



## 2 PLAN STRUCTURE AND INTERPRETATION

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### 2.1 BACKGROUND STUDY

The South Interlake Planning District Development Plan Review Background Study is a companion document to this Development Plan. It is a report providing information on the Planning District and highlighting key considerations for planning in the district.

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### 2.2 PLAN STRUCTURE

The Development Plan sets the policy direction for the land within the Planning District using text and maps. The Development Plan is comprised of nine interrelated sections.

Each section covers specific administrative or development related topics. A description of each part contained within the Development Plan is as follows:

**PART ONE:** The **Introduction** provides introductory information on the Development Plan and its context.

**PART TWO:** The **Plan Structure and Interpretation** section provides information on the rules of interpretation and the overall structure of the Development Plan.

**PART THREE:** The **Planning Vision and Principles** section provides the overarching vision, planning principles and goals of the Development Plan.

**PART FOUR:** The **General Policies** section applies to all areas of the Planning District and includes policies related to governance and strategy, land use, transportation, municipal servicing, utilities, environment, aggregate extraction, surface water and groundwater protection, drainage and stormwater management, hazard lands and flood management, and heritage resources.

**PART FIVE:** The **Rural** policies generally apply to the RM of Rosser and RM of Rockwood. Land use designations in the rural areas include: Agricultural, Restricted Agricultural, Rural Residential, Settlement Centre, Rural Employment, Special Industrial, and Aggregate Extraction.

**PART SIX:** The **Urban** policies within this section generally apply to the Town of Stonewall, the Town of Teulon, and the unincorporated community of Stony Mountain. Land use designations in the urban areas include: Urban Residential; Urban Commercial; Urban Mixed-Use; Highway Commercial; Urban Industrial; Parks, Institutional, and Open Space; and Development Reserve.

**PART SEVEN:** The **Implementation** section provides information on implementing the Development Plan, information relating to other by-laws, regulations, and tools, and how they interact with the Development Plan.

**PART EIGHT:** The **Maps** section provides the maps which illustrate the land use designations for the South Interlake Planning District. This section also includes Reference Maps which do not illustrate land use designations but are linked to various policies throughout the Plan.

## 2.3 PLAN INTERPRETATION

The Planning District Board will be responsible for the administration and enforcement of the Development Plan (as per Section 14 of *The Planning Act*). In the event of a disagreement between municipalities in the interpretation of policies within this Development Plan, the Board will decide on the correct interpretation.

### Policies

Individual policies of the Development Plan should be interpreted within the overall spirit and intent of all other objectives and policies of the Development Plan. Examples of general land use classifications in the land use policy area of the Development Plan are used for explanatory purposes and to guide the preparation of each municipal zoning by-law. Specific permitted and conditional use regulations shall be established in each municipal zoning by-law.

The policies contained within this Development Plan contain various degrees of compliance, which will be interpreted as follows:

- **Encourage / Consider / May:** When used in policy, it is provided as a guideline or suggestion toward implementing the original intent of the policy.
- **Should:** When used in policy, the intent is that the policy is to be applied to the majority of situations. However, the policy may be deviated from to address unique circumstances that will otherwise render compliance impracticable or to introduce an acceptable alternate means to achieve the general intent of the policy.
- **Shall / Will / Must:** When used in policy, the policy is mandatory and must be adhered to in all circumstances.

Unless the context clearly indicates the contrary, where a policy in the Development Plan involves two or more items, conditions, provisions or events connected by the conjunctions and, or, or either-or, the conjunctions shall be interpreted as follows:

- **And:** Indicates that all the connected items, conditions, provisions or events shall apply;
- **Or:** Indicates that all connected items, conditions, provisions or events may apply singly or in combination; and
- **Either-or:** Indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

### Maps

The maps in Part 8 should not be used as a means of accurately locating boundaries but should be considered primarily for serving the purpose of providing a general spatial relationship among the various land use designations. Resolution of exact boundary limits will occur at a more detailed planning level, such as through secondary plans, zoning by-laws, and subdivision design.

Although illustrated on the maps, provisions of this Development Plan do not apply to Crown lands within the Planning District. The administration of undesignated and agricultural Crown land is legislated under *The Crown Lands Act*. Similarly, the Inland Port Special Planning Area (IPSA) in the RM of Rosser, as delineated on the land use maps, is subject to the Inland Port Special Planning Area Regulation (MR 48/2016) and not this Development Plan.