



5 RURAL AREA

Various settlement patterns have developed in the RMs of Rosser and Rockwood, influenced by factors such as soils, topography, proximity to urban areas and historical settlement patterns. This Part is divided into seven sections that provide objectives and policies for each of the rural designations listed below and illustrated on the land use maps contained in Part 8 of this Development Plan.

- **Agricultural**
- **Restricted Agricultural**
- **Rural Residential**
- **Settlement Centre**
- **Rural Employment**
- **Special Industrial**
- **Aggregate Extraction**

5.1 AGRICULTURAL

A significant portion of the SIPD is covered by agricultural land. As the dominant land use in the Planning District, the protection of the agricultural industry is necessary for the ongoing success of the region, and for the people who call it home. Additionally, as rising temperatures due to climate change are anticipated to impact agricultural practices, preservation of prime agricultural land will be of continued importance. The Development Plan restricts development on, and fragmentation of, prime and viable lower-class agricultural lands through the following Agricultural policies and designation of Agricultural areas. It is also recognized that agricultural practices can play a role in protecting natural heritage and water resources.

The following definitions, taken from the Provincial Planning Regulation M.R. 81/2011, are used to determine prime and viable lower-class agricultural lands:

Prime agricultural land means the following land:

- a. land composed of mineral soil determined to be of dryland Agricultural Capability Class 1, 2 or 3;
- b. a land unit of one quarter section or more, or a river lot, in which 60% or more of the land is dryland Agricultural Capability Class 1, 2 or 3;
- c. land composed of organic soil determined to be of dryland Agricultural Capability Class O1, O2 or O3;
- d. land determined to be of Irrigation Suitability Class 1A, 1B, 2A or 2B.

Viable lower class land means land, other than prime agricultural land, that is used for agricultural operations or that has been used for agriculture operations in the past and continues to have the potential to be used for that purpose.

Class 1, 2 and 3 lands are those that have no important limitations for crop use (Class 1) or have only moderate limitations that reduce or restrict the range of crops or require moderate conservation practices (Class 2 and 3). Irrigation suitability classification considers soil and landscape characteristics such as texture, drainage, depth to water table, salinity, geological uniformity, topography and stoniness.



All subdivision of land within the Agricultural designation shall be subject to Subsection 5.1.4 and all livestock operations are subject to Subsection 5.1.5. For the purposes of this Development Plan, livestock operations are permanent or semi-permanent facilities or non-grazing areas where 10 or more animal units (AUs) (measured cumulative across species) of livestock are kept or raised either indoors or outdoors and includes all associated manure collection facilities. The livestock policies of this Development Plan are intended to be complementary to Provincial Land Use policies and provincial legislation governing the siting and setback of livestock operations.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.

5.1.2. OBJECTIVES

- a. To recognize agriculture as a major regional economic contributor.
- b. To preserve the Planning District's prime agricultural land and viable lower class agricultural land for a full range of agricultural uses including livestock operations, in accordance with all other policies of this Development Plan.
- c. To foster the sustainable growth and development of the agricultural industry in the Planning District.
- d. To ensure flexibility for farm operators to engage in a full range of agricultural and supplemental activities, including specialty crops and tourism-related agriculture operations.
- e. To limit the potential for land use conflicts between livestock producers and other land uses.
- f. To support the expansion of livestock operations in a manner that ensures any potential nuisance, conflict and environmental impact will be minimized.
- g. To provide policy direction to the Board, municipalities, livestock producers and government review agencies when dealing with proposed livestock operations in the Planning District.

5.1.3. AGRICULTURAL POLICIES

AGRICULTURAL

- 1. The majority of non-agricultural development and population growth shall be directed to the Urban Centres and Settlement Centres.
- 2. Lands designated as Agricultural shall allow for the full range of agricultural activities, including livestock operations, subject to provincial legislation and regulations and municipal zoning by-laws.
- 3. Existing agricultural enterprises which operate within generally accepted practices of farm management and in compliance with the Farm Practices Guidelines and other relevant provincial regulations shall be protected from new development which might unduly interfere with their continued operation.



