

**lac du bonnet
planning district
development plan**



PREPARED FOR:

**lac du bonnet
planning district board**

PREPARED BY:

SCATLIFF + MILLER + MURRAY Inc



By-Law No. 98-09

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Lac du Bonnet Planning District Board:

Rick Lussier
Bob Bruneau
Paul Chapman
Russ Preston
Norman Plato

Lac du Bonnet Planning District Staff:

Marilyn Scheirich, Administrator
Karl Gugenheimer, Building Inspector / Development Officer

Province of Manitoba:

Marc Brown, Community Planner (Local Government)
David Jopling, Policy Planner (Local Government)
Bob Grodzik, Acting Director Provincial Planning Services (Local Government)
Dale Sobkowich, Resource Planner (Conservation)
William Weaver, Environmental Review Officer (Water Stewardship)
Christine Kabernick, Land Use Specialist (Agriculture, Food & Rural Initiatives)
Roberta Coleman, Transportation Planning Consultant (Infrastructure & Transportation)
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Scatliff + Miller + Murray Inc.

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PART ONE: VISION

1.1 THE VISION FOR OUR COMMUNITY

A community vision is about identifying common goals and articulating a community's collective desired future. This vision provides decision makers and community members a direction for shaping the future of their community.

Our community vision was developed with citizen involvement and input from a broad representation of community stakeholders, and, the elected representatives who sit on the Planning District Board. The Planning District Board, also referred to as the Board within this document, are entrusted with the responsibility for providing direction and decision-making on the community's future.

Our community vision for Lac du Bonnet is:

“LAC DU BONNET WILL BE AN ATTRACTIVE, LIVEABLE, PROGRESSIVE, DIVERSE AND HARMONIOUS COMMUNITY.”

The Vision for our community attempts to balance the collective needs, wants, and desires of our community.

An attractive, liveable, progressive and harmonious community strives to be:

BEAUTIFUL

A beautiful community celebrates the natural beauty of the surrounding landscape, and grows in a manner that respects, and, enhances this natural beauty through aesthetically pleasing design and appropriate development.

GREEN

A green community respects its natural environments and biological diversity, and sets aside space to protect natural processes, habitat and wildlife. A green community also ensures that energy and resources are used efficiently, and encourages its citizens to practice sustainability and reduce their ecological footprint through conservation and recycling.

SAFE

A safe community is one where citizens feel safe, and the community is planned in a manner that reduces the opportunity for crime.



www.swagroup.com/



www.seenobjects.org/2005-11-04-streetscape



www.ci.coppell.tx.us/c2/content.nsf/site/3%3B...



www.wnrmag.com/stories/1998/dec/98/geese
Charles Fonaas



www.pps.org/great_public_spaces/one?public_place_id=506&type_id=22# (Courtesy of BeyondDC.com)

ACTIVE

An active community provides recreational opportunities, and enhances both indoor and outdoor amenities so that all of its citizens can enjoy a healthy and active lifestyle throughout the four seasons.

HARMONIOUS

A harmonious community achieves a balance between land uses, and also with the natural environment.

PROGRESSIVE

A progressive community embraces new ideas, and endeavours to think “outside the box” when fostering new community opportunities.

INCLUSIVE

An inclusive community embraces many different cultures and backgrounds, celebrates its heritage, and welcomes new people.

1.2 COMMUNITY CONSULTATIONS AND REVIEW

The Lac du Bonnet Development Plan is the Result of a community consultation and “visioning” process initiated in 2007 and completed in 2009. This visioning process included: a workshop with the Planning District Board and staff to develop initial ideas for a community vision; a workshop with invited individuals representing a sampling of community stakeholders (Town residents, RM residents, cottagers, farming, business, development industry, recreation, etc.) to discuss specific community issues, generate ideas, and refine the vision; and an open house to present a draft of the plan to the general public and receive their input. In addition, the public was informed of the process by means of information articles placed in the local newspaper, which invited individuals to submit their questions, comments, and ideas for the community.



Courtesy of S+M+M



blog.cleveland.com/lifestyles/family_news/



www.swagroup.com/



www.pps.org/great_public_spaces/one?public_place_id=506&type_id=22# (Courtesy of BeyondDC.com)



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The policies found throughout this document are, in part, based on input received from a broad range of community groups and individual citizens. This plan is considered a “living document” and will be updated on an ongoing basis in consultation with the community.

In order to ensure that the Lac du Bonnet Development Plan remains current, it will be reviewed approximately every five years. These major reviews will involve public consultation to ensure that the Development Plan reflects the community’s priorities, aspirations, and “vision” for the future. The next major review of the Development Plan is scheduled to begin in 2014.

In an effort to move towards a more integrated planning approach for future Development Plan reviews, the Planning District Board will consult with the Councils of its member municipalities to identify initiatives that could assist in implementing the community’s vision and contribute to a more informed planning process. Such initiatives could include: park and trail master plan, transportation master plan, municipal servicing study, recreational facilities master plan, economic development strategy, or a study to determine the optimal location for a new fire station.

1.3 THE DEVELOPMENT PLAN

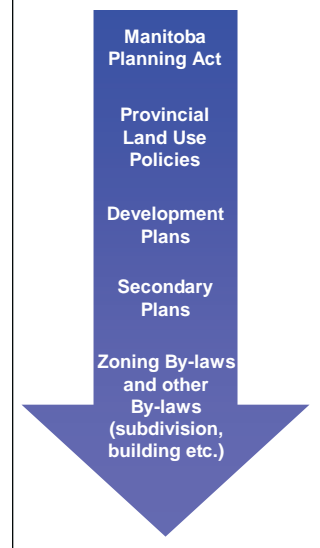
This is the Development Plan (DP) for the Lac du Bonnet Planning District. This DP is also referred to as the “Plan” with this document.

The Plan focuses on the Planning District’s broad objectives and “vision” for the future, and provides general guidance for making decisions on land use and development, social, environmental, heritage and economic issues. On its own, the Development Plan is not a complete planning tool, it must be used in conjunction with other planning controls afforded to the Planning District under the Planning Act and other legislation.

Implementation and enforcement of the plans policies are accomplished through the following planning controls: each municipality’s Zoning By-law, subdivision approvals, development agreements, and other by-laws of the Planning District, Town, and Rural Municipality of Lac du Bonnet.

All by-laws or works undertaken by the Planning District, Town or Rural Municipality of Lac du Bonnet after the adoption of this Plan should be consistent with this Plan.

Planning and Land Use Document Hierarchy



1.4 AUTHORITY OF THE PLAN

Section 40 (1) of *The Planning Act* requires that the board of a planning district prepare a development plan for the entire district, and Section 45 requires that the board for the planning district adopt the development plan.

The objectives and policies found within PART THREE (General Policy Direction) and PART FOUR (Community Land Use Plan) and the Land Use Policy Maps represent the legal content of this Development Plan. The various land use designations found on the land use maps illustrate the general location where future land use development may occur. Boundaries between different land use designations as illustrated on the land use maps are intended to serve as guidelines only, and are not to be interpreted as precise dimensions or locations. Situations may necessitate a degree of flexibility in the application of these boundaries, provided that they comply with the general intent of the Development Plan. Zoning by-law boundaries may differ slightly from The Development Plan, in no case should the difference be contrary to the intent of The Development Plan. The interpretation of the land use maps, and the Development Plan policy is at the discretion of the Planning District Board and/or their designate.

Where the term “**may**” is used in a policy, it is provided as a guideline or suggestion toward implementing the original intent of the policy.

Where the term “**shall**” is used in a policy, the policy is considered mandatory.

Where the term “**should**” is used in a policy, the intent is that the policy is to be complied with. However, the policy may be deviated from to address unique circumstances that will otherwise render compliance impractical or to introduce an acceptable alternate means to achieve the general intent of the policy.

1.5 ORGANIZATION OF THE PLAN

This Development Plan is organized into five PARTS. Each PART contains Sections, which cover specific topics. Each policy section outlines objectives and includes specific policies designed to assist in meeting those objectives. The PARTS of the Plan include:

- PART ONE:** Vision
- PART TWO:** Context
- PART THREE:** General Policy Direction
- PART FOUR:** Community Land Use Plan
- PART FIVE:** Implementation

Policy maps are provided in APPENDIX A, which designates general land use categories. These maps form part of the legal content of the plan and may only be revised through the formal procedure outlined in *The Planning Act*.

Reference maps are included in the APPENDIX B and provide supplementary information. These maps are for information only and are subject to change through a resolution of the Planning District Board.

1.6 HOW TO USE THE PLAN

The Development Plan is a combination of policy statements contained within the text of the documents and the land use maps, which must be read together and in context. While some policy areas (such as the Commercial land use designation) are illustrated on the land use mapping, others (such as Transportation) apply to all areas of the Planning District.

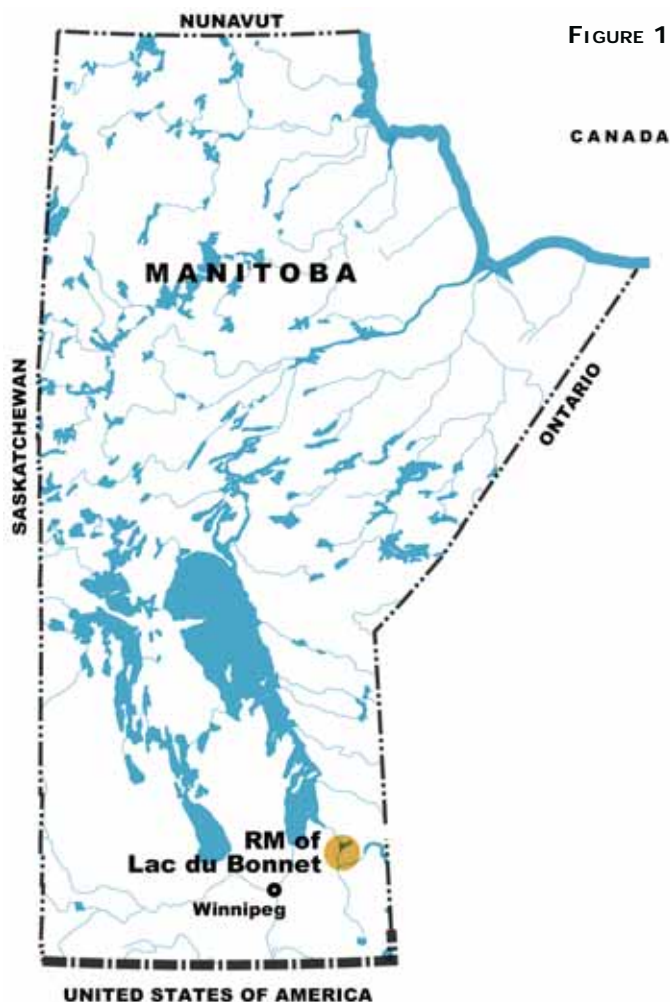
The following is a general guide describing how to use this Development Plan in relation to a proposed development item or proposal, or relevant topic:

- Review the Community Vision in **PART ONE**;
- Review the Policy Map in **APPENDIX A** to determine the land use designation of the property;
- Review the policies in **PART FOUR** focusing on the current designation of the land and/or the proposed designation of the land;
- Review the general policies in **PART THREE** in the context of the proposed development or topic;
- Review all applicable Reference Maps found in the APPENDIX B.

