RM of PINEY

Our Vision Forward

VISION PLAN MANAGE GROW

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PART 1 – INTRODUCTION

1 INTRODUCTION

A development plan is a long-term land use planning document, which is adopted as a by-law to guide long term community development, land use and growth within a Municipality. This Development Plan has been carefully crafted with policies that are unique and specific to the RM of Piney. These policies are intended to help manage sustainable growth and development over the next 20 years. In creating this plan, all existing uses of land and the various interests in the land were carefully considered. Then through research, public input and careful consideration a vision for the future of the Municipality was created. The various interests were then woven into a series of policy statements and maps to identify the steps required to achieve that vision. This plan is unique in that it sought to have a high level of public engagement and involvement throughout the process. Both the background study and this development plan incorporated the input of over 300 people that were reached through a series of engagement processes. Therefore, the policies and objectives identified in the plan are based not only on the RM of Piney Background study which used the most up to date statistics, data and research available, but on public input. The plan recognizes the distinct character of the RM of Piney and strives to create managed, sustainable growth and development while protecting all interests in land development.

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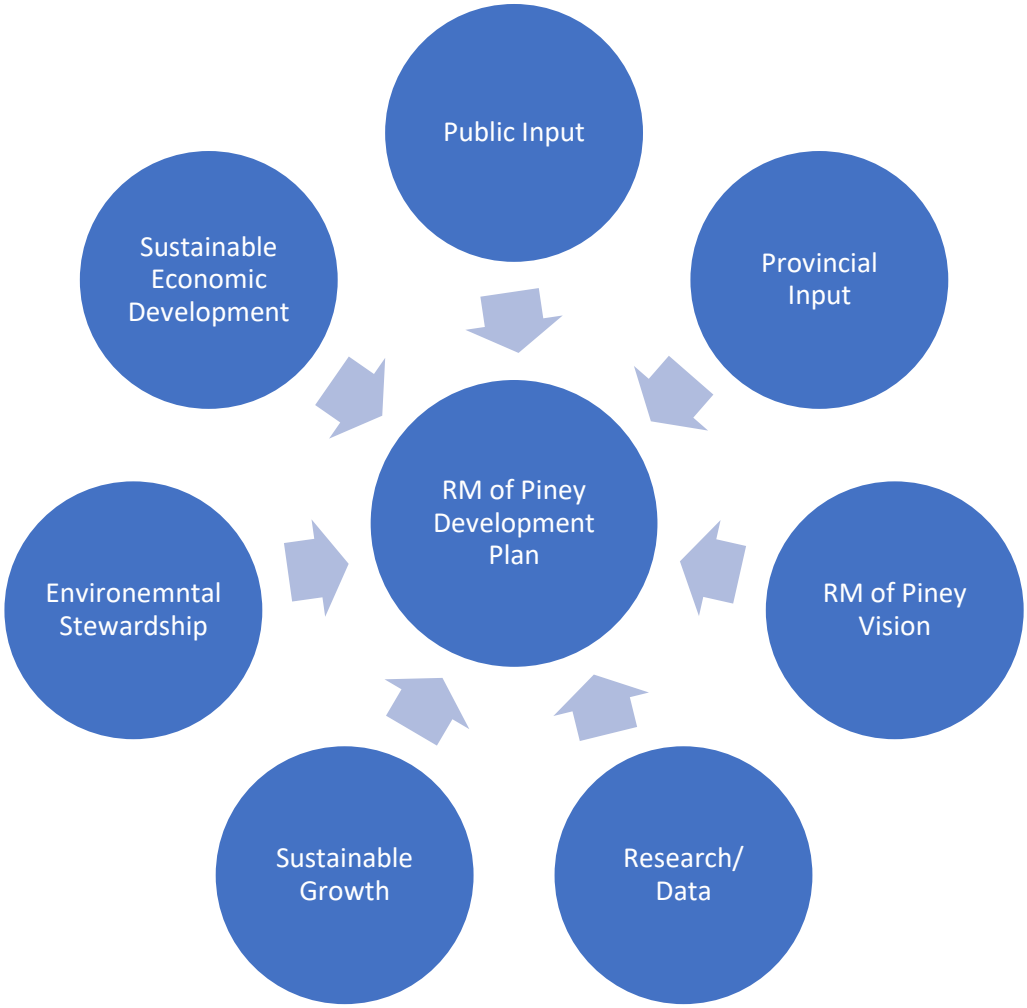


1.1 PURPOSE AND INTENT

The RM of Piney has numerous varying and contrasting interests in land use. The land uses range from natural resources, aggregate, forestry, agriculture, open space, recreational as well as a variety of urban uses. The purpose of this development plan is to recognize the complex demand for a variety of land uses and then create innovative and responsible ways in which to plan for and guide the sustainable development of land in the RM of Piney. Through a series of carefully crafted policy statements, this plan identifies how the RM of Piney will develop and grow over the next 20 years. It guides both short and long term decision making and outlines a strategic path to manage growth. The plan will ensure that resources

such as natural spaces, forests, agriculture and aggregate are protected while encouraging growth and development within the urban areas and identifying areas that are appropriate for further seasonal recreational development. The intent of the plan is to establish good precedent for growth while protecting the natural character of the Municipality with a goal of ensuring that the RM of Piney becomes a vibrant, sustainable and desirable Municipality.

1.2 CONTEXT and LOCATION

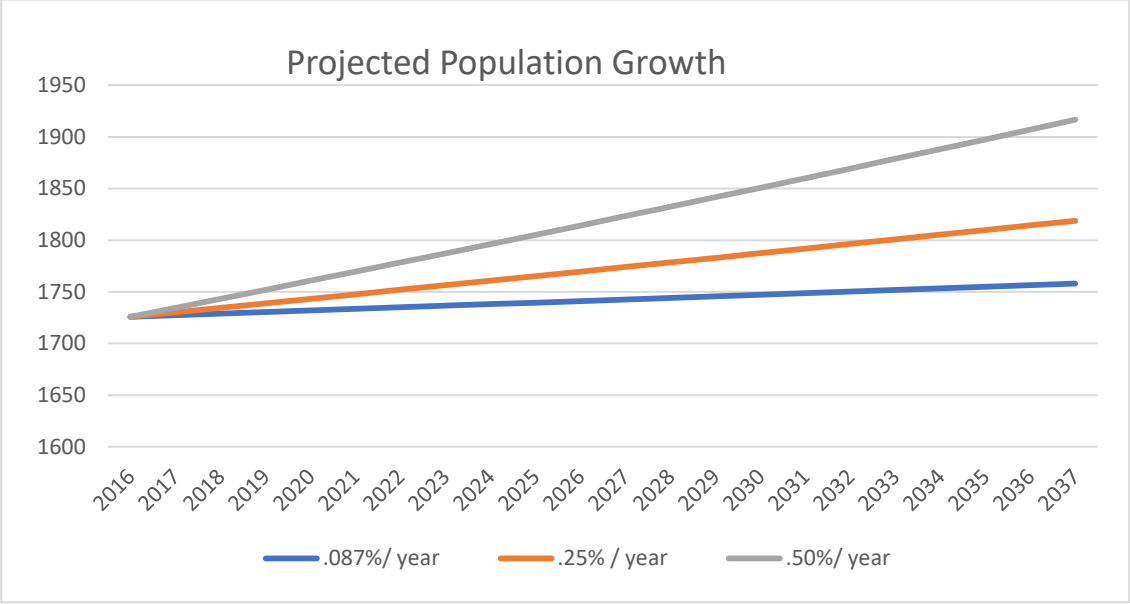
The RM of Piney is a vast and varied Municipality. Land base wise, it is one of the largest in the Province of Manitoba. However, despite its vast foot print, the land base over which the Municipality can plan is relatively small, as 75% of its land base is Crown Land. Besides being one of the largest Municipalities in Manitoba it is also one of the most varied – with a rapidly changing landscape throughout the Municipality. This landscape includes prime agricultural land, aggregate, forests, sand and urban areas. While it is advantageous to have a variety of uses, these varied uses can make planning and guiding sustainable growth challenging. Its parklike setting can make it attractive for cottagers, hunters and other recreational

uses. While its natural resources make it a prime location for industry. Its proximity to the US makes it a trade route and its urban centres provide for yet another use.

The RM is located in the south east corner of the Province and is bordered by the RM of Stuartburn, the RM of La Broquerie, the RM of Reynolds, Buffalo Point First Nation and the United States.

1.3 BACK GROUND STUDY

An in-depth background study on the RM of Piney was conducted from January 2018 – March 2020. The background study was comprised of two major components. First an intensive research piece and second a comprehensive public input component. The research piece carefully examined the RM of Piney using a variety of statistical data, including Statistics Canada, Provincial data and reports provided to and conducted by the Municipality. The background study indicated that the RM of Piney is experiencing modest growth in its urban areas.



While growth rates show only modest, when combined with the RM's rapidly increasing assessment growth it unveils a different picture. This picture indicates an

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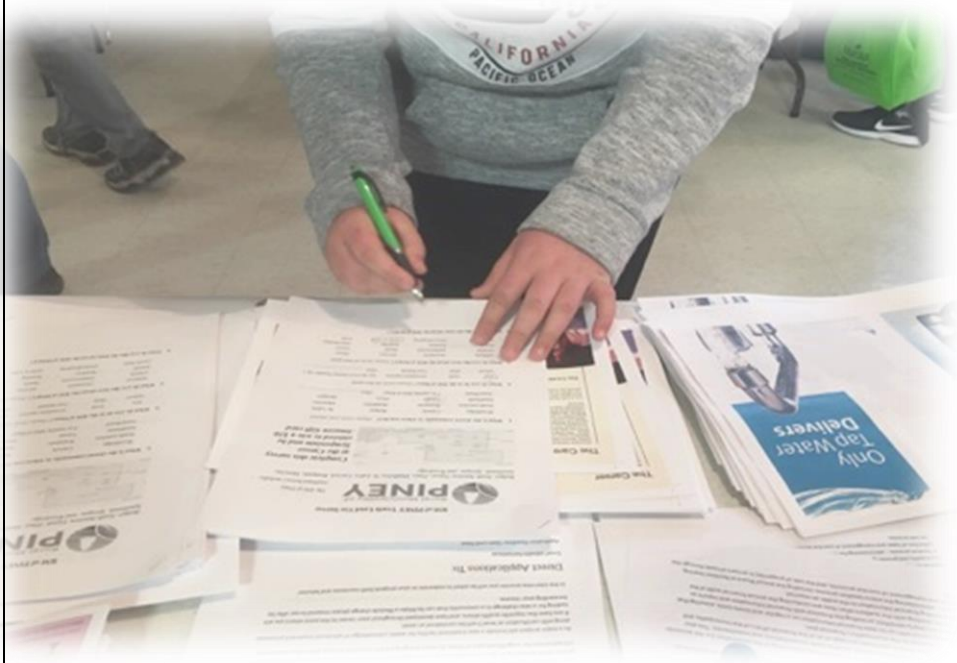
increase and demand for seasonal recreational/ residential uses and requires that the RM needs to plan and provide for seasonal recreational development as well as modest growth. In order to plan sustainably, additional lands for seasonal residential use were identified along existing transportation routes with developed roads and areas that were already fragmented/ poorer soil quality and not in close proximity to agricultural uses. The background study indicated that agriculture is a vibrant and integral component of the RM of Piney's economy. The need to protect and expand agriculture emerged. However, the agricultural community is split when it comes to livestock expansion and growth. A need and desire for residential and economic growth of urban areas emerged. Mapping revealed an extensive transportation network, with numerous highways connecting urban areas with each other. Protecting this transportation system while maximizing its potential to connect and grow the Municipality was another common theme that was identified. The background study contained extensive public consultation and sought input from over 300 people through a series of public events and surveys. This plan was rooted in the ideology that in order for the plan to be an effective management tool, it requires the input and adoption by all stakeholders. Public input was critical in determining and shaping the policies and the mapping contained in this plan. The policies in this plan were derived from both the input of the public as well as the data obtained.