4. The removal of topsoil, or other organic surface material on lands designated as Agricultural shall not be permitted unless approval has been granted by municipal Council. This policy is not intended to restrict excavation for the purposes of drainage ditches, dykes, road construction, building sites or similar work, or gaining access to aggregate and other quarry minerals.
5. Encourage agricultural operations to adopt sustainable agricultural practices to improve water quality and quantity, air quality, soil health and biodiversity.

NON-AGRICULTURAL

6. Prime lands and viable lower class agricultural lands in the Agricultural designation should not be developed for non-agricultural uses, except as permitted under Policy [5.1.3.7](#).
7. The following land uses may be considered in the Agricultural designation as conditional uses in municipal zoning by-laws:
 - a. Agri-commercial or agri-industrial uses and small scale industrial, business and commercial operations that are secondary to an active farming operation and used to diversify farm income, with consideration given to:
 - i. The size and type of operation;
 - ii. Compatibility with surrounding land uses;
 - iii. Traffic implications;
 - iv. The requirement for provision of municipal services; and
 - v. Environmental impacts including effects on surface and groundwater, air quality and noise levels.
 - b. Communal farms where agriculture is the principal use (as determined by the comparative land area, number of employees, and/or revenue generated by other uses);
 - c. Temporary additional housing required for an individual who is actively involved with and is necessary for the success of a farming operation, to be removed when the additional housing is no longer required;
 - d. Wind farms located and developed in a manner which minimizes any incompatibility with neighbouring land uses, the transportation system, and the ability to carry out normal agricultural activities; and
 - e. Non-intensive, limited recreational and open space uses such as parks, nature trails, agri-tourism, and associated accessory uses that cannot be suitably accommodated in the Urban or Settlement Centre designations, including the expansion of (but not the establishment of new) golf courses.
8. Multi-lot agricultural or resource-related commercial or industrial uses shall require redesignation to Rural Employment or other appropriate designation.
9. Proposals for non-agricultural and non-resource related commercial or industrial uses should only be considered as conditional uses in municipal zoning by-laws, and where either no suitable sites exist in an Urban or Settlement Centre or where such developments are linked directly to a rural resource, such as a mineral deposit. In all other cases, proposals for non-agricultural and non-resource commercial or industrial uses shall require redesignation to Rural Employment or another appropriate designation.



- 10.** In determining the appropriateness of a proposed non-agricultural and non-resource related commercial or industrial use being considered under Policy [5.1.3.9](#), the following shall be reviewed:
- Provision of safe and efficient access to major roadways and provincial highways (to be determined in consultation with Manitoba Transportation and Infrastructure);
 - Plans for future highway realignment and/or expansion, including the province's North Perimeter Highway Design Study;
 - The potential for future expansion while not wasting land;
 - Servicing requirements including water supply and on-site waste treatment; and
 - Compatibility with surrounding agricultural and other land uses.

5.1.4. AGRICULTURAL SUBDIVISION POLICIES

GENERAL

- To limit fragmentation of land, parcels shall be maintained at minimum size of 80 acres (32 hectares), except as provided for in this Section.
- The proposed subdivision shall accommodate the provision of water and wastewater services in accordance with provincial regulations.
- The proposed subdivision shall have direct and legal access to a developed all-weather road.
- The proposed subdivision shall not require services (e.g., roads, drainage, or other infrastructure services) beyond the municipal standard for the area.
- The proposed subdivision should be directed away from livestock operations and other resource-related uses to avoid land use conflict. Applicable mutual separation distances specified in provincial legislation and municipal zoning by-laws shall be satisfied.
- The proposed subdivision shall not impede the orderly expansion of development in the Urban Area.
- Land consolidation of existing small holdings with larger sized land holdings may be required as a condition of subdivision approval.