PART TWO: CONTEXT

2.1 GEOGRAPHY

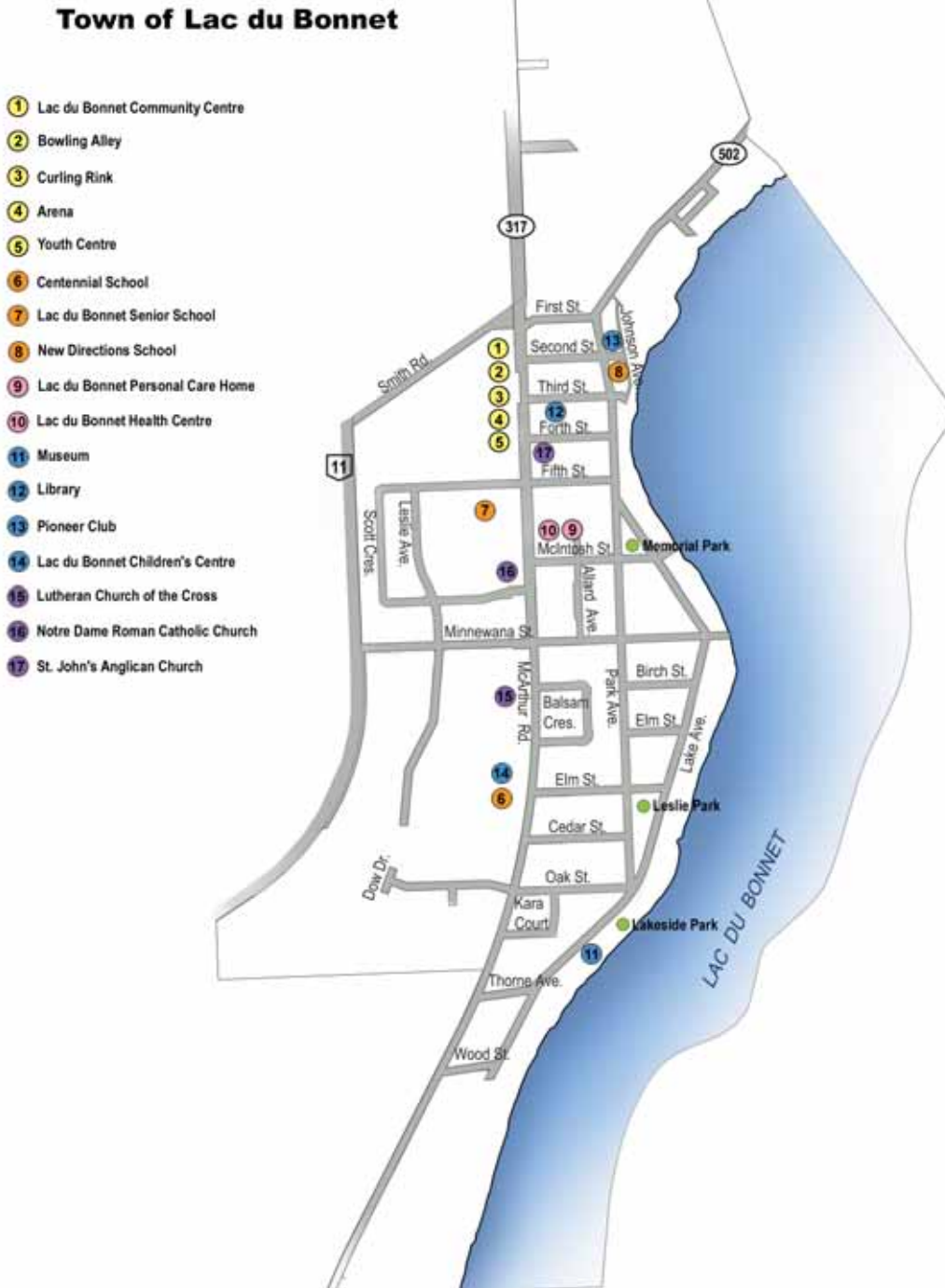
The Lac du Bonnet Planning District is located just over 100 kilometres northeast of the City of Winnipeg in a transition zone between the Manitoba prairie, the Canadian Shield, and the boreal forest. The Planning District is situated between two provincial parks: Nopiming Provincial Park to the northeast and Whiteshell Provincial Park to the southeast, and, is bordered by six municipalities which include: RM of Alexander, RM of St. Clement, RM of Brokenhead, RM of Whitemouth, LGD of Pinawa, and the RM of Reynolds. (see Figure 3)



The Planning District includes both the Town and the Rural Municipality of Lac du Bonnet. The Planning District has a year round population of about 3,800 people, and welcomes summer residents that increases the local population to approximately 8,000 people during the summer months.

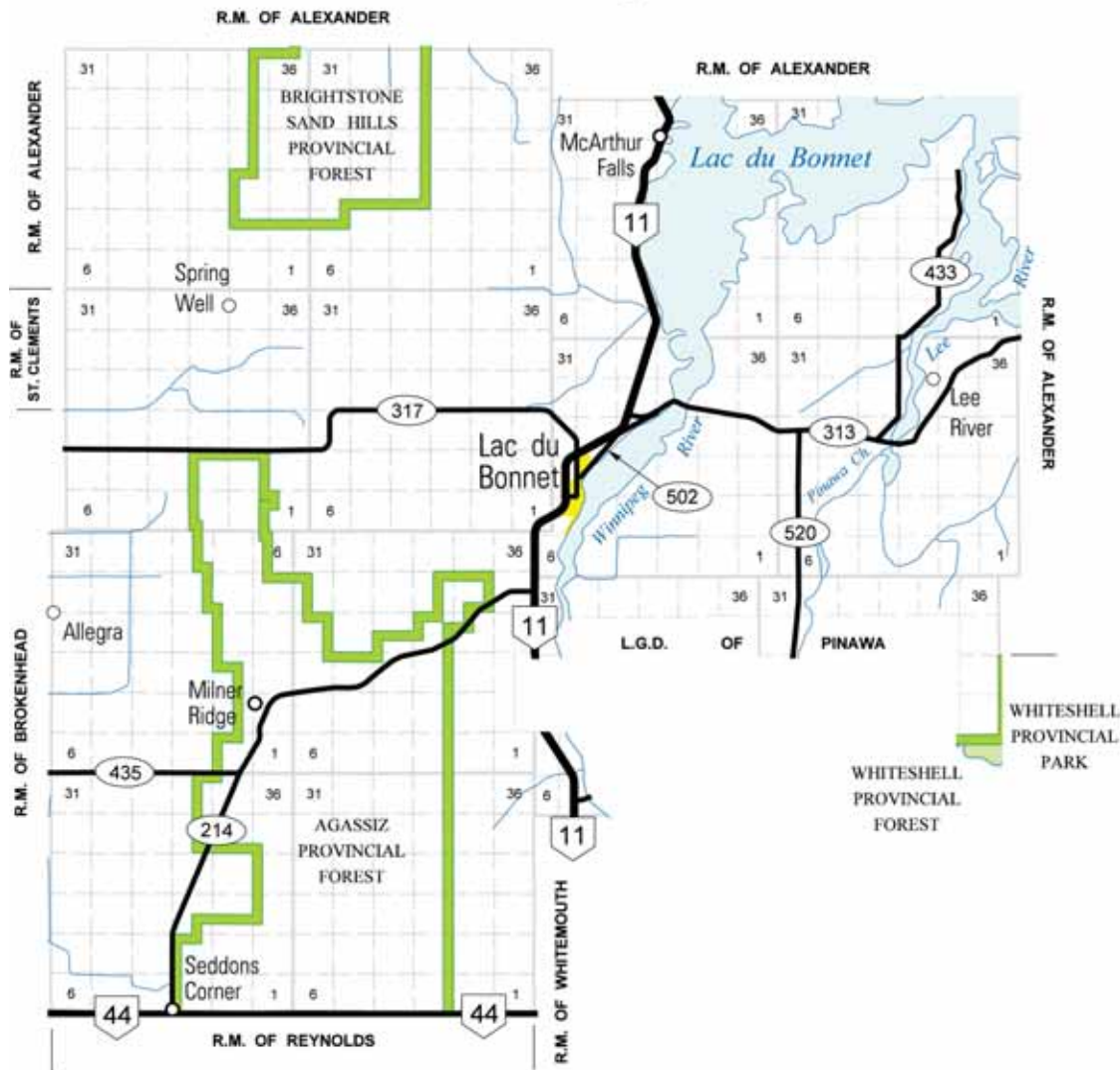
The Town of Lac du Bonnet covers a land area of 2.25 square kilometres with a population density of approximately 450 people per square kilometre. The Town is considered the “core” of the Planning District where the majority of employment, commercial and community amenities are located. The RM of Lac du Bonnet covers 1100.14 square kilometres with a population density of approximately 2.5 people per square kilometre.