1.4 RM OF PINEY PLANNING VISION AND GOALS

The RM of Piney vision and goals are derived from stakeholder input, Provincial input, meetings with Council and existing reports/ data. The policies in the plan will help guide future growth and development according to the vision and planning goals.

Vision: To create a safe, healthy and prosperous environment to live, work and play in; to encourage sustainable development that will complement and enhance the way of life for all residents.

PLANNING GOALS

- **To create a unique plan that is supported by and protects the interests of all**

  The RM of Piney is an expansive municipality with many varying competing/ contrasting interests in land use. There are some that would like to see the Municipality maintain its rural recreational characteristic and protect open space from

development. Then there are the competing interests that want to develop and grow the Municipality – from agriculture, to residential, commercial and industrial. The RM of Piney wants a development plan that respects all interests in land use. It also wants to consider the opinions and ideas of all land users and those with an interest in the land. Our goal is to create a plan that carefully manages these diverse interests. Our unique plan will be created with extensive engagement at each step of the process to ensure that every vision for the Municipality has been carefully represented within the plan. The goal of the plan is to recognize these various interests and ensure that all interests are recognized, planned for and protected. The RM of Piney wants a plan that not only meets all the needs but one that is endorsed by all.

- **To grow and develop in a sustainable manner and green the Municipality**

  The RM of Piney recognizes the importance of protecting our environment and developing responsibly. It is of utmost importance to ensure that all growth and development within the Municipality is done in a sustainable manner. The RM of Piney will support development and growth that will place as little impact upon the environment as possible. Support will be given to initiatives that will reduce carbon output and protect the environment. The plan looks to support alternative transportation routes, to promote the protection of recreational interests and to reduce impact on the environment and counteract climate change. Green policies will be pursued. Any proposed development will be evaluated to ensure that the Municipality can support the proposed land use – that it will not negatively impact the Municipality and that it will be done in an environmentally sustainable manner.

- **To create a vibrant Municipality**

  Growth and Development should occur in a manner that creates compact and healthy communities. These communities should enhance the natural features and create a high quality of life. This will be done by ensuring that residents have access to necessary services and amenities and creates a feeling of connection to the people, land and area. The plan should recognize the unique characteristics of the Municipality and seek to foster a sense of community throughout the Municipality. Creation of a

vibrant Municipality includes a Municipality that is connected, resilient, healthy and inspiring.

- **To encourage sustainable economic growth and development**

  The RM of Piney recognizes the need to support and promote a variety of economic activities within the Municipality. However, this growth needs to be done in a manner that will thrive long term and not impact the sustainability of the Municipality.

- **To encourage good design and age friendly communities**

  Good design is critical in ensuring that the municipality meets the needs of all residents. The RM of Piney has an aging population, as is characteristic of all Municipalities across Canada. It also has a large group of recreational users, agricultural producers and naturalists. The RM of Piney needs to plan for and design a municipality that meets the needs of all residents. By designing communities that have active transportation routes, a variety of services, amenities, and open spaces the RM of Piney will ensure that it can meet the needs of its residents.

1.5 LEGISLATION AND REGULATION

The *Planning Act* sets a legal framework for land use planning in Manitoba. Section 42 of The *Planning Act* requires that each Municipality adopt a development plan which guides land use development. The *Planning* Act stipulates that this plan must consider "its purposes and its physical, social, environmental and economic objectives" then through policies and objectives identify how the plan will meet is goals.

This development plan follows the Planning Act as well as the Provincial Land Use Policies. Consideration was also given to the principles of Sustainable Development.

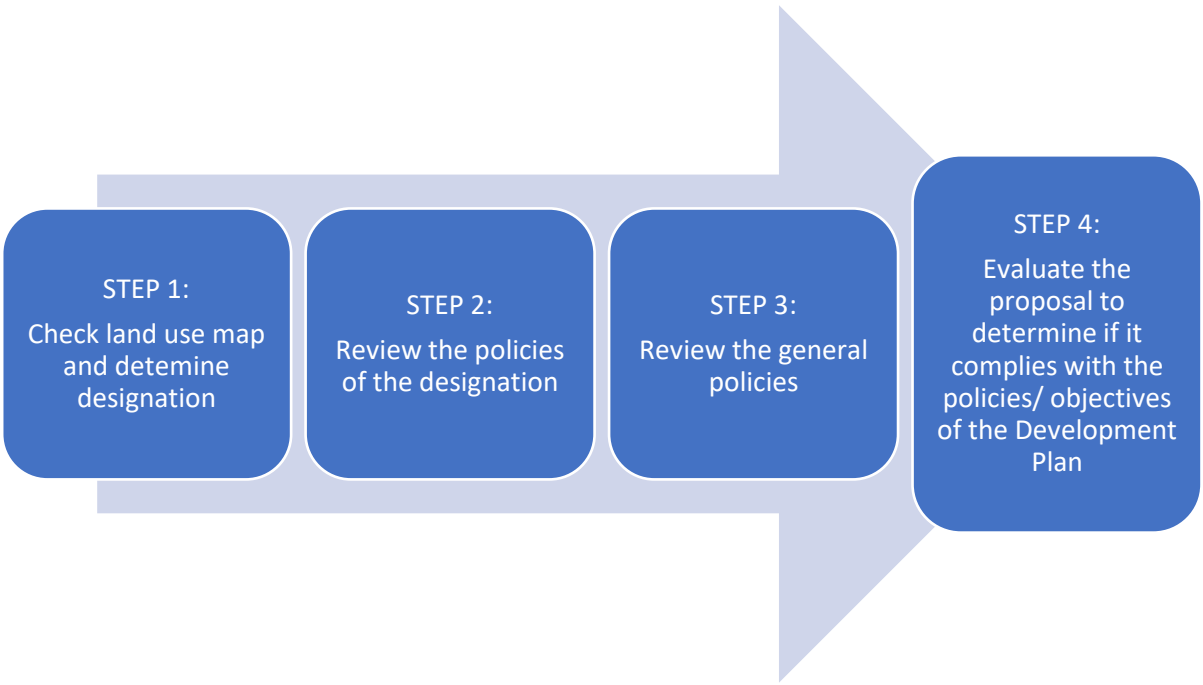
1.6 USING THIS PLAN

This plan is divided into 6 number of sections. Section 1 is the introduction to the plan and contains the legal basis for the plan, how the plan was created and how to use the

plan. Section 2 -4 are the Land Use sections. Each of these sections contains policies that corresponds to land use designations identified on Map 1. Where possible, these policies are colour coded to match the colours on the map. Section 5 are the general policies that pertain to the entire Municipality and each land use designation. Section 6, Implementation, refers to how the plan is implemented, adopted, reviewed and amended.

This plan includes a matrix which summarizes the policies in the plan into a succinct chart. The chart is intended for ease of use only and should not be considered policy but merely as a tool to help clarify the intent and policies of each section and allow the plan to be easily used.

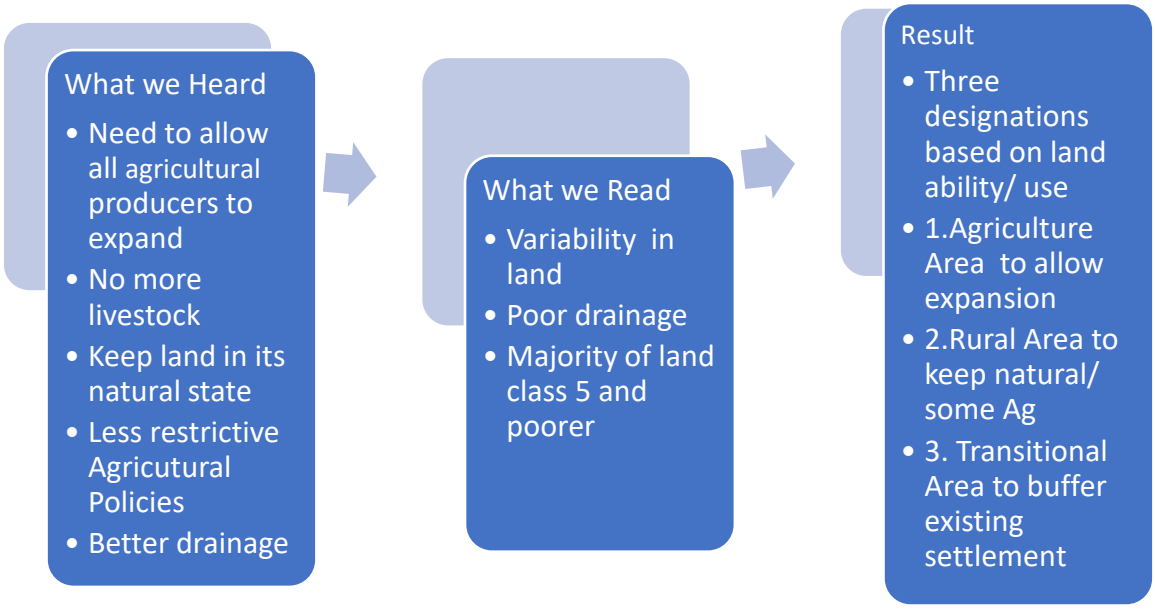
When considering a proposed development, the proposal should be reviewed using the following steps:



1.7 RM of Piney Policy Matrix

Designation	Intent	Subdivision	Livestock
General Development Area	Urban Areas -smaller lots & a variety of urban uses	Allowed for: commercial, residential, industrial, recreational, institutional	Conditional Use up to 9 AU
Rural Seasonal Area	Create rural lifestyle – rural in nature – residential/seasonal/ recreationally focused	Permitted for Residential/ recreational/ Seasonal Uses	1 AU/ Acre to max of 9 AU
Rural Transitional Area	Protect General Development areas and agriculture uses from conflicting land uses Primarily agricultural Limited commercial/ industrial and resource related uses	Subdivision for: • Retiring farmer • Surplus farm site • Realign boundaries • For a farm employee • Specialized agriculture • Limited residential lots (subject to criteria- page 21) • Limited Agro/commercial/ industrial and resource related • Isolated parcel/ realign	• New 1 AU/ Acre to max of 9 AU • Expansions up to 299 AU
Rural Area	Existing fragmented lots/poorer soils Still intended for agricultural purposes such as cropping/ grazing Retain the natural area Recreational uses	Subdivision for: • Retiring farmer • Surplus farm site • Isolated parcel/ realign • For a farm employee • Specialized agriculture • Agro commercial/ industrial/resource • Limited residential lots (subject to criteria -page 20)	• New and expansions to a maximum of 600 AU • 300 AU and over to a maximum of 600 AU conditional use
Agriculture Area	• Better soils/ drainage • Protect agriculture • Allow livestock • Agriculture expansion	Subdivision for: • Retiring farmer • Surplus farm site • Farm employee • Isolated parcel/ realign • Agro commercial/ industrial/ resource • Specialized agriculture	• New and Expansions to a maximum of 1800 AU • 300 AU and over to a maximum of 1800 AU conditional use

PART II
AGRICULTURE AND RURAL LAND USE



2.0 INTRODUCTION

Based on the information gathered from the public, the existing land uses, provincial interests and the research three Agricultural and Rural designations have been identified, these being; *Agriculture Area, Rural Area* and *Rural Transitional Area*. These designations intend to protect existing uses, encourage development and use of land and help foster economic growth within the Municipality.