NON-RESIDENTIAL

- The subdivision of non-residential development will generally be allowed in the Agricultural designation under the following conditions:
 - The subdivision of land may be considered for a small-scale or specialized agricultural operation (e.g., tree nurseries, greenhouses, apiaries, market gardens) that requires a smaller land holding. The proponent may be required to submit a proposal that is supported by a business plan or is endorsed as viable by the applicable provincial agency/department prior to subdivision;
 - The subdivision of land may be considered for an agri-commercial or agri-industrial use that is intended to provide services or goods specifically required by an agricultural operation, or to store or process products grown or raised by an agricultural operation, and only if it is demonstrated that due to the nature or activity of the use it is essential that it be located in an agricultural area; and



- c. The size of the proposed lot shall be appropriate for the intended use and conform with the site requirements of the applicable municipal zoning by-law.

RESIDENTIAL

- 9.** The subdivision of an existing farmstead or an existing rural residence associated with farmland will generally be allowed in the Agricultural designation under the following conditions:
 - a. The lot should:
 - i. be defined by existing shelterbelts;
 - ii. be serviced to a rural standard;
 - iii. accommodate sustainable on-site sewage disposal;
 - iv. include the existing residence and accessory buildings;
 - v. exclude cultivated land;
 - vi. exclude prime agricultural land and viable lower class land that is suitable for mixed farming enterprises including crop and forage production.
 - b. One subdivision per 80-acre title may be considered; or where necessary for agricultural purposes, the general equivalence of two subdivisions per quarter section may be considered. Additional fragmentation of land within the quarter section is discouraged;
 - c. The subdivision of a new lot will be subject to the landowner entering into a development agreement with the municipality to prohibit a residence from being located on the residual agricultural parcel.

ISOLATED LAND

- 10.** The subdivision of a parcel of land may be considered in the Agricultural designation if it is physically isolated by such things as a transportation route, water course, or natural land feature, but only if the parcel is of a size, shape or nature that makes farming impractical.
- 11.** The proposed subdivision should not be wasteful of agricultural land but should include all the land area that is isolated. Re-subdivision of said lands will not be allowed.
- 12.** The isolated parcel shall not be used for intensive residential, commercial, or industrial development that conflicts with the surrounding agricultural operations or the character of the Agricultural designation.

LOT BOUNDARY ADJUSTMENTS

- 13.** The adjustment of lot boundaries, where no new titles are created, may be considered in accordance with applicable subdivision policies (General, Non-Residential, Residential, and Isolated Land) in this Section.
- 14.** The adjustment of lot boundaries should not make the lot smaller than the minimum size specified in the applicable zoning by-law unless the lot is already under the minimum size and the boundary realignment increases its size.



5.1.5. LIVESTOCK OPERATION POLICIES

1. Livestock operations shall not be located on soils with a dry land agriculture capability rating of Class 6 or 7, or unimproved organic soils as described under the Canada Land Inventory. If detailed soil survey information is not available, the applicant shall be required to provide a detailed soil survey for the site, acceptable to provincial standards.
2. The following clauses guide the location of livestock operation developments within the Planning District:
 - a. No new livestock operations shall be established, and no existing livestock operations shall be expanded in any land use designation, except in the Agricultural and the Restricted Agricultural designations as described below.
 - b. Agricultural: New or expanding livestock operations less than 300 AUs within the Agricultural designation are a permitted use. New or expanding livestock operations with 300 AUs or greater within the Agricultural designation are a conditional use and subject to the procedures and requirements for conditional uses specified in *The Planning Act* and in the applicable municipal zoning by-laws. Proposed livestock operations 300 AUs or greater require a Technical Review, in accordance with *The Planning Act*.
 - c. Restricted Agricultural: No new livestock operations shall be established within the Restricted Agricultural designation. Existing livestock operations are considered to have conditional use approval. Expansion of existing livestock operations will require a new conditional use and shall not exceed the specified number of AUs in the applicable municipal zoning by-law.
3. The establishment and operation of all livestock operations shall adhere to applicable provincial guidelines and regulations, including but not limited to *The Planning Act* and Provincial Planning Regulation M.R. 81/2011; *The Water Protection Act* and Nutrient Management Regulation M.R. 62/2008; and *The Environment Act* and Livestock Manure and Mortalities Management Regulation M.R. 42/98.
4. Municipal councils shall review the following criteria when considering a conditional use application for a new or expanding livestock operation:
 - a. Findings and recommendations provided by the provincial Technical Review Committee (TRC);
 - b. Reports and comments from appropriate provincial review agencies and the applicable watershed district;
 - c. Potential impact to the sensitive groundwater areas identified in the Netley-Grassmere Integrated Watershed Management Plan; and
 - d. Use-specific standards outlined in the applicable zoning by-law.
5. Mutual separation distances shall be maintained between livestock operations and
 - a. Residences not accessory to a livestock operation;
 - b. Urban, Settlement Centre, and Rural Residential designations; and
 - c. The Inland Port Special Planning Area (IPSPA) and the City of Winnipeg.