FIGURE 2



RM of Lac du Bonnet

FIGURE 3



The Rural Municipality of Lac du Bonnet includes a vast recreational area that is used by residents and vacationers as a destination for summer cottagers' and outdoor recreation. The popularity of the recreational areas are in part due to the significant water bodies found within the Planning District, which include the Winnipeg River, Lee River and Lac du Bonnet. Some of the outdoor recreational activities that are popular within the RM includes fishing, boating, biking, hiking, cross-country skiing, and snowmobiling, to name a few. The Rural Municipality of Lac du Bonnet also includes a large agricultural area, the majority of which is located west of the Winnipeg River.



Courtesy of Lac du Bonnet Planning District

2.2 HISTORY

The lake, which is actually a bulge in the Winnipeg River, was named by LaVerendrye who, after surveying the area, felt that the water body's shape reminded him of a bonnet.

The first settlement in this area was called Eureka. In 1896 the Lac du Bonnet Development Company was established to take advantage of mining and forestry resources in the area. After the Canadian Pacific Railway line was completed in 1901, which ended the areas isolation, a sawmill began operation and timber and fuel wood began being shipped to Winnipeg. In the 1920's hydro dams were built and the Canadian National Railway completed a rail line extension from Winnipeg to Pine Falls.

The Rural Municipality of Lac du Bonnet was incorporated in 1917, which was followed by the incorporation of the Town of Lac du Bonnet in 1947, which now acts as the commercial and residential hub for surrounding communities.

The Lac du Bonnet Planning District was established on October 3, 1982, through an Order-in-Council under the authority of The Planning Act of Manitoba (1976). The two member municipalities, the Village of Lac du Bonnet (currently the Town of Lac du Bonnet) and the Rural Municipality (RM) of Lac du Bonnet, made application to form a new district on the basis of the need for new planning documents that would be more responsive to present day land use issues. There was also the expressed need to work collectively in areas of common concern and the desire to make future land use decisions at the local level.

The Planning District Board is comprised of two members of the Town Council and three members of the RM Council. This body is responsible for the preparation, adoption, administration and enforcement of a District Development Plan. The Plan serves as a framework whereby the Planning District and the community as a whole shall be guided in formulating development policies and decisions.



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District

2.3 HOUSING

The Planning District has taken a responsible approach to planning new residential development by attempting to accommodate the demand for residential development in rural, recreational, and natural settings, and encouraging higher density residential, along with commercial and employment based opportunities, to the 'urban' core of the Planning District. By directing future housing to the urban core and to the established rural and recreational areas, pressure to develop agricultural lands is reduced.

In order to address affordability and choice for residents of all income and age ranges, the Planning District will continue to support a wide range of housing types in order to satisfy demand from all segments of the housing market.



Courtesy of S+M+M



Courtesy of S+M+M

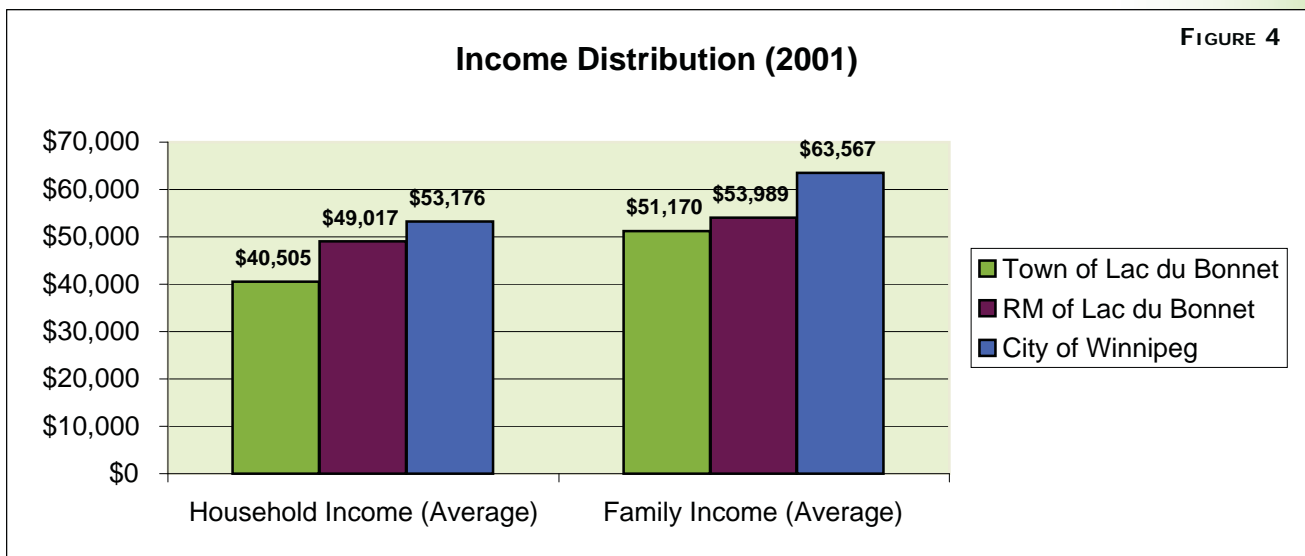


Courtesy of S+M+M

2.4 EMPLOYMENT & INCOME

Economically, the residents of the Rural Municipality have a higher average family income than those who live in the Town, and both the Town and RM are below the City of Winnipeg average, which is not uncommon for rural communities. The average family income in 2001 for the Town is \$51,170 and \$53,989 in the Rural Municipality. This is an increase of \$3,194 in the Town and \$10,101 in the RM from 1996 to 2001. The average family income for the City of Winnipeg in the year 2001 was \$63,567.

Despite the lower incomes, employment trends in Lac du Bonnet have improved over the last few years. The unemployment rate for the RM of Lac du Bonnet improved from 8% to 7% over a time period from 1996 to 2001.



During that same time period (1996 to 2001) the Town of Lac du Bonnet's unemployment rate dropped significantly from 14% to 5.8%. The largest occupational gain for the Town of Lac du Bonnet was in the Sales and Service category, followed by Education & Government Service category, and finally the Management Occupations category.

In order for Lac du Bonnet to continue this positive trend, meet the employment requirements of its future population, and foster a strong and diverse economy, community based businesses and the local economy will need to grow. This Development Plan provides various policies to support local economic growth and contributes to a balanced and diverse tax base by ensuring that there is an adequate supply of land for future development and economic employment opportunities.

2.5 CONTEMPORARY SITUATION & TRENDS

The Lac du Bonnet Planning District has faced, and continues to address, many challenges throughout the community. These challenges include: impacts from projected population growth, accommodating an increasing aging population, balancing development throughout the community, and addressing environmental issues and reducing our human impact on the environment, as well as addressing economic growth, to name a few.

The settlement of the community includes a core 'urban' centre where the community's facilities and services and indoor recreational opportunities are found, with rural settlement areas and farmland surrounding this core centre. While the main services and retail opportunities are found in the 'urban' core, the majority of the community's residents live in the surrounding rural areas. Development in rural areas along the many waterways in Lac du Bonnet has been increasing in popularity, and is seeing increased demand for additional residential development. Striking a balance between the natural environment and residential growth within these rural areas, especially adjacent to waterways, is becoming a primary topic of discussion.

TABLE 1

LAC DU BONNET - AGE DISTRIBUTION

Population by Age Groups	Town	RM	Town	RM	Town	RM	Town	RM	Town	RM	Town	RM	Town	RM		
0-14 years	31.2%	34.7%	26.1%	30.7%	22.8%	23.8%	19.8%	21.5%	17.5%	18.5%	18.2%	17.7%	18.0%	16.7%	15.2%	14.0%
15-24 years	15.8%	15.1%	15.8%	15.6%	15.2%	18.0%	13.8%	15.2%	11.0%	12.1%	11.2%	10.9%	9.3%	10.6%	9.3%	9.3%
25-44 years	25.4%	24.2%	25.5%	27.1%	27.4%	27.6%	24.8%	27.6%	27.2%	28.2%	34.5%	40.3%	20.3%	23.1%	18.6%	18.9%
45-64 years	19.0%	18.4%	20.4%	16.2%	19.3%	19.6%	19.3%	23.9%	19.4%	27.8%	9.3%	16.2%	24.1%	33.9%	27.0%	39.3%
65+ years	8.4%	6.0%	12.2%	14.6%	15.2%	10.9%	22.2%	11.6%	24.8%	13.3%	26.2%	14.7%	28.2%	15.6%	29.9%	18.5%

The 2001 Canada Census provides the age distribution for both the Town and the Rural Municipality of Lac du Bonnet. Figures 5 and 6 illustrate that the Rural Municipality and the Town of Lac du Bonnet have followed similar trend lines since 1971. In 2006 the highest percentile age group for the Town of Lac du Bonnet is the 65+ age category, which represents 29.9% of the Town's population. The Rural Municipality of Lac du Bonnet highest percentile age group is 45-64 years, representing 39.3% of the RM's population. These trends are somewhat similar to the rest of Canada, where baby boomers make up the largest age group. Another observation is that in recent years, both the Town and RM show a trend of increasing population of people 45 years of age and older. At the same time there appears to be an opposite trend of declining population of people 44 years of age and younger. This suggests that the RM and Town may have had difficulty retaining youth and attracting young families. This could be a result of a number of factors, such as employment opportunities, secondary education opportunities or lack of available affordable housing.