All three designations recognize the importance of a variety of agricultural uses within the Municipality. However, they also recognize the limitations of the land as well as conflicting land uses.

AGRICULTURE/ RURAL LAND AREAS

Land designated as Agriculture Area is characterized by land that is viable for a variety of agricultural uses including the keeping of livestock. This land has better soils and drainage as well as fewer limitations on the land. Land identified as Agriculture Area has existing agricultural uses including livestock operations, crop production, and grazing. This land has also been identified as land that could potentially be used for future agricultural expansions. Policies in this designation will protect and encourage use of land for a broad range of agricultural purposes. If the land is not being used for agriculture, other natural space uses are appropriate.

Land designated as Rural Area is typically more fragmented in nature and characterised by poorer soil classes with more limitations. The Rural Area is still viable for use as grain cropping and pasturing but limitations will be placed on intensive livestock operations. Rural Area also includes land that may be left in its natural state or where development of land should be protected.

Land designated Rural Transitional Area is intended to protect existing urban areas and agricultural uses from potentially conflicting uses. By acting as a buffer from existing areas of residential uses the transitional area will allow future expansion of the general development areas while still allowing the area to remain agricultural in nature until such time as it is needed for the expansion of existing urban areas.

AGRICULTURE/ RURAL LAND AREAS

The general section pertains to policies that apply to all three Agriculture/ Rural areas. There are then policies for each designation which are specific and unique to each designation based on its characteristics and nature.

2.1 OBJECTIVES

1. To preserve and protect the Municipalities natural areas and agricultural land by:

    a. Protecting agricultural land by directing incompatible uses away from natural areas and agricultural land;
    b. Ensuring the economic growth and viability of agriculture and other resource related uses;
    c. Providing adequate land for both natural space and agriculture;
    d. To provide buffer areas between agricultural and non-agricultural development; and
    e. Protecting existing livestock operations.

2.2 GENERAL AGRICULTURE/ RURAL AREA POLICIES

1. All three Agriculture and Rural Area designations will protect prime agricultural land, viable lower class land, existing agricultural operations and maintain the open space and natural areas of the Municipality.

2. Agricultural uses shall be accommodated in areas designated *Agriculture Area, Rural Area and Rural Transitional Area* as identified on Map 1 of this Development Plan.

3. Generally, the RM of Piney will protect and preserve agricultural activity on soil class 1, 2 and 3 and viable lower-class lands currently being used for agricultural production.

4. Agricultural activities within the *Rural Transitional* area shall be limited to activities that do not have the potential to create conflict with urban development such as cropping and grazing.

5. Agricultural activities within the *Rural* Area shall be limited to those which can be supported by the capability of the land and the producers ability to utilize the land for agricultural activities. Activities may include cropping, grazing, market gardens and agri-tourism. Open space and preservation of natural space will also be encouraged.

6. Land within the *Agriculture Area* will be used for the widest range of agricultural activities including livestock operations.

7. Resource related uses, as provided for in the Zoning By-law will be allowed to establish within the *Agriculture Area, Rural Area* and *Rural Transitional Area.*

8. In general, commercial and industrial uses will be directed to General Development Areas, however, certain commercial and industrial uses, related to agriculture or resources which are not appropriate in urban areas or are better suited to establish in the Agricultural/ Rural Areas will be allowed to establish within the *Agriculture Area* and *Rural Area* as identified in the Zoning By-law.

9. The *Rural Transitional Area* will allow certain commercial and industrial uses which are not appropriate in the General Development Area as are identified in the Zoning By-law.

10. Subdivisions to encourage commercial and industrial uses related to the agricultural or resource related industry will be considered in all three agriculture/ rural designations.

11. Home occupations, non-offensive light manufacturing activities and small businesses may be permitted as accessory uses to the principal use in the Agriculture Area, Rural Area, and Rural Transitional Area.

2.3 SUBDIVISIONS IN THE RURAL/ AGRICULTURAL AREA

2.3.1 AGRICULTURE AREA SUBDIVISIONS

1. Generally, subdivisions of land in Agriculture Area, will be limited to parcel sizes of approximately 80 acres. A residual lot created by subdivision which is under 80 acres but greater than 60 acres will be considered to conform when they meet the policy requirements here outlined under Section 2.3.1, comply with the Zoning By-Law and are deemed to be approved through the subdivision process by Council.

2. The subdivision of land for specialized agricultural operations will be permitted in the Agriculture Area providing it does not conflict with other policies of the RM of Piney Development Plan. Specialized agricultural operations such as tree nurseries, aparies, market gardens and other bona fide agricultural practices may be established on land parcels less than the minimum area requirement as specified in the RM of Piney Zoning By-law.

3. To allow the creation of a single non-farm residential parcel on land which has been physically separated by such things as major drains, transportation routes providing public road access and utility services are available. The site should be suitable for a private sewage disposal system, should be a minimum of 2 acres and not be subject to flooding.

4. Subdivisions of land to create parcels smaller than 80 acres will be considered in the Agriculture Area based on the following circumstances and limited to one subdivision per 80-acre title:

   i. A single lot subdivision to permit the subdivision of an existing farmstead for a retiring farmer. The proposed subdivision should not exceed 10 acres, should follow the existing farmstead boundaries. Farm sites considered under this policy must have existed for a minimum of 10 years from the date of the subdivision application.

   ii. A single lot subdivision of an existing farmstead which has been rendered surplus and is no longer required as part of the farm unit due to consolidation or purchase of additional lands. Subdivisions should not be wasteful of agricultural land.

   iii. Subdivisions of land for the realignment of farm boundaries around rivers, streams highways drains and other features may be permitted.

   iv. Where a residence is required for an individual actively involved in the farm operation and derives significant income there from. Subdivision under this policy should be 2-10 acres in size and should be directed away from agricultural land or lands improved for agricultural purposes.

v. Subdivision of land for agricultural, or resource related commercial or industrial uses, provided for in the Zoning By-law, that are not appropriate in an urban area shall be permitted subject to the following:
    a. The proposed subdivision will not create conflict with existing land uses;
    b. It is directed away from prime agricultural land and viable lower class land;
    c. The proposed subdivision does not create strip development along a Provincial Road or Provincial Trunk Highway, impair the function of the highway and should be consistent with the transportation policies of this development plan;
    d. The subdivision is located on existing developed road and does not require the creation of a new road system or network; and
    e. The proposed subdivision is for a single lot.

2.3.2 RURAL AREA SUBDIVISIONS:

1. Generally, subdivisions of land in Rural Area, will be limited to parcel sizes of approximately 80 acres. A residual lot created by subdivision which is under 80 acres but greater than 60 acres will be considered to conform when they meet the policy requirements here outlined under Section 2.3.2, comply with the Zoning By-Law and are deemed to be approved through the subdivision process by Council

2. The subdivision of land for specialized agricultural operations will be permitted in the Rural Area providing it does not conflict with other policies of the RM of Piney Development Plan. Specialized agricultural operations such as tree nurseries, aparies, market gardens and other bona fide agricultural practices may be established on land parcels less than the minimum area requirement as specified in the RM of Piney Zoning By-law.

3. To allow the creation of a single non-farm residential parcel on land which has been physically separated by such things as major drains, transportation routes providing public road access and utility services are available. The site should be suitable for a private sewage disposal system, should be a minimum of 2 acres and not be subject to flooding.

4. Land identified as Rural Area is typically fragmented and consists of lower-class lands, subdivision of land to create parcels under 80 acres will be considered for the following purposes and will be limited to one subdivision per 80 acres, unless explicitly provided for below:

    i. A single lot subdivision to permit the subdivision of an existing farmstead for a retiring farmer. The proposed subdivision should not exceed 10 acres and should follow the farm boundaries. Farm sites considered under this policy must have existed for a minimum of 10 years from the date of the subdivision application.

ii. A single lot subdivision of an existing farmstead which has been rendered surplus and is no longer required as part of the farm unit due to consolidation or purchase of additional lands.

iii. Where a residence is required for an individual actively involved in the farm operation and derives significant income there from. Subdivision under this policy should be 2-10 acres in size and should be directed away from agricultural land or lands improved for agricultural purposes.

iv. The subdivision of land for the realignment of farm boundaries around rivers, streams, highways, drains and other features.

v. Subdivision of land for agricultural, commercial, resource related and industrial uses provided for in the Zoning By-law that are not appropriate in an urban area shall be permitted in the Rural Area subject to the following:
   a. The proposed subdivision will not create conflict with existing land uses;
   b. It is directed away from prime agricultural land and viable lower-class land;
   c. The proposed subdivision does not create strip development along a Provincial Road or Provincial Trunk Highway impair the function of the highway and should be consistent with the transportation policies of this development plan;
   d. The subdivision is located on existing developed road and does not require the creation of a new road system or network; and
   e. The proposed subdivision is for a single lot.

vi. In order to create opportunity for a rural lifestyle without creating conflict or restricting agricultural operations a limited number of residential parcels may be created from an existing holding that meets the following criteria:
   a. The land proposed for subdivision is identified as class 4 or poorer;
   b. The land proposed for subdivision does not include land that has been improved or has been used for agricultural purposes in the last 20 years;
   c. That the proposed lots will not create conflict with agricultural activities;
   d. That all proposed lots meet the separation distances from livestock operations;
   e. That all proposed lots are between 5-10 acres in size;
   f. The proposed subdivision does not create strip development along a Provincial Road or Provincial Trunk Highway, impair the function of the highway and is consistent with the transportation policies of this development plan; and
   g. That a maximum of 2 lots will be considered from each 80 acre parcel.

2.3.3 RURAL TRANSITIONAL AREA SUBDIVISIONS:

1. Generally, subdivisions of land in Rural Transitional Area, will be limited to parcel sizes of approximately 80 acres. A residual lot created by subdivision which is under 80 acres but is larger than 60 acres will be considered to conform when they meet the policy requirements here outlined under Section 2.3.3, comply with the Zoning By-Law and are deemed to be approved through the subdivision process by Council.

2. The subdivision of land for specialized agricultural operations will be permitted in the Rural Transitional Area providing it does not conflict with other policies of the RM of Piney Development Plan. Specialized agricultural operations such as tree nurseries, aparies, market gardens and other bona fide agricultural practices may be established on land parcels less than the minimum area requirement as specified in the RM of Piney Zoning By-law.

3. A single lot subdivision to permit the subdivision of an existing farmstead for a retiring farmer. The proposed subdivision should not exceed 10 acres and should follow the farm boundaries. Farm sites considered under this policy must have existed for a minimum of 10 years from the date of the subdivision application.

4. A single lot subdivision of an excess farmstead which is no longer required as part of the farm unit due to consolidation or purchase of additional lands.

5. The subdivision of land for the realignment of farm boundaries around rivers, streams, highways, drains and other features.