These separation distances, established in municipal zoning by-laws, shall at minimum be the same as those provided for in Part 5 of the Provincial Planning Regulation M.R. 81/2011.



6. Minimum standards respecting setbacks for a new or expanded livestock operation must not be inconsistent with the minimum setback requirements from property lines and water features prescribed in the Livestock Manure and Mortalities Management Regulation M.R. 42/98.
7. Legal non-conforming livestock production operations shall be allowed to continue and may be replaced (e.g. modernization and/or fire replacement) subject to non-conforming provisions in municipal zoning by-laws.
8. Encourage livestock producers to utilize management practices to improve surface water quality, such as off-site watering, riparian fencing, manure management, and winter site management.

5.2 RESTRICTED AGRICULTURAL

In the Restricted Agricultural designation, agricultural activities remain a major or even dominant land use. However, due to their proximity to areas designated for other land use activities it is necessary to restrict new or expanded livestock activities and wind farms. The intent is to reduce the likelihood of future land use conflicts as adjoining areas continue to exist as, or evolve into, non-agricultural designated land uses.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.

5.2.1. OBJECTIVES

- a. To reduce the likelihood of future land use conflicts.

5.2.2. RESTRICTED AGRICULTURAL POLICIES

1. No new livestock operations or wind farms will be allowed in the Restricted Agricultural designation.
2. Except for Policies [5.1.3.2](#) and [5.1.3.7.d](#), the policies of Section [5.1](#) applicable to the Agricultural designation also apply to areas designated as Restricted Agricultural.

5.3 RURAL RESIDENTIAL

In limited instances, it may be possible to accommodate multi-lot (i.e. more than 2 lots) non-farm residential development (including seasonal or year-round resort cottage developments) in the Rural Area provided that the lands are designated as Rural Residential. The intent of policies underlying potential non-farm residential development in the Rural Residential area is to assist in meeting the occasional demand for small scale rural residential development, so long as that development meets requirements to minimize conflict with existing and potential future agricultural activities in the surrounding area. In applying these policies, the Planning District will promote infill opportunities.

There are presently two areas designated as Rural Residential in the RM of Rockwood: the Rockwood Rural Residential area southeast of Stonewall, and the Norris Lake Rural Residential area on the north side of Norris Lake, southeast of the Provincial Park. In the RM of Rosser, Rural Residential lands are in proximity to Meridian Road.



The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.

5.3.1. OBJECTIVES

- a.** To preserve the natural and rural character of the rural areas of the Planning District and reduce the amount of land consumed, fragmented, and made unproductive for resource-related uses.
- b.** To assist in meeting the demand for small scale rural residential development while minimizing land use conflict.
- c.** To ensure that Rural Residential developments are well planned and do not lead to a pattern of development that creates unreasonable costs for the public.