Courtesy of S+M+M

FIGURE 5

RM of Lac du Bonnet Population Trend (by age group)

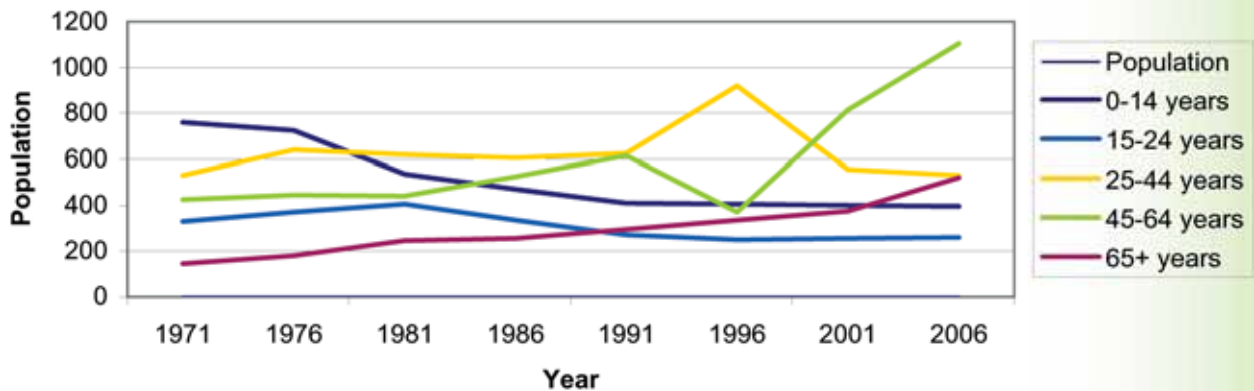
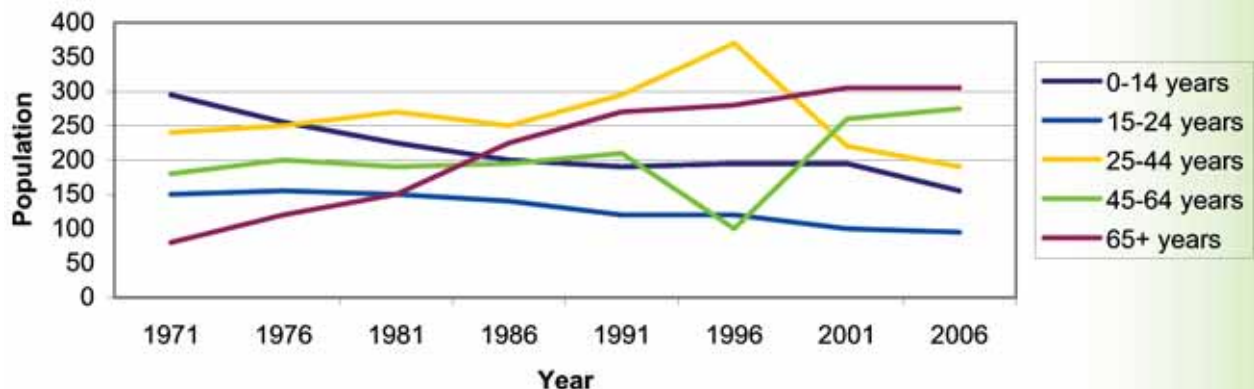


FIGURE 6

Town of Lac Du Bonnet Population Trend (by age group)



2.6 ANTICIPATED CHANGE

With a population of 3821 (2006 Census Canada data), its accessibility for Winnipeggers to Lac du Bonnet’s outdoor recreation, including hiking, cycling, boating, and snowmobiling, and its increasing popularity as an ideal location to purchase a retirement or recreational property, Lac du Bonnet will continue to see growth and development.

The Statistics Canada data indicates that the Lac du Bonnet Planning District population increased from 3300 residents in 1991 to 3821 residents in 2006. This is an increase of 521 people, or 15.8% increase in population. While the Statistics Canada data indicates that the Lac du Bonnet Planning District experienced a low growth rate in the early 1990’s, the average annual growth rate since that time has improved.

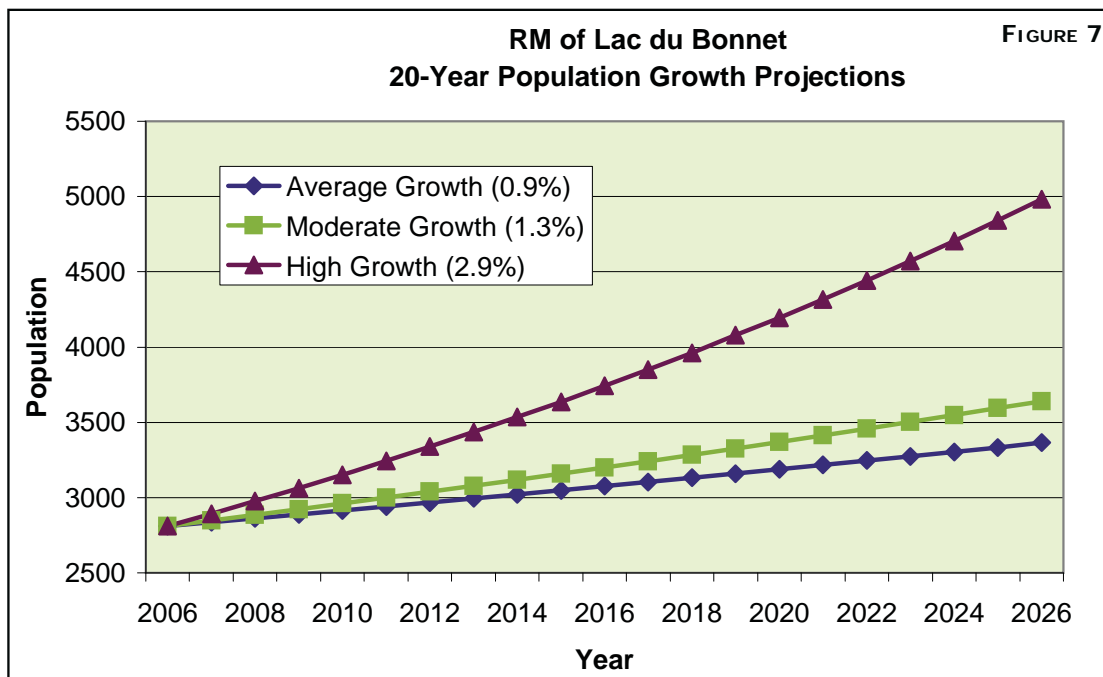
Another trend that has occurred over the past twenty years is that the average number of persons per dwelling within the Town of Lac du Bonnet has reduced from 2.53 persons per dwelling in the year 1986 to 2.0 persons per dwelling in the year 2006. During this same time period the number of persons per dwelling within the RM of Lac du Bonnet has reduced from 2.81 persons per dwelling in the year 1986 to 2.3 in the year 2006. With an increasing population, but fewer people per dwelling, this means that more housing will be needed in the future.

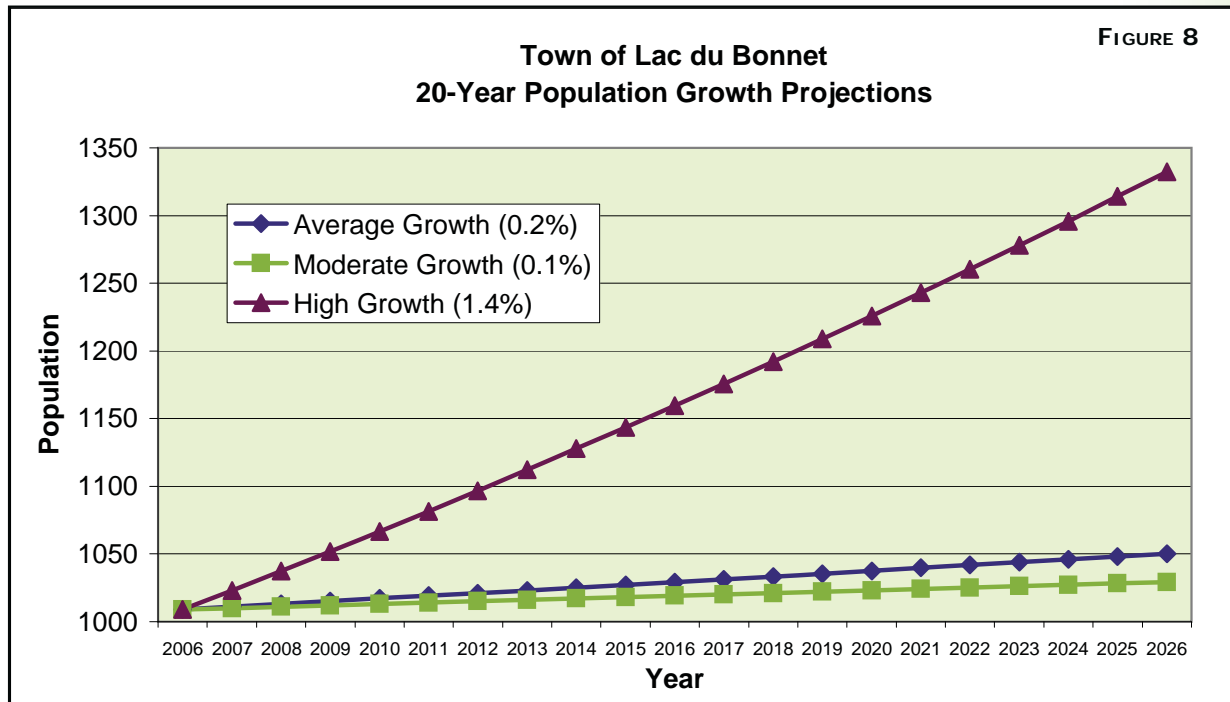


www.iwalktoschool.org/photos/view.cfm?photo=us_mt_bozeman_emily3



www.lacdubonnet.com/tourism.html





In order to determine potential population growth over the next twenty years, three projections resulting from an average, moderate, and high growth rate were calculated for both the Town and the Rural Municipality of Lac du Bonnet. It should be noted that the Town and the RM have traditionally experience separate population growth trends, and because of this the following population projections are separated out for the Town and the RM. These three scenarios result in a projected population increase, within the Town of Lac du Bonnet, of 41; 20; 323 more people by the year 2026. With an average of 2.0 persons per dwelling unit, this means a need for an additional 21; 10; and 162 dwelling units within the Town by the year 2026. Within the Rural Municipality these three scenarios result in a projected population increase of 552; 829; and 2169 more people by the year 2026. With an average of 2.3 persons per dwelling unit, this means a need for an additional 240; 360; and 943 dwelling units throughout the RM by the year 2026. Taking into account that the typical dwelling unit within the RM is on a 20,000 square foot lot (as per the zoning by-law) this results in the need for an additional 110; 165; and 433 acres of additional land designated for residential development (not taking into account land for roadways or land dedication). These projections are taken into consideration when determining the amount of land should be allocated and designated for future residential land use.