6. To allow the creation of a single non-farm residential parcel on land which has been physically separated by such things as major drains, transportation routes providing public road access and utility services are available. The site should be suitable for a private sewage disposal system, should be a minimum of 2 acres and not be subject to flooding.

7. In order to create opportunity for a rural lifestyle without creating conflict or restricting agricultural operations a limited number of residential parcels may be created from an existing holding that meets the following criteria:
    a. The land proposed for subdivision is identified as class 4 or poorer;
    b. The land proposed for subdivision does not include land that has been improved or has been used for agricultural purposes in the last 20 years;
    c. That the proposed lots will not create conflict with agricultural activities;
    d. That all proposed lots meet the separation distances from livestock operations;
    e. That all proposed lots are between 5-10 acres in size;
    f. That a maximum of 4 lots will be considered from each title in existence at time of adoption of this plan;
    g. The proposed subdivision does not create strip development along a Provincial Road or Provincial Trunk Highway impair the function of the highway and should be consistent with the transportation policies of this development plan; and

h. Concept plans may be required to show how the parcel will be developed in the future should the general development area expand.

8. Subdivision of land for agricultural, commercial, resource related and industrial uses that are not appropriate in an urban area shall be permitted subject to the following:
    a. The proposed subdivision will not create conflict with existing land uses;
    b. It is directed away from prime agricultural land and viable lower class;
    c. The proposed subdivision does not create strip development along a Provincial Road or Provincial Trunk Highway, impair the function of the highway and should be consistent with the transportation policies of this development plan;
    d. The subdivision is located on existing developed road and does not require the creation of a new road system or network
    e. The proposed subdivision is for a single lot

2.3.4 SUBDIVISION SUMMARY CHART

Designation	Subdivision Provisions
Agriculture Area	• Retiring farmer • Surplus farmstead • Realign boundaries • Lot for a farm worker • Ag/ commercial/ industrial or resource related • Specialized Agriculture • Physically isolated parcel
Rural Area	• Retiring farmer • Surplus farmstead • Lot for a farm worker • Realign boundaries • Ag/ commercial/ industrial or resource related • Limited subdivision (max 4 lots see criteria) • Physically isolated parcel • Specialized agriculture
Rural Transitional Area	• Retiring farmer • Surplus farmstead • Realign boundaries • Ag/ commercial/ industrial or resource related • Limited subdivision (max 4 lots see criteria) • Specialized agriculture • Physically isolated parcel

2.4 LIVESTOCK OPERATIONS POLICIES

1. **Agriculture Area** livestock operations

i. New and expanding Livestock operations of 299 animal units or less shall be allowed as a permitted use.

ii. New or expanding operations of 300 animal units to a maximum of 1800 animal units may be considered in the Agricultural Area and shall be a conditional use, will be referred to the Technical Review Committee and follow procedures in accordance with the Planning Act.

2. **Rural Area** livestock operations

i. New and expanding Livestock operations of 299 animal units or less shall be allowed as a permitted use subject to compliance with Provincial regulations and in accordance with the Zoning By-law.

ii. New or expanding operations of 300 animal units to a maximum of 600 animal units may be considered in the Rural Area and shall be considered a conditional use, will be referred to the Technical Review Committee and follow procedures in accordance with the Planning Act.

3. **Rural Transitional** designation livestock operations

i. The keeping of accessory livestock in the Rural Transitional Area is allowed up to a maximum of 1 animal unit per acre to a maximum of 9 animal units.

ii. Expanding Livestock operations of 299 animal units or less shall be considered as a conditional use.

iii. New Livestock Operations will not be permitted.

4. Minimum mutual separation distances between new and expanding livestock operations and residences and designated areas will be the same as the Province of Manitoba Regulations and are established in the Zoning By-law. Minor variations to these distances may be considered by Council as is provided for in *the Planning Act.*

5. No livestock operation shall establish on soils determined by detailed soil survey to be Class 6, Class 7 or unimproved organic soils

6. To protect waterways within the Municipality no new livestock operation shall be allowed to establish within 1000 feet of the Ordinary High Water Mark (OHWM) of the Rat River, Sprague Creek, Pine Creek (East and West), Mud Creek and Whitemouth lake. A minimum of 328 feet will be kept between all other waterways.

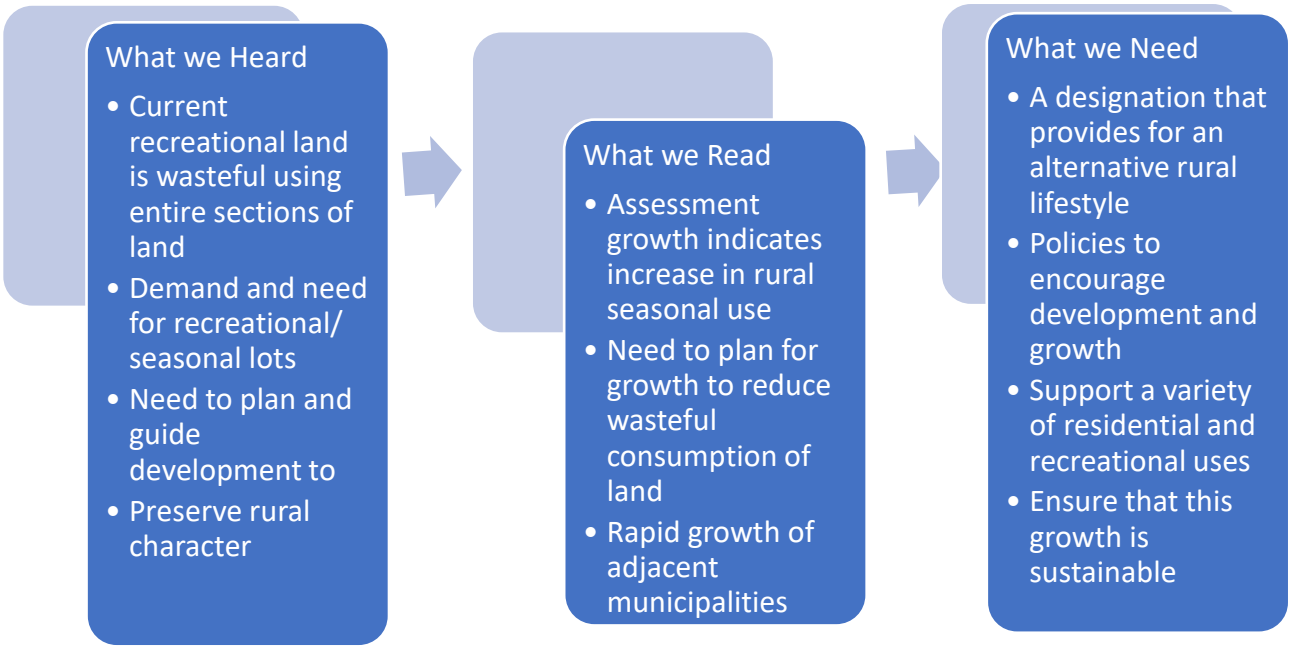
7. Livestock Operations will be developed and located in accordance with the applicable Provincial Regulation.

AGRICULTURE/ RURAL LAND AREAS

2.4.1 SUMMARY OF LIVESTOCK OPERATION POLICIES

	Up to 9 Animal Units maximum of 1 AU/ Acre	10 -299 AU		300-600 AU	600 – 1800 AU	1801 AU and greater
Agriculture	Permitted	Permitted		Conditional	Conditional	Not Permitted
Rural Area	Permitted	Permitted		Conditional	Not Permitted	Not Permitted
Rural Transitional	Permitted	Existing - Conditional	New - Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rural Seasonal	Permitted	Not Permitted		Not Permitted	Not Permitted	Not Permitted
General Development	Conditional	Not Permitted		Not Permitted	Not Permitted	Not Permitted

PART III
RURAL SEASONAL



3.0 INTRODUCTION

Demand for larger lot Rural Residential, Rural Seasonal and Recreational uses in the RM of Piney is growing. A rapid increase in assessment along with growth patterns and trends indicates that large rural lots within the Municipality are being purchased for the purpose of seasonal residential use, hunting land, and /or recreation land. This has placed pressure on the relatively limited amount of agricultural land within the Municipality. The RM of Piney wants to encourage this growth in a planned and sustainable manner while protecting agricultural land. Therefore, the Rural Seasonal designation will provide for a lifestyle that is an alternative to urban living while protecting agriculture by guiding this type of growth to certain areas. The intent of this designation is to identify lands that are appropriate and desirable for this type of use which will in turn protect further fragmentation of agricultural land as well as natural spaces. Identifying lands for more concentrated seasonal residential and recreational uses will

allow the Municipality to plan for growth and development. The Rural Seasonal designation will provide an alternative to the urban lifestyle by providing larger rural lots that allow for the limited keeping of livestock. These lots can be used on a year-round basis or as a seasonal opportunity or for recreational uses. The intent is that by identifying a specific area for rural seasonal use, it will mitigate the impacts of this use on agriculture. It will also provide the RM of Piney with the ability to guide and plan for this growth.

Land designated as Rural Seasonal Area is characterized by existing smaller lots that are predominantly not used for agricultural purposes nor are they likely to be used for agricultural purposes. These areas should not be located nor will they be located in close proximity to agricultural lands or livestock operations.

3.1 OBJECTIVES

1. To plan for and guide rural seasonal development and recreational development in an economically sustainable manner.

2. To provide an adequate supply of rural seasonal residential lands while maintaining the rural character of the RM of Piney. To protect and conserve the natural rural character of the landscape by creating lots that are large enough to maintain the rural character.

3. To reduce pressure on agricultural and natural lands by identifying land for seasonal residential and recreational use.

4. Rural Residential uses will be considered but on a limited non-intensive basis, unless there exists sufficient demand for the lots.

3.2 POLICIES

1. Lots created in the Rural Seasonal Area will be a minimum of 2 acres in size, but will be encouraged to be large enough to maintain the rural character and natural environment.

2. Agricultural uses will be able to continue until such time as development is proposed.

3. Rural Seasonal will provide for larger lots intended for a variety of recreational, residential and seasonal uses as are provided for in the Zoning By-law.

4. Subdivisions in the Rural Seasonal Area will be considered for larger lot Rural living, Recreational and Rural Seasonal purposes.

5. Subdivisions in the Rural Seasonal Area will not be considered on land that may negatively impact existing agricultural operations or resource extraction.

6. When reviewing subdivisions, land for Rural Residential/Rural Seasonal priority will be given to developing lands along existing developed municipal roads first. Generally, development that requires the creation of an internal road will be considered once lands along existing roads have been developed.

7. A concept plan, detailing lot lay out, road network, and drainage may be required for a Rural Seasonal subdivision. Concept plans will be required once there are 6 or more lots per quarter section to ensure that the residual lands can be adequately developed.

8. Lots will be serviced by on-site sewage disposal and water supply systems. Any installation of these services will be required to meet with the Provincial requirements.

9. Home occupations, non-offensive light manufacturing and home businesses may be permitted as an accessory use to the principal use, provided they are compatible with adjacent uses and the residential character of the property is maintained

RURAL SEASONAL

10. To restrict the premature fragmentation of land a developer will have to demonstrate to Council that there is a demand for the proposed rural living or rural seasonal use.