5.3.2. RURAL RESIDENTIAL POLICIES

- 1.** The keeping of animals in the Rural Residential designation is permitted subject to the provisions of the applicable municipal zoning by-law.
- 2.** For municipalities with existing Rural Residential designations, new Rural Residential designations should only be permitted in the following situations:
 - a.** The proposed lots represent a maximum of five-year land supply based on the municipality's last five-year absorption rate of Rural Residential lots; and
 - b.** 90% or more of the municipality's existing Rural Residential lots have been built out.
- 3.** Where new Rural Residential designations are permitted under Policy [5.3.2.2](#), their location and design shall comply with the following criteria and the proponent may be required to submit a concept plan to demonstrate compliance. Rural Residential development shall:
 - a.** Be directed away from prime agricultural land and viable lower-class lands wherever possible, to areas where agriculture is less dominant due to a diversity of landscape features, a predominance of lower-class land, a high degree of land fragmentation, the presence of wooded areas, and/or the existence of a mixture of land uses;
 - b.** Not interfere with existing aggregate operations or livestock operations or the expansion of those uses by ensuring that minimum mutual separation distances can be met;
 - c.** Be directed away from the periphery of Urban Centres or Settlement Centres so as to not impede their orderly expansion;
 - d.** Not create the requirement for urban-like services, such as commercial development, neighbourhood-scale facilities and services or institutional facilities, to serve the development;
 - e.** Be developed in a contiguous form where planned open space may be considered a component of such development through conservation design;
 - f.** Efficiently use land, infrastructure and public services, while maintaining the rural character of the area; and



- g. Be located and designed to preserve natural assets such as forests, wetlands, and water bodies, and not pose a threat to groundwater resources. Environmental and technical studies completed by qualified professionals may be required, as deemed necessary by the Planning District, to identify any impacts and associated mitigation measures.
- 4. Rural Residential development shall be serviced with on-site water and wastewater infrastructure in accordance with provincial regulations, with a minimum parcel size of at least 2 acres (0.8 hectares).
 - a. Consideration may be given to servicing the Meridian Road Rural Residential Area in the RM of Rosser with piped water and/or wastewater services, subject to compliance with the policies of Section 4.4. Should municipal wastewater services be provided, lots smaller than 2 acres may be considered subject to the RM of Rosser Zoning By-law and provincial requirements.
- 5. Developers and member municipalities are encouraged to communicate to existing and potential residents of Rural Residential areas that they may be subject to nuisances that accompany normal farming practices.

5.4 SETTLEMENT CENTRE

Settlement Centres include the unincorporated communities of Rosser, Meadows, Argyle, Grosse Isle, Gunton, Komarno and Balmoral. The importance of these centres is realized in their contribution to the provision of an alternative lifestyle to that offered in either rural residential areas or larger urban centres. It is desirable to maintain the rural character and nature of the communities while ensuring that they comply with the Development Plan's overall objectives regarding safe, efficient, economic, environmentally sustainable, and compatible land use patterns.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.

5.4.1. OBJECTIVES

- a. To allow for residential development and supportive uses while not compromising the viability of the Planning District's Urban Centres.
- b. To provide a different scale and style of community to that offered in rural residential or larger urban areas.
- c. To ensure safe, efficient, economic, environmentally sustainable, and compatible land use patterns.

5.4.2. SETTLEMENT CENTRE POLICIES

- 1. The primary purpose of Settlement Centres is to accommodate residential development. A variety of housing types are encouraged; including multi-unit dwellings, secondary suites, mobile homes, seniors housing, and care homes, subject to municipal zoning by-laws and where infrastructure and services can be efficiently and appropriately provided.