Since the Lac du Bonnet Planning District area has historically experienced steady low growth, a twenty-year projection utilizing the calculated moderate growth rate is considered appropriate to provide direction for the plan. Future development plans will be reviewed and updated approximately every five years, and at that time projections should be recalculated with available up to date data to ensure ongoing accuracy of the projections. It should be noted that the above mentioned population projection scenarios are based on a statistical “straight line” projection utilizing a compounded annual growth rate, and does not include fertility rates, migration or immigration trends, or economic factors. Arguably, the projections could be much higher taking into consideration an ageing baby boomer population that are retiring from the workforce and seeking the recreational lifestyle that Lac du Bonnet has to offer. The projections could be higher still if we take into consideration the potential economic and major capitol ventures planned around the Planning District that could bring an additional permanent working population. These ventures include, Manitoba Hydro’s modernization to the Point du Bois generating station, which will demand up to 425 workers during construction years, as well as other companies associated with the mineral and logging industry, interested in locating to the area and bring with them potential residents.

PART THREE: GENERAL POLICY DIRECTION

3.1 COMPLETE COMMUNITIES

Social factors form the basis of a complete community. An “unhealthy” community struggles to attain economic well-being and a sense of community. Likewise, without a strong sense of community and economic base, a community will likely not be able to develop a strong social base. These factors are all inter-linked and reliant upon an approach that recognizes each is dependent upon the other.



www.iwalktoschool.org/photos/view.cfm?photo=us_az_josephcity_elem3
Versi L. Connesero and Beretta Perkins

OBJECTIVES

- To foster increased economic development in order to promote additional employment and to strengthen the local economy.
- To improve both programmed and un-programmed recreation opportunities throughout the community.
- To improve the quality of life for the residents of the community.



www.tndwest.com/victoriagardens.html

POLICIES

3.1.1 ECONOMIC DEVELOPMENT

Intent: To encourage the expansion of existing businesses and the establishment of new business opportunities in order to increase local employment opportunities and a healthy business climate.

Policy: The Planning District and its member municipal councils will encourage initiatives that strengthen the business sector, contribute to economic growth and local employment opportunities. Such initiatives might include, but are not limited to, the expansion of existing businesses.



www.swagroup.com/

3.1.2 DIVERSIFY TOURIST ECONOMY

Intent: To encourage off-season or “shoulder-season” activities and business that will help to support the local economy during slower months, typically the fall and winter seasons.

Policy: The Planning District and its member municipal councils will support year-round tourist oriented and community activities that facilitate economic activity throughout the year.



www.pps.org/great_public_spaces/one?public_place_id=855&type_id=3#

3.1.3 IMPROVE RECREATION OPPORTUNITIES

Intent: To provide an improved variety of recreational opportunities throughout the community.

Policy: The Planning District will continue to address the changing recreational needs, and seek measures to minimize the potential for conflict with other land uses.



www.tndwest.com/victoriagardens.html

3.1.4 PUBLIC RESERVE LAND

Intent: To provide public reserve land, and access to that land, for public parks, trails, beaches, and other recreational uses

Policy: A public open space reserve dedication may be required as a condition of approval for a subdivision. Where public reserve land intended for public recreation uses (e.g. park, trail, beach, boat launch, etc) is proposed within a new subdivision, appropriate access to that public reserve land shall be provided. In addition, efforts should be made to provide adequate access to existing public reserve land that is intended for public recreational uses.



www.iwalktoschool.org/photos/view.cfm?photo=us_az_williams_2
Doris Ann Mertz

3.1.5 COMMUNITY SOCIAL ISSUES

Intent: To ensure that social issues are addressed in order to improve the quality of life for Lac du Bonnet residents.

Policy: The Planning District, and its member municipal Councils, will encourage and facilitate community social initiatives to ensure that social issues within the community are recognized and addressed.



Courtesy of Lac du Bonnet Planning District

3.1.6 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Intent: To help foster safer buildings and sites, in both urban and rural areas throughout the Planning District.

Policy: Developments will be encouraged to follow the principles of Crime Prevention Through Environmental Design (CPTED). These include:

- (a) Reinforcing territorial control by creating a sense of ownership and responsibility for land and buildings;
- (b) Ensuring natural surveillance by encouraging unimpeded sightlines, natural surveillance for adjacent buildings, and by encouraging increased use of spaces by legitimate users;



www.tndwest.com/victoriagardens.html



www.newenglandfutures.org/media/photos/CornishAssociates_MashpeeCommons

- (c) Ensuring natural access control by clearly defining entrances and exists to buildings and public spaces, and by limiting entrances and exists to private spaces.
- (d) Ensuring building and site maintenance by creating a sense of ownership and responsibility for buildings and sites.

3.1.7 SITING OF NEW BUILDINGS

Intent: To minimize the impact of new buildings and/or structures on adjacent properties.

Policy: While minimum standards addressing the siting of new buildings are specified within the zoning by-law, the Planning Board encourages developers to consider the impact on adjacent properties and scenic views, and, site new buildings in a manner that minimizes the impact of blocking views of parks, as well as natural landscaped areas, and minimize shadowing on adjacent properties.

3.1.8 DESIGN GUIDELINES

Intent: To ensure a high standard of building and site design in the Planning District.

Policy: New or expanding commercial, industrial, institutional, and multiple-family residential developments should consider the following design criteria:

- (a) Exterior finishing materials should be high quality, durable and attractive;
- (b) Consideration should be given to whether the proposed building design maintains the character of surrounding area;
- (c) Mechanical equipment, outdoor storage, garbage collection areas should be screened from view of public areas;
- (d) The building footprint should attempt, wherever possible, to preserve existing on-site trees or natural features;



www.herveybaybeachhouse.com/index.php?cat=4



www.emeryvillagebia.ca/index.php?id=4



www.visitkc.com/mediaroom/ImageLibrary/Country_Club_Plaza_004_AA_LR.jpg



www.flickr.com/photos/dlbdiba/135004049/



picasaweb.google.ca/lacdubonnet.info/LacDuBonnetManitobaCanada/photo#5104942661305985250

- (e) The large expanse of solid wall of buildings should be avoided by applying building articulation and architectural features that “breaks-up” the wall into smaller segments;
- (f) Main entrance points should be accentuated through landscaping, signage, lighting, and other architectural measures;
- (g) Parking areas should incorporate landscaping, fencing and other site treatments in order to avoid large expanses of paved areas, and to improve the appearance of lots and contribute to a positive street edge.



Courtesy of S+M+M

3.2 NATURAL RESOURCES

The Lac du Bonnet Planning District is home to a variety of natural settings, habitats, and wildlife, which all contribute to the natural beauty and attractiveness of the area. The Planning District recognizes that the natural environment follows natural processes that transcend political boundaries, and that human activities can negatively affect it. Planning for future development also means taking steps to protect, and wherever possible, enhance the natural environment.



picasaweb.google.ca/lacdubonnet.info/LacDuBonnetManitobaCanada/photo#5104942304823699138

OBJECTIVES

- To be proactive in addressing environmental issues.
- To preserve and enhance the diverse natural systems and conserve environmentally sensitive areas found throughout the Planning District.
- To mitigate potential damage to various natural habitat areas.
- To minimize impacts of development on aquatic ecosystems, wetland environments, and riparian areas.
- To incorporate environmental considerations as an integral part of assessing growth.



Courtesy of Lac du Bonnet Planning District

POLICIES

3.2.1 WATER QUALITY

Intent: To protect water quality from developments or activities that may have a detrimental effect on water quality, fish and riparian habitat, due to runoff of sediments or contaminants into a waterway, or leaching of contaminants into groundwater.

Policy: The Planning District Board and/or its member Municipal Councils will discourage activities in the area upstream of major waterways which may pollute the water, and will require the developer to manage potential contaminants to the greatest extent possible by:

- (a) Providing suitable separation distances and/or containment systems between developments and significant waterways;
- (b) Implement best management plans to address runoff of sediments and/or contaminants into storm water drains and other drainage infrastructure.

3.2.2 RIVERBANK PROTECTION

Intent: To minimize the erosion of banks and the resulting sedimentation of the drainage system.

Policy: Development shall be carried out in such a manner as to minimize the erosion of soils and disturbance of riverbank stability.

3.2.3 FLOOD HAZARD AREAS

Intent: To minimize risk to life, health, or safety, and to maintain an appropriate level of protection for buildings and structures within flood hazard areas.

Policy: The construction of new structures and / or buildings shall not be permitted within flood hazard areas, unless adequate flood protection measures are implemented. Only flood protection measures designed by a professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted.

3.2.4 LAND EROSION HAZARD AREAS

Intent: To minimize risk to life, health, or safety, and to maintain an appropriate level of protection for buildings and structures within land erosion hazard areas.



Courtesy of S+M+M



Courtesy of S+M+M



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District

Policy: Activities or construction of new structures and / or buildings shall not be permitted where it will accelerate or promote erosion or bank instability, unless adequate erosion control or bank stabilization measures are implemented. Only erosion control or bank stabilization measures designed by a professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted.

3.2.5 RIPARIAN AREA PROTECTION

Intent: To protect riparian areas in support of maintaining and enhancing fish and aquatic habitat.

Policy: In order to protect riparian habitat found throughout the Planning District, where new development (i.e. subdivisions, construction of structures, soil excavation, etc.) is proposed to take place adjacent to a waterway or water body, the Planning District Board and / or its member municipal councils may require a buffer strip of undisturbed native vegetation to be maintained along the affected waterway.

In determining the need for, or amount of, a riparian buffer strip, applicable development applications should be forwarded to the Department of Fisheries and Oceans Canada (DFO), Manitoba Conservation and Manitoba Water Stewardship for comments.

This policy is not intended to apply to the use of land for agriculture crop production, forage production or grazing. Producers will be encouraged to use beneficial management practices to protect water quality.



Courtesy of NPS



Courtesy of NPS

3.2.6 PROTECT NATURAL ENVIRONMENT AREAS AND WILDLIFE HABITAT

Intent: To maintain and enhance existing natural environment and wildlife habitat.