11. When new areas are being proposed for Rural Seasonal, Council will have to be satisfied that:
    a. There is a demand for the proposed use;
    b. That the area does not include prime agricultural land;
    c. That it does not create conflict with other existing land uses;
    d. That the land is not prone to flooding;
    e. That the proposed development will not negatively impact the provincial highway system;
    f. Priority will be given to areas adjacent to existing Rural Seasonal and
    g. That the proposed use is economically and environmentally sustainable.

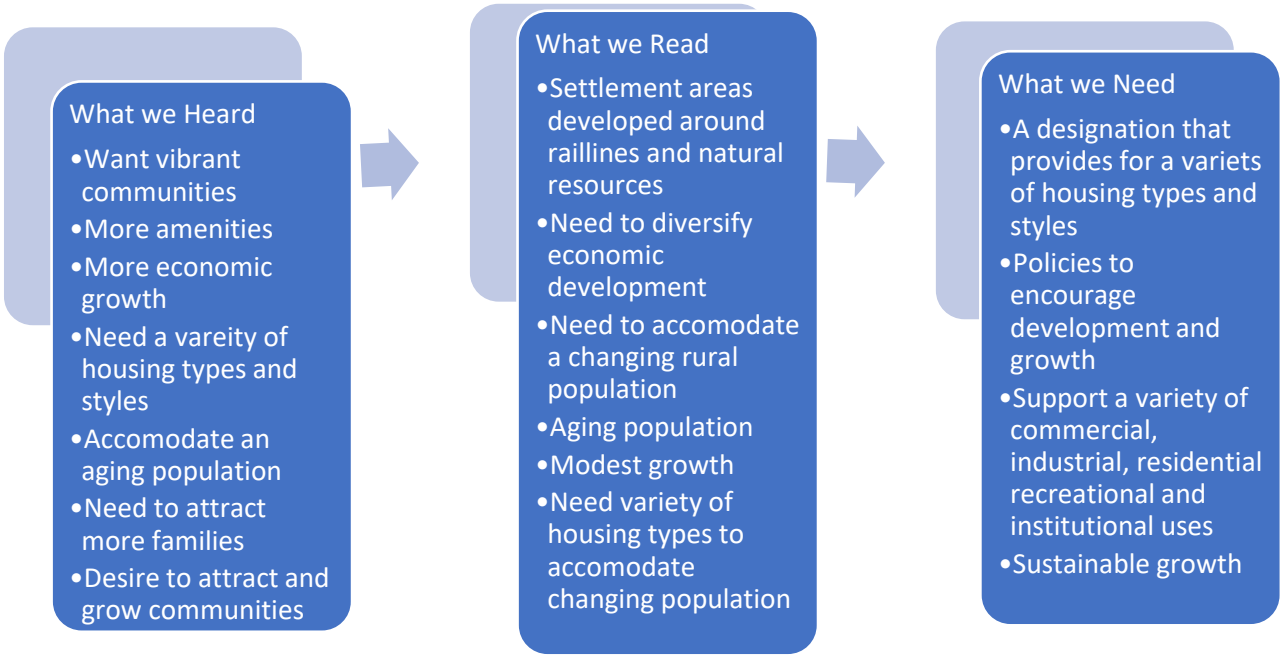
12. The land will be developed responsibly by using land efficiently and integrating comprehensive planning in the development process.

13. The keeping of livestock will be permitted at a level of 1 AU per acre up to a maximum of 9 AU and subject to the provisions of the zoning by-law.

14. In general, commercial and industrial uses should be directed towards General Development Areas, however, where deemed appropriate by Council these uses may establish in the Rural Seasonal subject to the following criteria:

    a. The use is appropriate in the Rural Seasonal Area;
    b. The use will not create conflict with residential or recreational uses;
    c. The proposed use will not require Municipal infrastructure or services; and
    d. The use will not have a negative impact on the Provincial Road system.

PART IV
GENERAL DEVELOPMENT



4.0 INTRODUCTION

Historically the RM of Piney developed along the rail lines or in close proximity to natural resources. Changing economic structures have shifted the development and prosperity of rural based economies. Over the last 20 years, the RM of Piney has seen a slight decline in population but the most recent census data, indicates an increase. This increase can be attributed to a growing seasonal recreational population as well as some spill off from adjacent Municipalities. It is anticipated that growth will continue to increase due to growing adjacent municipalities, demand for alternative lifestyles and the affordable cost of living. The

GENERAL DEVELOPMENT

General Development Area is intended to plan for and accommodate this growth while still ensuring that the needs of long-term residents are met. The General Development Areas are to have higher development density areas with vibrant, diverse and dynamic communities. It seeks to create connectivity with the residents and the Municipality through design and development.

Lands identified as General Development are intended to have a higher population density and support a variety of urban land uses. The areas identified as General Development include; Woodridge, Sandilands, Badger, Piney, South Junction, Vassar, Sprague and Middlebro. These urban population centres provide a variety of house types, public services, recreational amenities, and municipal infrastructure.

4.1 OBJECTIVES

1. Encourage, attract and provide for new economic growth and development in a sustainable, socially and economically progressive manner that facilitates quality of life.

2. Protect existing uses.

3. Create vibrant and inclusive communities.

4. Provide a broad range of services and housing types and styles to meet the growing and changing needs of the community.

5. Support linkages between communities and active transportation routes.

6. Ensure the economic and efficient installation of municipal services, where feasible, in the settlement centres.

GENERAL DEVELOPMENT

4.2 POLICIES

4.2.1 General

1. The General Development Area will provide for a broad range and type of uses including; residential, commercial, industrial, recreational and institutional as are provided for the in the Zoning By-law.

2. Growth and development will be encouraged in an orderly manner by infilling available lots that already have services.

3. If a potential conflict exists between uses, appropriate buffers will be encouraged. Additional buffers may be established in the Zoning By-law between certain uses.

4. The Municipality will work with each community to provide and attract a variety of services and uses.

5. The Municipality will ensure that any proposed development meets Council's vision for sustainable growth.

6. Economic development that benefits all community members will be encouraged. Home businesses and occupations will be permitted as an accessory use provided they do not create conflict with adjacent uses.

7. Educational opportunities and other institutional uses will be promoted, encouraged and pursued by the Municipality.

8. Community engagement and involvement in development process will be promoted by holding hearings, keeping community members aware of what is going on in the monthly newsletter and engaging citizens where possible.

9. Existing urban areas will be protected by encouraging compatible infill development and engaging the community in the development process.

10. Develop an interconnected and accessible green network, by maintaining green connections with new neighbourhoods and existing neighbourhoods and connecting built-up areas, parks and natural areas. It will accommodate a variety of active transportation such as walking, cycling, skiing, etc.

    A concept plan detailing lot lay out, road network and drainage may be required for the establishment of larger lot subdivisions.

11. Existing parks and open spaces will be preserved.

4.2.2 Residential

1. A variety of housing types and styles will be encouraged to accommodate a range of needs, as are provided for in the Zoning By-law.

2. The accessory keeping of livestock will be considered as a conditional use to a maximum of 9 animal units.

3. In order to protect existing residential development, new proposals will be compatible with the existing development.

4.2.3 Commercial/ Industrial

GENERAL DEVELOPMENT

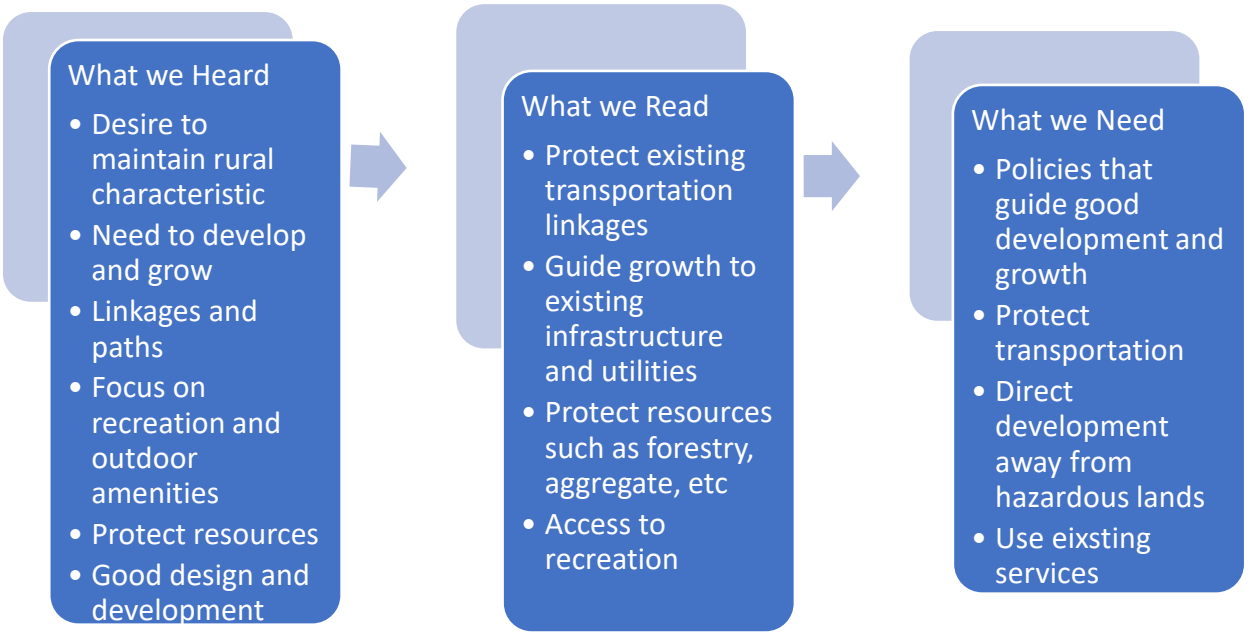
1. A variety of commercial and industrial uses will be encouraged.

2. Generally, industrial and commercial uses will be directed away from residential uses. If deemed necessary, industrial uses will be buffered from adjacent uses by fences, berms, plantings or other measures.

3. The General Development area will work to encourage new sources of employment and development.

4. Encourage partnerships between private and public for growth and development.

PART V General Policies



5.0 INTRODUCTION

The General Policies are policies that apply to the entire municipality and are not specific to a certain designation. These include Aggregate, Crown Lands, Natural Resources and Conservation, Transportation, Hazard lands and Utilities and Services. When considering a proposed development or subdivision, the General Policies should always be reviewed to ensure that the proposed use or development complies with policies in the General Policy.

We recognize that we are on Treaty 1 and Treaty 3 land. We will strive to work with our indigenous community to plan for, guide and protect land within the RM of Piney.

GENERAL POLICIES

5.1 CROWN LAND

75% of the RM of Piney is Crown Land. The Municipality has limited jurisdiction and therefore limited control over many activities permitted on Crown Land. The Municipality of Piney recognizes the need to coordinate with the Provincial Government to achieve the orderly exploration and development of natural resources and use of Crown Land in a manner compatible with environmental and social consideration of our Municipality.

5.1.1 OBJECTIVES

4. A Multi-use landscape encouraging both recreational and economic development

5. To create partnerships and work together to help protect resources and encourage economic development within the RM of Piney.

5.1.2 POLICIES

1. Encourage the transfer or sale of Crown Land required for community growth and development.

2. Support open communication with the Province and Federal Government regarding development and use of Crown Land.

3. Support the forest and timber industry and promote environmentally conscious decisions in the harvesting of timber.

4. Encourage discussions between the Province and the Municipality on how best to harvest materials and retain the aesthetic nature of the land.