2. Infill development shall be prioritized within existing built-out Settlement Centre areas before expanding the land use designation boundaries.
3. The expansion of Settlement Centres may be permitted if the expansion:
 - a. Is contiguous with existing development, and where the existing development borders on one side of a major highway, expansion shall be restricted to the same side of that highway;
 - b. Can be provided with municipal services, including water and wastewater where applicable, in an economically feasible manner;
 - c. Is directed away from prime agricultural land and viable lower-class lands wherever possible, and limits negative impacts on the operation of existing and future agricultural operations in the area;
 - d. Is directed away from high and medium aggregate resources as shown on Reference Maps [3A-3C](#) (including the high-quality limestone deposits around Gunton);
 - e. Does not negatively impact environmentally sensitive areas;
 - f. Is supported by a demonstrated need and demand for development of the area, including a residential land supply and demand analysis if deemed necessary by the Planning District; and
 - g. Is developed in accordance with the remaining policies of this Section.
4. Settlement Centres shall permit small-scale commercial or recreational activities, subject to the provisions of the applicable municipal zoning by-law.
5. Light industrial uses should be conditional uses to minimize land use conflicts, subject to the provisions of the applicable municipal zoning by-law.
6. Existing agricultural uses shall be permitted to continue until such time as the property is approved to be redeveloped. Such lands will be zoned accordingly in the applicable municipal zoning by-law.
7. New and existing developments shall be connected to municipal water and wastewater services as they become available, within a specified time period as approved by Council and in accordance with provincial regulations. Landowners shall be required to contribute towards the cost of establishing new infrastructure needed to adequately service their lot.
8. In un-serviced Settlement Centres, minimum lot sizes shall be established in municipal zoning by-laws to permit effective on-site disposal of wastewater and to minimize the risk of groundwater pollution, in accordance with provincial regulations.
9. Developments on larger parcels of land within Settlement Centres may require a concept plan and/or secondary plan to be completed by the proponent. The plan should illustrate the general arrangement of future roadways, building lots, open spaces, drainage and other major features. The design of the roadways and building lots shall be integrated with existing rights-of-way and services and conform to recognized engineering and planning standards.
10. Applications requiring Council or Board approval in Settlement Centres will be evaluated on use-specific standards in the applicable zoning by-law and the following (as deemed necessary by the applicable decision-making authority):



- a. The cost and feasibility of providing municipal, utility and community services such as police and fire protection;
- b. Local and regional impacts regarding pedestrian safety, traffic volumes and traffic movement;
- c. Storm drainage patterns and groundwater conditions;
- d. The availability and convenience of public open space and recreational facilities;
- e. Buffers between incompatible land uses;
- f. The protection or enhancement of existing treed or natural areas;
- g. The building design, use of exterior finishing material and construction is similar to, or better than, the standard of surrounding development;
- h. New subdivisions should be contiguous to existing developed areas where feasible;
- i. New developments shall be planned in a manner to easily accommodate intensification where there is a reasonable possibility of water and wastewater services becoming available;
- j. Proposed developments in Rosser shall comply with the Rosser Secondary Plan;
- k. Proposed development in Grosse Isle shall generally comply with the Grosse Isle Concept Plan; and
- l. Development in Pt. NE 6-15-2 EPM of the Balmoral Settlement Centre (as identified on Map 11 in Part 8) shall be limited to non-residential development.

5.5 RURAL EMPLOYMENT

Lands in the RM of Rosser adjacent to the north Perimeter Highway (PTH 101) have developed with a mix of commercial and industrial uses over time. This designation recognizes these existing uses and allows for modest and strategic expansion. To ensure this designation does not divert development from the Inland Port Special Planning Area, only agricultural-related commercial and industrial uses are permitted in proximity.

Other existing and proposed uses in SIPD's rural areas may be designated as Rural Employment subject to the policies of this Section.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.

5.5.1. OBJECTIVES

- a. To recognize existing commercial and industrial uses adjacent to the north Perimeter Highway and other provincial trunk highways without permitting any significant expansion.
- b. To provide a land use buffer between the Perimeter Highway and Inland Port Special Planning Area and agricultural land uses.
- c. To provide a designation appropriate for rural employment uses to prevent these uses from haphazardly establishing in Agricultural areas.



5.5.2. RURAL EMPLOYMENT POLICIES

1. Agricultural-related commercial and industrial uses shall be permitted in the Rural Employment designation. Appropriate uses in the Rural Employment designation include those that:

- a. Directly serve agricultural production or processing and service these industries best from a rural location;
- b. Are deemed incompatible in an urban or business park setting; and
- c. Require large sites.

A residence for the owner or custodian may be permitted in conjunction with a use listed above and may be part of the principal building or a separate detached building.

2. Proposals for non-agricultural and non-resource related commercial or industrial uses may only be considered in the Rural Employment area if they are a minimum of 1.6 kilometres (1 mile) from the Inland Port Special Planning Area and:

- a. Are deemed hazardous or incompatible in an Urban or Settlement Centre; or
- b. Serve the needs of the travelling public.