Policy: The Planning District Board and/or its member Municipal Councils will encourage the protection of natural areas and habitats from incompatible or potentially incompatible land use activity where:

- (a) Rare or endangered flora or fauna have received provincial designation and protection under either the *Manitoba Endangered Species Act* or the *federal Species at Risk Act*;
- (b) Lands have been designated as protected under the Protected Areas Initiative;
- (c) Lands have been designated as wildlife management area, Provincial Park, ecological reserve, or wildlife refuge;
- (d) Other sensitive wildlife or aquatic habitat, ecologically significant areas have been identified; or
- (e) Private lands that have been voluntarily protected by landowners under *The Conservation Agreements Act*.



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District



Courtesy of Fort Whyte Alive

3.2.7 ENVIRONMENTAL STEWARDSHIP

Intent: To encourage actions that lead to the enhancement of the environment.

Policy: The Planning District and/or its member Municipal Councils will promote an environmental ethic concerning the value of reducing, reusing and recycling resources and will encourage lifestyles and development that contribute to the enhancement of environmental quality.

3.2.8 ENVIRONMENTAL CONSULTATION

Intent: Environmentally sensitive areas should be protected from new development or activities that may result in environmental degradation.



Courtesy of Lac du Bonnet Planning District

Policy: The Planning District and/or its member Municipal Councils shall seek advice from applicable provincial and federal government departments, having jurisdiction over environmental areas and issues prior to approving any development applications that may affect environmentally sensitive areas.

3.2.9 AGGREGATE AND MINERAL RESOURCES

Intent: To protect aggregate resources from incompatible uses until such time as they have been extracted.

Policy: In order to balance the provision of aggregate and mineral resource development, and the interests of the community, the following shall apply:

- (a) The exploration, development, production and termination of all aggregate resources shall be undertaken in a manner that is environmentally safe, does not contaminate the groundwater.
- (b) Areas of known or potential aggregate resources should be limited to non-intensive agriculture, temporary uses or other uses that will permit access to the resources.
- (c) Areas identified by the Manitoba Department of Innovation, Energy & Mines as being high aggregate resource potential, should be protected from incompatible and potentially incompatible land uses that would restrict exploration and development.
- (d) Areas identified by the Manitoba Department of Innovation, Energy & Mines as being medium aggregate resource potential may accommodate incompatible and potentially incompatible land uses following review by the Manitoba Department of Innovation, Energy & Mines.
- (e) Residential uses shall not be located within 500 meters of an active quarry or mine.
- (f) Aggregate and mineral extraction will be allowed in all designated areas and will be listed as a conditional use in the appropriate zones within the zoning by-law.
- (g) Rehabilitation of a site shall be required after aggregate and mineral extraction has been completed, to ensure that the land is left in a useful condition.



Courtesy of Lac du Bonnet Planning District



www.lakesuperiorgeology.org/2002_annual_meeting/LSG_2002_Annual_Meeting.html Peter Hinz



Courtesy of Lac du Bonnet Planning District



picasaweb.google.ca/lacdubonnet.info/LacDuBonnetManitobaCanada/photo#510494227514287698

3.3 HERITAGE AND CULTURAL RESOURCES

Local heritage and cultural resources are of great importance as a link to a community's past, and to establishing a community's identity. These resources range from archaeological sites, to historic sites, and to buildings of noteworthy architecture or of significance to the local history. A concern of this community is that these sites may deteriorate over time, or be destroyed to make way for future development. The preservation of these sites is therefore important to the benefit of future generations.



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LacDuBonnetManitobaCanada/photo#5104942390723045250*

OBJECTIVES

- To promote the identification of sites, structures and resources that have cultural, historical and/or archaeological significance, in order to ensure that valuable community heritage resources are not lost or destroyed.
- To protect historical resources from uses or activities that would endanger their preservation.
- To increase the public awareness of Lac du Bonnet's cultural and heritage resources.



www.lacdubonnet.com/town/index.html

POLICIES

3.3.1 DESIGNATION

Intent: To promote the designation, protection, and restoration of heritage resources.

Policy: Historical, architectural and archaeological investigations to further determine the extent and significance of these resources will be encouraged. The establishment of heritage committees and heritage by-laws will also be encouraged.



Courtesy of Lac du Bonnet Planning District

3.3.2 DEVELOPMENT OF DESIGNATED SITES

Intent: To help ensure that development will not endanger cultural or heritage assets.

Policy: The subdivision or development of sites that have been formally identified, or, are in the process of receiving formal Municipal or Provincial heritage designation, may be considered only after consultation with the appropriate government agencies to determine if the site or area can be developed without endangering the heritage resources.



Courtesy of Lac du Bonnet Planning District

3.3.3 ADJACENT DEVELOPMENT

Intent: To help ensure development that is to be located adjacent to recognized cultural or heritage sites is compatible with the character of the cultural or historic site.

Policy: Recognized cultural heritage resources shall be protected from incompatible, or potentially incompatible, land uses or developments that may threaten their integrity or operation.

3.4 TRANSPORTATION

In addition to an all weather municipal road system the Planning District contains several provincial roads and trunk highways which are the areas main linkages for moving people and goods across the community. Since transportation systems are highly important to a community, efforts should be made to maintain them and enhance their functionality.

OBJECTIVES

- To encourage the efficient and logical hierarchy of streets throughout the District, which appropriately serve the adjacent land, and uses.
- To ensure that developments adjacent to provincial highways and urban roadways do not adversely affect the safe and efficient movement of traffic.

POLICIES

3.4.1 PROVINCIAL HIGHWAYS

Intent: Provincial highways should be protected from new development that could create traffic interference and unduly impair the capability of these routes to carry traffic safely and efficiently.

Policy: Where a proposed development is adjacent to a provincial highway system, the development proposal shall be referred to Manitoba Infrastructure and Transportation for review and comment prior to approval. Where a proposed development is within the control areas adjacent to the provincial highway system the development proposal shall require approval from Manitoba Infrastructure and Transportation and/or the Highway Traffic Board.



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LacDuBonnetManitobaCanada*



Courtesy of Manitoba Conservation



www.flickr.com/photos/n0wak/577795788/

3.4.2 HIGHWAY PROTECTION

Intent: To ensure the efficient and safe functioning of highways under provincial jurisdiction, and to limit development that may adversely affect the capability of a provincial highway to move traffic safely and efficiently.

Policy: In areas where new development is permitted within close proximity to a provincial highway, the following shall apply:

- (a) Land uses and land development proposals will be of a type that is compatible with the function of the highway. Proposed developments that may have a detrimental impact on safety, and/or efficient operation of the provincial highway system shall not be permitted unless mitigation measures suitable to the Province of Manitoba are incorporated;
- (b) New development, or subdivision of land, will not be permitted on land that is identified for highway widening, unless provisions suitable to Manitoba Infrastructure and Transportation are made to accommodate future widening.
- (c) The clustering of uses, such as commercial development, shall be encouraged in order to reduce the number of access connections;
- (d) Where developments border one side by a major transportation corridor or facility such as a highway or rail line, any new development shall be directed to the same side of a corridor to maintain maximum safety conditions by eliminating unnecessary cross-corridor movements;
- (e) Where appropriate, new development along a highway should use a frontage or service road for access / egress.
- (f) The cost of any access and/or intersection improvements and/or traffic controls identified in the traffic impact study as a result of the proposed development shall be the responsibility of the developer and will be implement to the satisfaction of the affected municipality and the authority having jurisdiction over the affected highway;



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- (g) Where a site is adjacent to a highway under provincial jurisdiction, approval of the Provincial Authority having jurisdiction for any new, modified, or relocated driveway, or any change in use of an existing driveway, will be required;
- (h) Proposed developments that result in a series of lots requiring direct access to the provincial highway system will not be permitted.

3.4.3 TRAFFIC IMPACT STUDY

Intent: To maintain the safe and efficient functioning of major transportation routes.

Policy: Proposed developments that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway or street system may require a traffic impact study identifying issues and solution based on guidelines as set out by Manitoba Infrastructure and Transportation. Only a traffic impact study prepared by a professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted. Where a development is adjacent to a provincial highway, the study shall also be referred to Manitoba Infrastructure and Transportation for review and comment prior to approval.

3.4.4 ROADWAY ACCESS

Intent: To ensure that new developments have adequate access to a roadway.

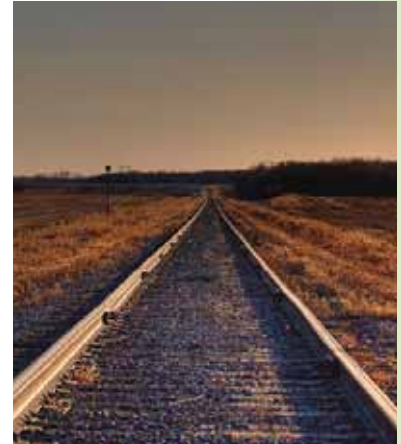
Policy: Appropriate provisions will be taken with regard to the provision of road access to service new developments including:

- (a) New proposed developments or lots should have road frontage along an all-weather municipal road or provincial highway.
- (b) New proposed subdivisions should have two points of access to facilitate safe traffic circulation and allow for adequate emergency access.
- (c) In cases where topographical constraints, design limitations or the overall safety and functionality of the regional and local road hierarchy make adherence to 3.4.4 (a) and 3.4.4 (b) unreasonable, alternative design options will be implemented at the discretion of the Municipality and to the satisfaction of the Approving Authority and any Provincial interest.

3.4.5 DEVELOPMENT OF ROADWAYS

Intent: To help ensure that roadways are developed in accordance with municipal standards.

Policy: New proposed municipal roadways needed to provide access to new lots within subdivisions, along with related structure such as street lights and traffic control devices, shall be planned and designed in order to service both existing and future requirements, and, in accordance with applicable standards. The provision of these roadways will be subject to a development agreement between the Municipality and the developer, in accordance with provisions of The Planning Act.



www.flickr.com/photos/jlaustin/463495771/

3.4.6 LAND ADJACENT TO THE AIRPORT

Intent: To ensure development adjacent to airports are compatible.

Policy: Development of land around existing airports that could negatively impact airport operations will generally not be permitted. Where a proposed development is adjacent to the airport, adjacent to or within the airport flight path, the development proposal shall be referred to Transportation Canada for review and comment prior to approval.