5.2 AGGREGATE

The RM of Piney contains valuable Aggregate deposits. The Municipality recognizes the need to protect these resources.

5.2.1 OBJECTIVES

1. To preserve and protect the limited supply of aggregate within the Municipality.

2. To encourage extraction of resources in an environmentally conscious manner which mitigates impact on surrounding land uses and development.

5.2.2 POLICIES

1. The RM of Piney will work with the Province to manage the limited supply of aggregate within the Municipality.

2. Areas designated by the Province of Manitoba as being of high aggregate, minerals or lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible uses that would restrict exploration and development.

3. In areas designated by the Province of Manitoba as being of medium aggregate or mineral potential, incompatible and potentially incompatible land uses may be permitted following a review and approval by the mines branch.

4. In areas with known aggregate or mineral resources, or areas having high discovery potential including valid mineral disposition for these resources, land uses that will allow future access and development of the resource shall be permitted.

5. The exploration, development, production and termination of all aggregate or mineral resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining lands. These shall also be in keeping with any provincial regulations, including rehabilitation.

5.3 TRANSPORTATION

The RM of Piney was settled and developed around the rail lines. The CN rail line which transects the Municipality continues to be an active and major shipping route between Canada and the United States. The railway has had a huge impact on how the Municipality was developed as each settlement centre was established along the rail line. While an important means of transportation, railways place challenges on the Municipality to protect the lines/ ensure public safety and on the Municipalities ability to provide for development and growth in close proximity to the lines.

In recent years truck and car traffic has become more predominant. The RM of Piney is bisected by Provincial Trunk Highway (PTH) 12, which runs diagonally through the Municipality and links the Municipality with the City of Steinbach and the United States. PTH 12 is an important transportation corridor between Canada and the United States,

which needs to be protected and properly managed to ensure safety while providing necessary services for the travelling public.

Other modes of transportation within the Municipality include Provincial Roads, Municipal Roads and active transportation corridors. A map of the Highway network was included within the background study to determine where the prime modes of transportation existed and how best to plan for and around these modes.

The RM of Piney is also home to the Pinecreek Border Airport. This Airport is only one of 6 that cross the American/ Canadian border, but it is the only one with a paved runway. This airport is a symbol of cooperation between Canada and the US. It sees roughly 250 planes / year.

5.3.1 OBJECTIVES

1. To promote, establish and create safe, efficient, convenient and effective transportation corridors.
2. To protect existing transportation corridors and minimize the potential for hazardous traffic situations.
3. To ensure the logical expansion of existing corridors.
4. To encourage open communication between CN, transportation providers and the Municipality.
5. To promote alternative active modes of transportation.
6. To create linkages between existing transportation routes and maximize the use of existing routes in the most efficient and economical manner.
7. To ensure that development and growth do not impede the flow of traffic.
8. To have safe, efficient, economical transportation links between the General Development Areas, the RM of Piney and other Municipalities.

5.3.2 POLICIES

General

1. Ensure safety for all road users through the design of transportation systems, safe access and egress strategies, roadside pullouts, etc.

2. Support and encourage the upgrading and expansion of the existing infrastructure system. Development that may negatively affect plans for road widening or expansion

will not be permitted unless provisions are made to accommodate future widening or expansion.

3. Generally, expansion of existing development that is bordered on one side of a transportation corridor, such as a provincial highway, major road or rail line, should be kept to the development side of the corridor so as not to jeopardize user safety and efficiency.

4. Developments that may have a detrimental impact on the operation, safety, function or expansion of provincial highways will not be permitted unless appropriate mitigative measures can be incorporated.

5. Development that will generate truck traffic requiring heavier loading than is allowed on a provincial highways or local roads must not be permitted unless provisions are added to ensure that appropriate load improvements for the highway or road are incorporated into any plans for development.

6. New development should have legal access to an all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the RM of Piney to upgrade an existing road or develop new road access to a standard agreed upon by the RM of Piney. The proponent may be responsible for part of or all the cost of this roadway construction.

7. The local road or street network associated with any type of proposed development shall be designed to conform to both the existing and planned road and street system of the neighbouring area.

8. Work with the rail industry to create public safety around railways for the betterment of both the Municipality and the railway.

9. The Municipality will support and promote alternative modes of transportation by supporting trail development, road sharing initiatives, and green networks. The alternative transportation network shall not have a negative impact on existing transportation corridors nor impede safety.

10. Municipal road allowances shall be maintained for public access. Any clearing, upgrading, cultivation or cropping of unimproved road allowances shall be approved by the RM of Piney.

11. Development permits may be issued to remote areas, however, any upgrading or new Municipal roads in remote areas will not be the responsibility of the Municipality, but rather the onus of the developer or individual land owner.

12. All new road construction and upgrading will be done to Municipal Standards.

Airport

11. The Pinecreek Border Airport will be protected from incompatible or potentially incompatible land uses that may adversely impact its operation and/ or endanger public safety. Consideration will be given to Transportation Canada's Guidelines for Land Use in the Vicinity of Aerodromes.

Highways

12. Development adjacent to the highway should not disrupt the flow of traffic or the capability of the highway to provide safe and efficient movement along the highway.

13. The appropriate permits will be obtained for development in close proximity to either a Provincial Trunk Highway or Provincial Road.

14. The draining of any water into the highway drainage system shall require the approval of the appropriate government department. Any improvements required to upgrade the existing highway drainage system, which are directly associated with a development, shall be the responsibility of the developer.

15. Strip development which relies on individual accesses to the highway will not be permitted.

16. Where possible, all highway commercial/ industrial uses will be directed into existing general development areas.

5.4 UTILITIES AND MUNICIPAL SERVICES

There are a number of utilities and services that are provided throughout the RM of Piney. Municipal services include disposal of solid and liquid wastes. The existing liquid waste disposal site is located north of Piney on Provincial Road 203. The Municipal lagoon is located north of Piney and has adequate capacity for the Municipality to increase in size. The Municipality has three solid waste disposal grounds; Piney Waste Disposal/ Transfer, Sprague Waste Disposal/ Transfer and Woodridge Waste Disposal/ Transfer. The solid waste disposal sites are nearing the end of their life cycle. When these facilities no longer exist, the Municipality will have to transfer solid waste to an adjacent Municipality. Municipal services mean the provision of these services as well as agencies that provide services such as hydro, gas and telephone.

GENERAL POLICIES

5.4.1 OBJECTIVES:

1. Work with the utility companies to provide a high level of services.

2. To ensure environmental stewardship and responsible management of Municipal Services.

3. Promote environmentally conscious alternative waste measures.

5.4.2 POLICIES

1. Essential activities of government and public and private utilities shall be permitted in any land use designation subject to the requirements in the RM of Piney Zoning By-law. Such uses shall be located and developed in a manner which will minimize any incompatibility with neighbouring land uses. Special consideration will be given to reviewing site requirements associated with such uses as communications towers and maintenance compounds to ensure they will not have adverse impacts on adjacent lands.

2. Development and growth will be designed and directed to maximize existing services and infrastructure.

3. Growth and development will not be approved unless there are adequate facilities/ capacity to manage waste.

4. New development and growth will be required to connect to Municipal infrastructure if/ when it becomes available.

5. The Municipality will encourage the development and use of alternative energy technologies provided they do not have an adverse impact on adjacent land uses.

6. Council recognizes the importance of exploring and implementing environmentally sound methods of waste management, as such, alternative environmentally sound methods will be encouraged such as reuse, recycling and other new technologies provided they have been approved by Council prior to implementation.

7. Council recognizes the importance of developing alternative energy strategies and as such, Wind Energy Generating Systems (WEGS) may be established as an allowable use in the Rural / Agricultural Areas. The Zoning by-law shall outline specific siting and setback requirements and include the following criteria:
    a. WEGS shall generally be removed from residential areas, and located on lands where sufficient setbacks can be provided to mitigate potential safety, noise and visual impacts; and
    b. The Municipality shall endeavor to eliminate or minimize impacts on WEGS development on avian and wildlife habitat and agricultural operations.

5.5 NATURAL AREAS AND ENVIRONMENTAL CONSERVATION

The RM of Piney is idyllically situated with numerous natural areas and pristine undeveloped land. The RM has heard that these areas should be protected and maintained for generations to come.

5.5.1 OBJECTIVES

1. To protect natural areas and habitats.
2. To preserve the rural and open characteristic of the Municipality.
3. To provide access to outdoor natural spaces.

5.5.2 POLICIES

1. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses or mitigation measures used where:

a. Rare or endangered flora and fauna have received Provincial and Federal designation and protection under *The Endangered Species Act and the Species at Risk Act, respectfully;*
b. Lands have received Provincial designation and protection under the Protected Area Initiative;
c. Lands have been identified as Wildlife Management Areas and Ecological Reserves; and
d. Private Lands have been voluntarily protected by landowners under *The Conservation Agreements Act*

2. The identification and protection of wetlands, natural areas and wildlife and fisheries habitats will be encouraged within the RM of Piney.

3. The RM of Piney will seek to respect natural habitats and ecological corridors.

4. The RM of Piney will protect and restore wetland and riparian areas.

5. Access to natural areas and wildlife and fisheries habitat will be encouraged to foster appreciation for and enjoyment of nature, but such access should not lead to levels of activity that will exceed the capability of the area to sustain the environment and ecosystem integrity.

6. Where possible the RM of Piney will adhere to environmentally responsible practices to protect ecosystems and create healthier communities.

7. If deemed necessary by the Municipality, any new development may require an on-site drainage plan to ensure that the proposed development will not have adverse impacts on the surrounding land uses.

5.6 NATURAL HAZARDS, HAZARD LANDS, FLOODING AND EROSION

Seventy-five percent of the RM of Piney is Crown Land identified as Provincial Forest. This undeveloped forest land means that all of the Municipalities' settlement centres are surrounded by large tracts of wilderness. It also means that the RM has experienced wildfires and other related natural disasters. Recent fires include the 2011 Caliento Fire, 2012 Badger Fire, 2018 Badger Fire and the 2018 South Junction fires. The Municipality is home to a number of rivers, creeks and lakes which experience some minor spring flooding. With a history of natural hazards, the safety of residents from natural hazards such as floods and wildfire is important when designing and planning. The Municipality would like to direct development

away from lands that could potentially flood and to work to improve emergency preparedness and mitigate impacts of natural hazards.

5.6.1 OBJECTIVES

1. Minimize potential impacts of flooding.
2. Reduce risk of environmental and natural hazards.
3. Ensure the safety of residents from natural hazards, such as floods and wildfire.
4. To ensure that the Municipality is prepared for any emergency.
5. To ensure the safety and well-being of residents as well as the protection of property in the event of flooding, wildfires or other disasters.
6. Mitigate fire hazards.
7. Ensure emergency preparedness and management.

5.6.2 POLICIES

1. Planning, design and development will be done in a manner that mitigates risks from natural hazards. This includes ensuring that there is safe access for residents and personnel responding to emergency situations.
2. The Municipality will undertake emergency preparedness planning to ensure prompt and coordinated responses to emergencies
3. New developments will be required to meet emergency preparedness measures to ensure safety of residents. Where feasible, establishing a minimum of two access routes in rural communities, and urban neighbourhoods will be required to improve mobility for residents, and provide alternate routes in the case of an evacuation.
4. The Municipality will promote communities designed in accordance with wildfire prevention best practices and the Province of Manitoba FireSmart practices.
5. The RM of Piney will work with the Province to coordinate efforts to prevent and mitigate natural hazards such as flooding and wildfires. This can include initiatives such as the removal of underbrush which is prone to start fires, creating open spaces to stop the spread of fires and designing houses and landscaping to reduce the spread of wildfires.
6. Development in areas prone to flooding will be limited to low intensity uses such as cropping, grazing, forestry or open space uses.