A residence for the owner or custodian may be permitted in conjunction with a use listed above and may be part of the principal building or a separate detached building.

3. In determining the appropriateness of a proposed non-agricultural and non-resource related commercial or industrial use being considered under Policy [5.5.2.2](#), the following shall be reviewed:

- a. Provision of safe and efficient access to major roadways and provincial highways (to be determined in consultation with Manitoba Transportation and Infrastructure);
- b. Plans for future highway realignment and/or expansion, including the province's North Perimeter Highway Design Study;
- c. The potential for future expansion while not wasting land;
- d. Servicing requirements including water supply and on-site waste treatment; and
- e. Compatibility with surrounding agricultural and other land uses.

4. Expansion of existing uses in the Rural Employment designation that do not comply with Policy [5.5.2.1](#) or [5.5.2.2](#) may be considered through the conditional use process.

5. Uses requiring substantial investments in infrastructure, that generate substantial volumes of wastewater, and/or may have a detrimental impact on the operation, safety, or function of the transportation system shall not be permitted.

6. Where a Rural Employment designation or proposed development abuts a more restrictive land use designation, a buffer should be developed to minimize the impact on that use through appropriate measures, including but not limited to fencing, landscaping, and setbacks.

7. Access to lots within the Rural Employment designation in proximity to the North Perimeter Highway shall be by a service road or internal road network that is able to accommodate industrial-related traffic. A traffic impact study may be required and the developer shall bear the costs of any necessary infrastructure improvements.



8. In determining the appropriateness of a proposed development in the Rural Employment designation, the same criteria outlined in Policy [5.1.3.10](#) shall be considered.
9. Ensure that any proposed industrial or commercial use will not have a detrimental effect on the environment. Proponents may be required by the Designated Officer or applicable Council to prepare an environmental impact assessment.

5.6 SPECIAL INDUSTRIAL

The Special Industrial designation recognises the unique land use of the Magellan Aerospace (formerly Bristol Aerospace) facility. Magellan Aerospace holds several sections of land which are retained as a buffer for their rocket propellant plant.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.

5.6.1. OBJECTIVES

- a. To recognize the existing Magellan Aerospace facility, ensure compatibility with surrounding land uses, and protect the environment.
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5.6.2. SPECIAL INDUSTRIAL POLICIES

1. The Special Industrial designation shall be zoned for industrial use in the RM of Rockwood Zoning By-law.
 2. A buffer from industrial uses in the Special Industrial designation should be maintained adjacent to surrounding designations. The buffer area, which may contain agricultural uses, should be maintained at a size to ensure compatibility with surrounding uses.
 3. No additional lots shall be created in the Special Industrial designation.
 4. Proposed industrial development shall comply with provincial requirements and regulations, including the Rockwood Sensitive Area Regulation M.R. 121/94.
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5.7 AGGREGATE EXTRACTION (DESIGNATION)

The Aggregate Extraction policies in Section [4.7](#) apply to all lands in the Planning District and as such, a specific designation is not required to accommodate aggregate extraction as a use. However, to provide certainty as to the future use of lands to the north of the Town of Stonewall, the Aggregate Extraction designation is applied. This designation also allows for aggregate uses to be permitted, as opposed to conditional, in the RM of Rockwood Zoning By-law.

The objectives and policies below should be read in conjunction with those described in Part 4, which apply throughout the Planning District.



5.7.1. OBJECTIVES

- a.** To provide certainty about the current and future land use of the area north of the Town of Stonewall.
- b.** To allow for aggregate extraction as a permitted use for all areas designated as Aggregate Extraction.

5.7.2. AGGREGATE EXTRACTION POLICIES

- 1.** Development in the Aggregate Extraction designation shall be directed by the policies of Section [4.7](#).
- 2.** Lands designated Aggregate Extraction may be zoned to prohibit aggregate extraction until site specific regulations are finalized with the RM of Rockwood and provincial government agencies.

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