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3.5 UTILITIES AND SERVICES

Utilities and services represent a significant community investment and are necessary for the functioning of developed areas in the Planning District. Services such as water, sewer collection, and land drainage are also necessary to the safe and healthy operations of the community, as such provisions must be made to the installation and protection of these services in new developments.

OBJECTIVES

- To encourage orderly and cost efficient installation of utilities and services
- To ensure appropriate levels of essential utilities and services for the health and well being of residents of the Planning District.

- To ensure that the level of servicing provided does not adversely affect natural systems, habitat, or the environment.
- To encourage innovative technologies that contribute to sustainable development and resource management.

POLICIES

3.5.1 COORDINATION OF INSTALLATION

Intent: To make the most efficient use of available space within rights-of-ways, and to minimize interference with / or disruption of other services or systems.

Policy: The design and construction of various roadways, utilities and other services will be coordinated among the various transportation departments, utility providers, and service departments.

3.5.2 STAGED DEVELOPMENT & SERVICES

Intent: To minimize costs of installing, operating and maintaining various utilities and services.

Policy: In areas where multi-lot developments are being proposed, the Planning District Board and/or its member Municipal Councils may require a staging program for the development of the area, including a staging program for the installation of the various utilities and services.

3.5.3 STORMWATER AND DRAINAGE

Intent: To help ensure that the impact of development is considered in relation to stormwater drainage systems.

Policy: Where undeveloped areas in the Planning District are being developed, a special drainage study and storm drainage plan may be required from the developer, showing the expected impact on existing drainage systems and surrounding properties, and, the proposed method of addressing future drainage. The provision of on-site drainage and water retention systems will be required, unless alternatives acceptable to the relevant approving authorities are put forth.



Courtesy of Lac du Bonnet Planning District



Courtesy of Manitoba Conservation



www.flickr.com/photos/52289455@N00/53974660/

3.5.4 ESSENTIAL MUNICIPAL INFRASTRUCTURE

Intent: To ensure that essential municipal infrastructure is provided for new developments.

Policy: Development proposals may not be approved where adequate water supply, sewage collection system, stormwater and drainage system, roadways and communications cannot be provided, or extended, to the subject property or properties.

3.5.5 LAND SERVICING STUDIES

Intent: To determine the potential impact of new development on municipal infrastructure.

Policy: Where new development is proposed, additional analysis may be required to identify the impact of development on municipal infrastructure and outline measures to mitigate this impact. This analysis may include, but is not limited to, storm water management, drainage analysis, soil suitability analysis, water modeling and treatment analysis, sewer capacity, and /or sewage lagoon capacity. Generally, any additional analysis will be at the expense of the developer. However, in situations where additional analysis may be of benefit to the entire community, the Planning District Board and / or its member Municipal Councils may consider sharing the cost.

3.5.6 RURAL WATER AND SEWER REQUIREMENTS

(OUTSIDE OF THE URBAN DEVELOPMENT BOUNDARY)

Intent: To provide water and sewer services that protect human and environmental health.

Policy: Appropriate provisions will be taken with regard to the provision of suitable water supply, and sewer collection systems to service rural development including:

- (a) New rural developments shall be required to have access to an adequate supply of potable water; and provide holding tanks or other sewer technology that will not pollute the ground water and does not pose a detrimental threat to the environment.
- (b) Septic fields, or other sewer systems that may result in pollution to the groundwater or natural environment shall not be permitted;

- (c) Where sewer from a particular business or industry may generate unusual problems for sewer collection or treatment systems, an engineering review may be required, along with specialized pre-treatment installations to deal with any unique sewer problems;
- (d) Multiple lot, or multiple dwelling unit, developments in rural un-serviced areas may be allowed to use individual water supply and sewer disposal systems, provided that the density of development is conducive to the use of such systems, that holding tanks will be used for individual sewer systems, and that no unacceptable problems for groundwater will be created;
- (e) Existing developments that are not located in close proximity to public services, and which have low volume requirements for water supply or sewer disposal may be allowed to develop small-scale water supply and sewer disposal systems, subject to any approval that may be required by the applicable provincial department, in order to address environmental issues.

3.5.7 URBAN WATER AND SEWER REQUIREMENTS (AREAS WITHIN THE URBAN DEVELOPMENT BOUNDARY)

Intent: To provide urban water and sewer services that protects human and environmental health.

Policy: Appropriate provisions will be taken with regard to the provision of suitable water supply, and sewer collection systems to service urban development including:

- (a) New urban developments shall be required to connect to municipal water supply and sewer collection systems;
- (b) Where municipal water and/or sewer systems are not available, new urban developments shall be required to extend and/or upgrade services at the developer's costs;

- (c) New urban developments shall not be permitted where municipal water and/or sewer services are not available, and extension of services are not practical or possible;
- (d) Where sewer from a particular business or industry may generate unusual problems for sewer collection or treatment systems, an engineering review may be required, along with specialized pre-treatment installations to deal with any unique sewer problems.

3.5.8 SERVICE CONNECTIONS IN DEVELOPED AREAS

Intent: To provide for connections to water and/or sewer and stormwater systems in existing and new developments.

Policy: Where municipal water and/or sewer and stormwater systems are provided within any developed area, new developments will be required to connect to these services at the time of development unless acceptable alternatives can be demonstrated as feasible to the satisfaction of the designated approving authority. In the case where communal systems are available, but are not municipally owned and operated, new developments will be encouraged to connect to these systems at the time of development.

3.5.9 CONSERVATION

Intent: To encourage sustainable development and resource management.

Policy: The use of innovative technology and development practices that promote the conservation of precious energy and water resources will be encouraged. This includes, but is not limited to, the use of alternative energy sources such as solar and geothermal energy, the use of recycled materials, and the installation of composting and grey water systems in homes and commercial buildings.

PART FOUR: COMMUNITY LAND USE PLAN

Land Use Policy Maps One and Two are intended to show the general location and intensity of existing and future land use throughout the Planning District.

Boundaries between different land use categories are general and are not to be taken as precise, and do not necessarily conform to property lines, in order to provide the Planning District Board some latitude in decision making with respect to land use.

4.1 LAND USE DESIGNATIONS

The land use designations provide a policy framework for guiding land use and services in keeping with the Development Plan objectives. Zoning By-laws and other regulatory by-laws provide a means of implementing the land use policies. The land use designations are summarized below.

AGRICULTURAL

Rural land, located outside the Urban Development Boundary, that is reserved for farming and for agro-industry uses that serve and support agriculture. While some existing non-agricultural uses can be found in this category (such as gravel extraction, or rural residences) the intention of this category is to provide a stable, long-term land base for agriculture.

RESORT

Rural land, located outside the Urban Development Boundary, that is reserved for various residential uses, including seasonal cottaging, and recreation related uses, with rural water and sewer services.

RURAL RESIDENTIAL

Rural land, located outside the Urban Development Boundary, that is reserved for rural residential land uses on large lots and small acreages, with rural water and sewer services.

RESIDENTIAL

Urban land that is reserved for residential uses on smaller lots that are located within the Urban Development Boundary, and are serviced by urban water and sewer services. This category may include single-family residential (detached houses) or multiple-family residential (such as cluster housing or townhouses).

COMMERCIAL

Urban land that is reserved for commercial uses that are located within the Urban Development Boundary, and are serviced by urban water and sewer services. This category may include offices, retail, and commercial services.

INDUSTRIAL

Urban land that is reserved for industrial uses that is located within the Urban Development Boundary, and is serviced by urban water and sewer services. This category may include light manufacturing, warehousing, storage of materials and equipment, and related activities.

INSTITUTIONAL

Urban land that is reserved for public and private institutional sites that is located within the Urban Development Boundary and is serviced by urban water and sewer services. This category may include cultural, educational, and other services and facilities that benefit the community as a whole.

PARK & RECREATION

Land that is reserved for public, passive or programmed, indoor and outdoor recreational opportunities.

NATURAL RESOURCE

Land that is reserved for the retention and protection of the natural environment.

4.2 AGRICULTURAL

The agricultural industry has been an important component of the region's economic activity. According to the Canada Land Inventory there are no lands within the Planning District that have Class 1 soil, and, the soils vary considerably throughout the entire Planning District ranging from Class 2 to Class 7. The majority of the prime agricultural lands and farming operations are located west of the Winnipeg River, however there are some prime agricultural lands east of the Winnipeg River. The purpose of the AGRICULTURAL designation is to ensure that an inventory of appropriate rural lands, currently used, or with potential, for agricultural purposes, remain for future farming, and farming related activities.

OBJECTIVES

In addition to the general objectives described in PART THREE, the following objectives are established:

- To protect and promote the development of the agricultural industry in the Planning District.
- To prevent incompatible land uses, such as rural residential or resort development, from unduly restricting agricultural operations.
- To promote activities and uses that support and enhance the agriculture industry.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.2.1 USE

Intent: To preserve and enhance agricultural operations within the Planning District, and to protect existing agricultural areas from non-agricultural development.

Policy: AGRICULTURAL areas shall be reserved for a wide range of farming activities, which may include but are not limited to: livestock operations, grazing, mixed farming, crop production and agricultural related uses. Where appropriate, AGRICULTURAL areas may also be used to support non-agriculture uses as outlined in Policy 4.2.6.

4.2.2 LOCATION

Intent: To encourage agricultural activities in areas best suited for agricultural uses, and, to promote an orderly arrangement of land uses throughout the community.

AGRICULTURAL
RESORT
RURAL RESIDENTIAL
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
PARK & RECREATION
NATURAL RESOURCE



Courtesy of S+M+M



www.manitobafarms.net/en/?view=pictures



www.flickr.com/photos/nikonorse/1041121882/

Policy: All new agricultural uses will be required to locate within land use areas designated as AGRICULTURAL, as indicated on Land Use Policy Maps One and Two.

4.2.3 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

Policy: The servicing of AGRICULTURAL land uses shall be in accordance with the rural water and sewer requirements set out in Section 3.5.

4.2.4 SUBDIVISION OF AGRICULTURAL LAND

Intent: To encourage the preservation of continuous tracts of agricultural land, and to minimize the fragmentation and encroachment of non-farm related uses.