7. Council will refer development proposals in suspected flood prone areas to the applicable Provincial authority for review and recommendation.

8. Development proposals on lands at high risk of flooding erosion or drought may require the completion of environmental, geotechnical or hydrological engineering studies to determine if the land is subject to the hazards. This study may be required to indicate how the hazard can be mitigated.

9. Development shall be directed away from:
    a. Lands which are prone to routine flooding;
    b. Land which would within a 50 year period be eroded or become unstable due to the action of water contained in an adjacent waterway or waterbody; and
    c. Lands that have been affected by other hazards such as bank instability, landslides or subsidence.

10. In cases where it is not practical or desirable to restrict development in hazard areas, developments shall be carefully planned to ensure that the hazard has been eliminated or mitigated. In these instances:
    a. Proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows;
    b. There shall be no added risk to life, health or personal safety;
    c. Structures and services shall be protected against damage and shall be fully functional during hazard conditions;
    d. Activities which alter existing slopes and may accelerate or promoted erosion or bank instability shall be prohibited unless appropriate mitigating measures are taken to minimize the potential or such erosion or bank instability; and
    e. Existing tree and vegetation cover shall be preserved where appropriate to reduce and maintain bank stability.

5.7 HERITAGE RESOUCES

RM of Piney settled along the rail lines and in close proximity to natural resources. The Municipality has a rich history and has a number of historically significate buildings and places. The Municipality will strive to protect its history.

5.7.1 OBJECTIVES

1. Protect areas of historical importance and significance.

2. Work with the Province to identify areas of importance.

5.7.2 POLICIES

1. Heritage resources shall be protected from incompatible land uses which may threaten their integrity or operation where building or landscapes have received or are in the process of receiving Municipal or Provincial heritage designation.

2. The development, designation and preservation of heritage resources shall be coordinated with other existing and proposed heritage and recreational resources in the RM of Piney to maximize interpretive and tourism potential.

3. Sites and groupings of sites with heritage potential will be considered for designation as Municipal heritage sites under *The Heritage Resources Act.*

4. Any proposed development that may impact buildings of historic value will be forwarded to the appropriate Government Department.

5.8 OUTDOOR RECREATIONAL RESOURCES

The RM of Piney has many outdoor recreational resources, from trails, to camping, to natural spaces and outdoor amenities. The RM wants to protect and retain the natural character of the Municipality for generations to come.

5.8.1 OBJECTIVES

1. Protect recreational interests.

2. Guide and plan for future recreation in rural and urban areas.

3. Ensure that the land can sustain the recreational interests.

5.8.2 POLICIES

1. Existing outdoor recreational uses and areas shall be protected from incompatible or potentially incompatible uses which may threaten their integrity.

2. Proposed recreational development shall not unduly restrict access to and use of natural resources such as rivers, lakes, streams and resource related uses.

3. Proposed recreational development will be encouraged to balance the scale and intensity of an intended recreational use with the capability of the land base to support the proposed use in a sustainable manner.

4. Existing tree coverage and vegetation along river and lakes should be maintained.

5. The RM will support and create trails and access to outdoor recreation.

6. New recreational opportunities will be considered in the Rural Seasonal Area designation. In order to accommodate additional recreational development, seasonal recreational uses may be considered in the Rural Area provided they do not impact agricultural operations and subject to the appropriate rezoning.

5.9 ENVIRONMENTAL STEWARDSHIP

Climate Change has become a very serious issue, as global temperatures continue to rise, habitats are lost and weather changes create huge impacts on communities. The RM of

Piney seeks to be a leader in addressing climate change and implementing policies that will help address environmental responsibility.

5.9.1 OBJECTIVES

1. To be a leader in climate change.
2. To seek alternatives to traditional methods.
3. To reduce greenhouse gas emissions.

5.9.2 POLICIES

1. The RM of Piney will promote development practices that reduce greenhouse gas emissions.
2. The RM of Piney will support and encourage green building initiatives.
3. The RM of Piney will support and promote the exploration of renewable energy sources.
4. The RM of Piney will promote the responsible management of solid waste.

5.10 PARTNERSHIPS

The RM of Piney recognizes that they are in Treaty 1 and Treaty 3 land. The RM of Piney wants to recognize and work with the Indigenous community who reside within and in close proximity to the RM of Piney. Furthermore, Council recognizes that planning, development and growth do not end at Municipal borders and boundaries, but that they can impact adjacent and surrounding areas. As such, the Municipality will work with neighbouring Municipalities in providing services and planning decisions which cross over Municipal borders.

5.10.1 OBJECTIVES

1. To build partnerships with neighbours in order to provide and expand services within the Municipality.
2. To build relationships with all neighbours.
3. To increase opportunities by looking for joint opportunities for economic growth, development and service delivery.

5.10.2 POLICIES

1. The RM of Piney will look for partnerships with the Indigenous community.

2. Joint opportunities for investment and development between neighbours will be explored.

3. The RM of Piney will foster a relationship of mutual respect in the indigenous community.

SECTION VI IMPLEMENTATION

6.0 IMPLEMENTATION

The intent of this section is to outline the tools and actions that the RM of Piney has available to implement this Development Plan. The Development Plan is based on short and long range policies, regulations and criteria for the area to grow and prosper in a sustainable manner that reflects a diversity of interests and needs. However, a development plan does not in itself manage and control development. Rather, it is used in conjunction with other planning controls such as zoning by-laws, development agreements, subdivision regulations, and secondary plans. The RM of Piney Development Plan will be implemented with the measures listed below.

6.1 ADOTPION, AMENDMENT AND REVIEW

Adoption of this Development Plan by the RM of Piney will give the Plan legal authority. Once adopted no development or land use change may be carried out within the area affected by the Development Plan that does not comply with the policies set out in the Development Plan. The *Planning Act* also provides that adoption of this plan does not require Council to undertake any proposal suggested or outlined in the Development Plan.

The Development Plan is not intended to be a static document. As such provisions are included in section 56 of the *Planning Act* to amend and review the document. The review process is intended to ensure that the Development Plan is still meeting the needs of the Municipality. Provisions are contained in the *Planning Act* for the amendment of the Plan prior to the 10 year review. The RM of Piney will entertain amendments to the plan provided it is necessary due to changing needs or requirements within the Municipality.

Section 59 of the *Planning Act* indicates that a Development Plan should be reviewed to ensure that the plan still appropriately reflects the current growth needs and trends of a Municipality. The RM of Piney will review this Development Plan no later than **10 years** from date of adoption of this plan.

6.2 ZONING BYLAWS

The major tool to implement the goals and intent of the Development Plan is the Zoning By-law. The Zoning By-law is the regulatory tool to control land use. The Zoning by-law establishes various Zones, determines permitted and conditional uses, and provides details regarding appropriate development standards and applicable zoning regulations. This includes minimum lot areas, lot width, and other specific regulations. The Zoning by-law must comply with the Development Plan, this includes any proposed changes to the Zoning By-law.

6.3 SUBDIVISION APPROVAL

Subdivision is the process of altering legal property boundaries. Subdivision often involves the creation of additional lots. Any subdivision proposal will follow the subdivision review process. Subdivision proposals will be evaluated against the Development Plan policies to ensure that the proposed use or development is in compliance with the policies. Subdivisions cannot proceed without the approval of Council and the Provincial Approving Authority. Council has the ability to attached conditions to the approval.

6.4 SECONDARY PLANS AND CONCEPT PLANS

Section 63 of the *Planning Act* provides that Council may adopt, by by-law, a secondary plan to guide development and use of a specific area. The secondary plan must comply with the RM of Piney Development Plan. Any proposed development of use of land will then be required to comply with the Development Plan as well as the secondary plan and the Zoning by-law.

A concept plan is a more informal secondary plan. It can outline a proposed development of use of land but is not adopted by by-law. They provide additional information for council such as lot lay out, proposed future uses, servicing, etc. Council may request concept plans to identify how larger development will occur.

6.5 DEVELOPMENT AGREEMENTS

As a condition of subdivision approval, conditional use process, variation process and zoning amendments the Municipality can require the applicant to enter into a development agreement. The development agreement is intended to protect the Municipality and the land owners. A development agreement on a subdivision of land deals with the responsibilities of applicant in providing services. This can include road specifications, drainage, and development controls. A development agreement on a zoning amendment (provided for in section 81 of the *Planning Act*, may deal with issues such as uses of land, location of buildings on site, installation of services or provision of open space.

6.6 DEVELOPMENT PERMITS

New developments generally require a development permit from the RM of Piney. Before a permit is issued proposals should be reviewed to determine their conformance with the RM of Piney Development Plan and the RM of Piney Zoning By-law.

6.7 CONDITONAL USE APPROVALS

Within the Zoning By-law there are provisions for approvals of uses that are identified as conditional uses. Conditional Uses provide RM of Piney Council the flexibility to review specific development proposals, receive public input and to make decisions on various proposals. In addition, this allows the RM of Piney to place conditions of approval on each proposal. In utilizing the conditional use process The RM of Piney Council will have an opportunity to influence the location of certain types of development as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community. The RM of Piney Development Plan policies and objectives provide guidance for the conditional use approval process – this includes buffering incompatible uses and siting of various land uses.

6.8 VARIATION ORDERS

Part 6 of the *Planning Act* enables the RM of Piney Council to issue variation orders which vary or alter the requirements identified in the RM of Piney Zoning By-law. The criteria for varying are identified in the *Planning Act*. Council may attach conditions to a variation order in order to maintain the intent and purpose of the RM of Piney Development Plan or Zoning Bylaw. Council may authorize its Development Officer to grant or refuse a minor variation as set out in the *Planning Act*.

6.9 DEVELOPMENT OFFICER

The RM of Piney may authorize its Development Officer to issue development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to the requirements of the RM of Piney zoning By-law.

6.10 ADDITIONAL MEASURES

In addition to the measures above the RM of Piney may also use these additional measures to help implement the RM of Piney Development Plan.

6.10.1 ACQUISITION AND DISPOSAL OF LAND

As per section 66 of the *Planning Act,* The RM of Piney may acquire an interest in land or sell, lease, or otherwise dispose of land for the purpose of implementing the RM of Piney Development Plan.

6.10.2 ADOPTION OF OTHER BY LAWS

The RM of Piney Council may adopt and administer by-laws concerning the use, development and maintenance of land. This would include measures such as the adoption of a building by-law, property maintenance by-law, access approval by-laws, drainage by-laws, and other types of by-laws affecting the use of land.

6.10.3 SPECIAL STUDIES

While the community wants to encourage growth and development to provide opportunities for its residents, it also wants to ensure that consideration is given to the possible effects of a development proposal. For this reason, proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required for development proposals for lands affected by flooding hazards, endangered species, potential groundwater and surface water pollution and general risk to health and the environment.

6.10.4 PUBLIC WORKS

The capital works program and public improvements of the RM of Piney shall conform to the policies set out in this Development Plan. This is an important implementation toll since a Municipality may influence the rate and direction of growth through the provision of Municipal services to land.

6.10.5 CAPITAL EXPENDITURE

The RM of Piney shall consult the Development Plan when revising the annual five-year capital expenditure program.

6.10.6 STRATEGIC PLANS FOR ECONOMIC DEVELOPMENT

The RM of Piney has adopted a Strategic plan. The Strategic Plan and the Development Plan should be consistent with each other.

6.10.7 MUNICIPAL COOPERATION

Implementation of the RM of Piney Development Plan may benefit from or require cooperation between one of more Municipalities. Sections 259, 260 and 295 of the Municipal Act provide for tax sharing agreements, service sharing agreements, and cost sharing agreements between Municipalities.

APPENDICES

Appendix 1

Land Use Map

APPENDICES

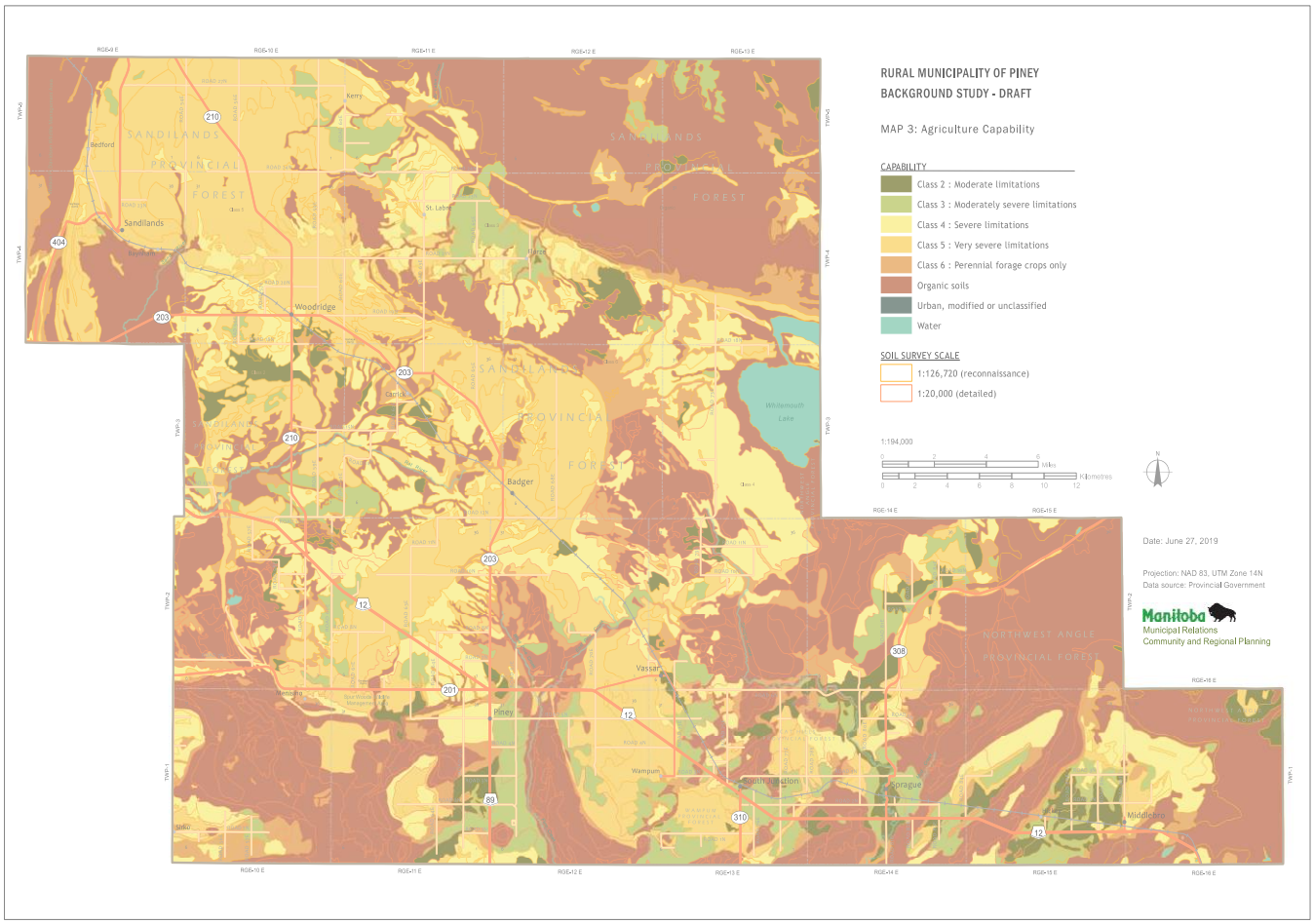
Appendix 2

Definitions

APPENDICES

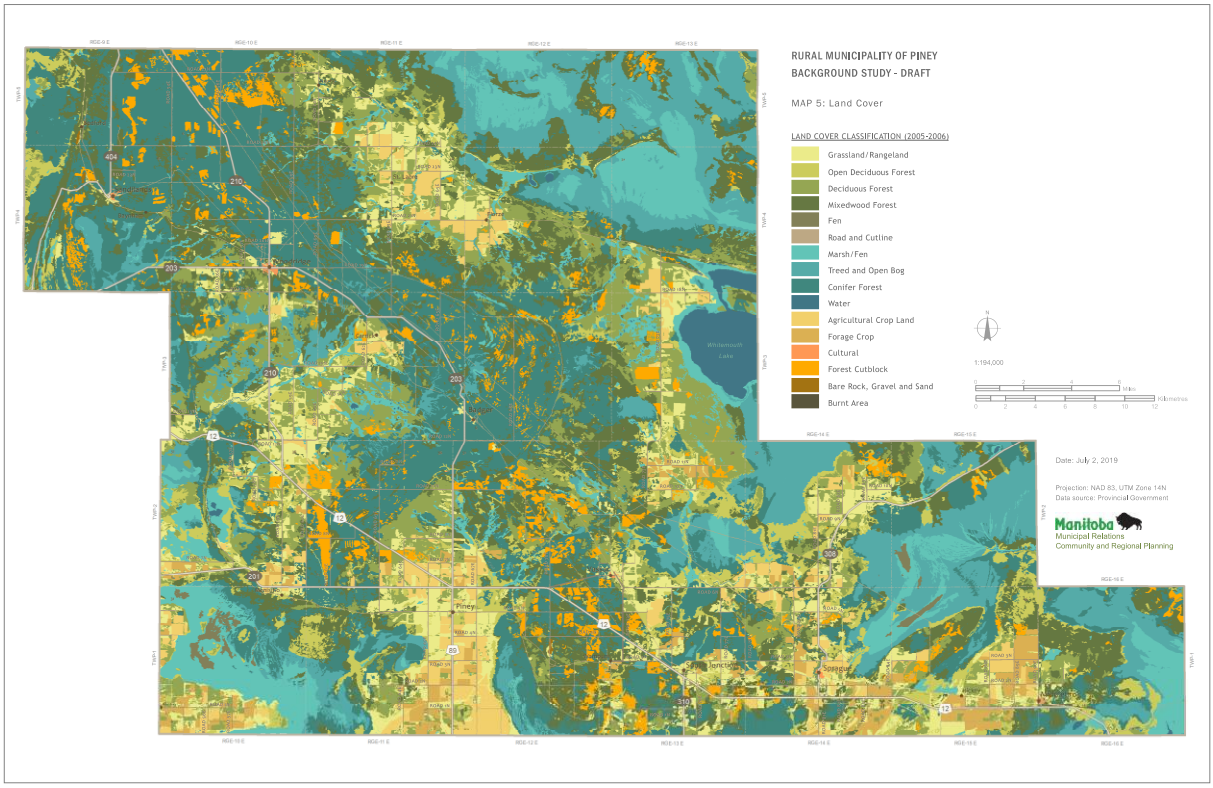
Appendix 3

Agriculture Capability



APPENDICES

Appendix 4
Land Cover Map



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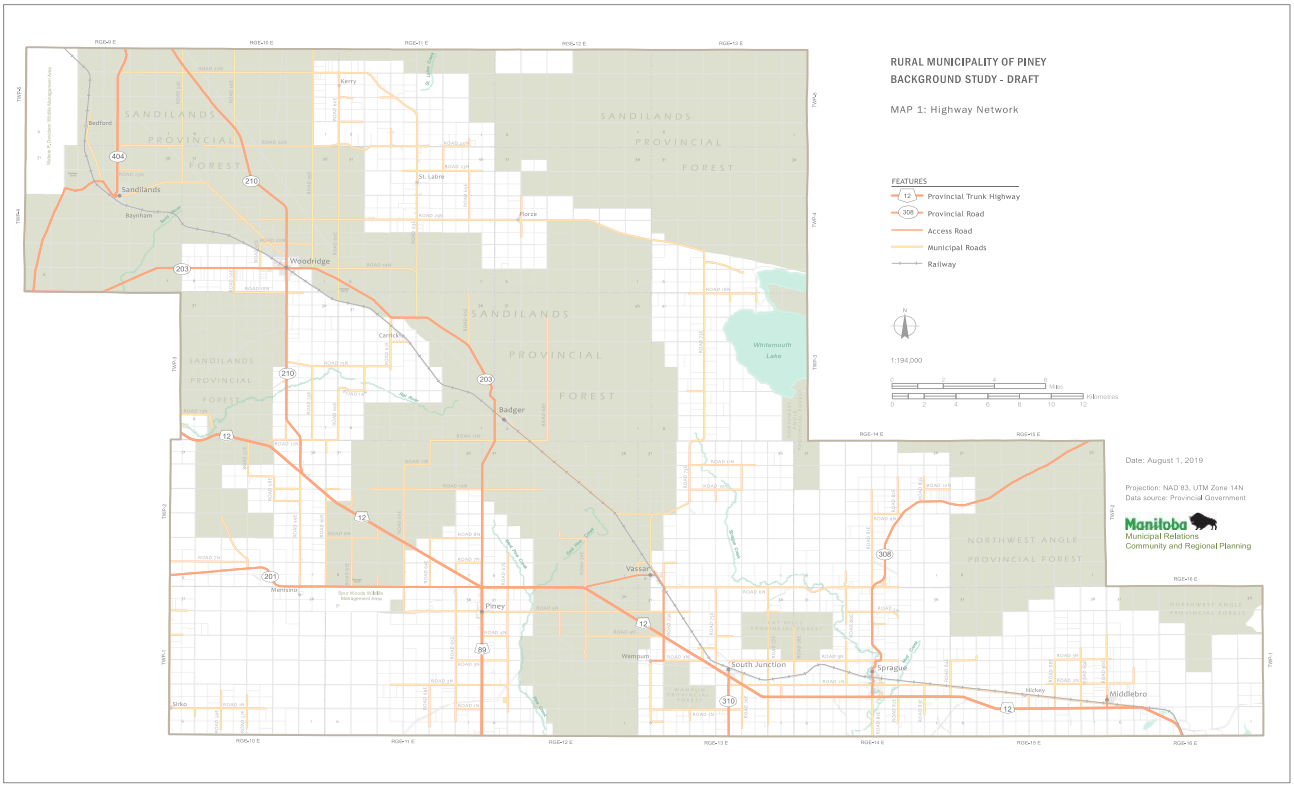
Appendix 5
Road Network Map