Policy: Generally, agriculture parcels should be of a large size (eg. 80acres) in order to support viable farming operations. In some instances the subdivision of smaller parcels may be permitted where:

- (a) It results in a home site severance parcel for a retiring farmer (see section 4.2.5);
- (b) It is intended to create a property for an agro-industry development;
- (c) A parcel of land has been physically separated (i.e. by a railway line, waterway, drain, roadplan, etc.) from the balance of the larger agricultural holding that consolidation with adjacent holdings is not reasonable, and, where the separated parcel cannot be reasonably used for any other agriculture purpose;
- (d) Where for farm business purposes, such as incorporation or mortgaging, it is necessary to establish a separate residential site for the farm residence; or

AGRICULTURAL

RESORT

RURAL RESIDENTIAL

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

PARK & RECREATION

NATURAL RESOURCE



Courtesy of S+M+M



Courtesy of S+M+M



Courtesy of S+M+M

4.2.5 HOME SITE SEVERANCE

Intent: To allow for subdivision of a farm home site for a farmer who is retiring, and wishes to sell the farm but remain on the farmstead.

Policy: The subdivision of a farm home site within the AGRICULTURAL designation may be supported in accordance with all the following:

- (a) Not more than one additional title may be created where the land is subdivided out of a quarter section (160 acres);
- (b) Consists of an existing farmstead site defined by the existing physical features (buildings, shelter belt, septic field, etc.);
- (c) Should have legal and direct access to an all-weather municipal road or provincial highway;
- (d) Shall meet the servicing requirements set out in section 4.2.3;

4.2.6 NON-AGRICULTURAL USES

Intent: To manage the development of non-agriculture commercial and industrial uses in the AGRICULTURAL areas.

Policy: Certain commercial and industrial uses that require a rural location may be allowed to locate within AGRICULTURAL areas provided they do not conflict with existing agricultural uses and are directed away from prime agricultural lands. The establishment of such uses shall require a re-zoning to an appropriate commercial or industrial zone as identified in the Zoning By-law. The establishment of such uses may be considered based upon the following:

AGRICULTURAL

RESORT

RURAL RESIDENTIAL

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

PARK & RECREATION

NATURAL RESOURCE



www.farmequipmentunlimited.com/chiltontractor/nh14loader.jpg



Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District

- (a) Certain industries may need to be near a specific resource of facility such as, but not limited to, gravel crushing, bio-diesel plants, etc;
- (b) The need to separate a specific development from urban areas because of the potential danger to public safety or nuisance associated with the operation of the proposed development;
- (c) Commercial or industrial uses that require larger site areas not available in the urban areas or uses that would be better suited to a rural area or population.

4.2.7 AGRO-INDUSTRY POLICIES

Intent: To provide for agro-industry developments which directly serve farming activities or which process agricultural produce or products.

Policy: Agro-Industry developments may be allowed within AGRICULTURAL designated areas, through approval of a Conditional Use Application, in accordance with the following:

- (a) The types of development to be allowed within these areas are limited to uses that are directly related to agriculture;
- (b) Areas where there is significant risk of groundwater contamination will be avoided, unless adequate provisions are taken to mitigate the risk;
- (c) Developments proposed within these areas will be compatible with other nearby developments, with regard to factors such as hazardous storage operations, nuisance factors and aesthetic factors;
- (d) The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways;
- (e) Where possible Agro-Industry developments should be directed away from prime agricultural land;

AGRICULTURAL

RESORT

RURAL RESIDENTIAL

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

PARK & RECREATION

NATURAL RESOURCE



www.factoryfarm.org/resources/photos/sustainable/4-07.php



www.factoryfarm.org/resources/photos/sustainable/4-07.php



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- (f) Where an Agro-Industry development is being proposed, it should be located adjacent to existing Agro-Industry, commercial, or industrial developments, and should be encouraged to utilize a common highway access point, incorporate an internal road system and/or utilize adjacent road systems;
- (g) Agro-Industry developments should not be located within or in close proximity to rural settlement centres, rural residential clusters, unless it can be demonstrated that such development will not create a nuisance or hazard to nearby developments;
- (h) Agro-Industry uses shall be listed as a “conditional use” in all subsequent agriculture zones in the corresponding Zoning By-law and therefore subject to the approval of a conditional use permit by Council; and
- (i) The amount of land used for agro-industrial use is appropriate to the intended use and is not wasteful of agricultural land.

4.2.8 LIVESTOCK OPERATIONS

Intent: To provide opportunity for new livestock operation development, and, to accommodate existing livestock operations found throughout the Planning District.

Policy: The following shall apply to all livestock operations:

- (a) All expansions and new livestock operations shall be permitted only on land designated as AGRICULTURAL as indicated on Land Use Policy Maps One and Two.
- (b) All expansions and new livestock operations resulting in a size greater than 200 Animal Units (A.U.) shall be listed as a conditional use in the Zoning By-law, and shall require approval of a conditional use order to establish.
- (c) New and expanded livestock operations will be required to meet setbacks as established in the Zoning Bylaw, which are based on requirements outlined in Manitoba Regulation No. 193 / 2005. It should be noted that the setback regulations are intended to be mutual between livestock operations and non-agriculture uses.

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- (d) To provide additional protection to urban settlement areas, riparian and natural habitat areas, and potential hazardous lands, the siting of livestock operations, shall not be permitted:
- (i) Within 3500 meters of the urban area, which is defined by the Urban Development Boundary, indicated on Land Use Policy Map Two. Expansion of existing livestock operations within this area can be considered through the approval of a conditional use application;
 - (ii) Within areas that have been designated as wildlife management area, Provincial Park, ecological reserve, or wildlife refuge;
 - (iii) On soils with an agricultural capability of Class 6, 7 or unimproved organic soils as described under the Canada Land Inventory (at a scale of 1:50,000 or better);
 - (iv) In areas where there is significant risk of groundwater contamination, unless adequate provisions are taken to mitigate the risk;
- (e) In order to prevent any measurement disagreement, and to ensure compliance to the Development Plan and Zoning By-law, confirmation of required separation distances and setbacks for new or expanded livestock operations, and all associated structures, may be required by the Planning Board or its member Municipal Councils. A Manitoba Land Surveyor shall complete the confirmation of these distances, and all costs associated will be the responsibility of the applicant.
- (f) Livestock operations shall be managed in a manner that minimizes offensive odours and the potential for pollution of soils, groundwater, and surface water. This may include incorporating treed shelterbelts around livestock operations, and / or the most current odour reducing technology as recommended by the Province of Manitoba.

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- (g) To encourage greater public awareness of proposed livestock operation proposals, the Planning District Board and / or its member Municipal Councils shall contact owners of property, shown on the assessment roll as being within 3000 meters of the affected land, by regular mail, after an application is made for a new or expanding livestock operation being 300 A.U. in size or greater. Where a proposed livestock operation results in a size greater than 200 A.U., but less than 300 A.U., notification shall be sent by regular mail to property owners, shown on the assessment roll as being with 100 meters of the affected land, after an application is made.
- (h) Livestock operations and associated structures located in areas subject to flooding shall be constructed at a suitable level as designated by a professional engineer.

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4.3 RESORT

The primary purpose of the RESORT designation is to accommodate existing residential “cottage” properties found throughout the rural areas, and to provide opportunity for new residential and recreational related properties and uses that are compatible with the rural area.

OBJECTIVES

In addition to the general objectives outlined in PART THREE, the following objectives are established:

- To address the demand for future residential and recreational opportunities within the Planning District.
- To support contiguous development that is compatible with the adjacent land uses.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.3.1 USE

Intent: To permit and enhance cottage, residential and recreational related uses and pursuits as to promote an orderly arrangement of land uses throughout the community.

Policy: RESORT areas may only be used for low density or single family residential uses, recreational activities, or associated small-scale commercial uses such as, but not limited to, convenience commercial (i.e. service station, restaurant, boat rentals), recreational resorts, and commercial tourist accommodations. (Intensified residential uses along waterways, on existing developed land within existing subdivisions, should not be considered until the appropriate studies are completed).

4.3.2 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

Policy: The servicing of RESORT land uses shall be in accordance with the rural water and sewer requirements set out in Section 3.5.

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www.ballwin.mo.us/ballwin_golf.html

4.3.3 NEW NON-RESIDENTIAL DEVELOPMENT

Intent: To manage the development of non-residential uses in the RESORT areas.

Policy: The development and/or subdivision of land for non-residential purposes including small-scale service commercial, recreational activities, commercial tourist accommodations and essential institutional uses (e.g. facilities related to health care, education and government administration / servicing) may be allowed and shall be zoned accordingly in the Zoning By-law. Such uses shall be allowed in accordance with the following:

- (a) Is sited in areas designated for RESORT uses;
- (b) Can be serviced to the standards set out in Section 4.3.3;
- (c) Shall have access to an all weather municipal road or provincial highway. Access to a provincial highway will require a permit from Manitoba Infrastructure and Transportation or the Highway Traffic Board;
- (d) Where a non-residential development is being proposed, it should be located adjacent to existing non-residential, or commercial develops, and should be encouraged to utilize a common highway access point;
- (e) Non-residential developments will be encouraged to locate away from established residential neighbourhoods in order to maintain the character of the area. In some instances non-residential developments may be permitted to be located adjacent to established residential areas if it can be demonstrated that such development is intended to serve the residents of the adjacent area and/or will not create a nuisance or hazard to nearby residential neighbourhoods.

4.3.4 NEW DEVELOPMENT

Intent: To help ensure that new development will be compatible with existing and proposed uses.

Policy: In reviewing applications for the development of land, or designation of new areas (by amendments to the Development Plan), for RESORT uses, the following will be considered by the Planning District Board and/or its member Municipal Councils in their decision-making:

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lacdubonnet.com/rm/index.html

- (a) Is sited as an infill development or adjacent to an existing area of RESORT uses;
- (b) Can be adequately protected from hazards associated with flooding, land erosion, bank stabilization, and other natural hazards;
- (c) Lot sizes should be no larger than those required to maintain the residential character of the development and associated on-site services
- (d) Does not impede the orderly expansion of urban centres and does not require piped water and sewer services from urban areas;
- (e) Can compliment the general character of the area, both built and natural features;
- (f) Is directed away from prime agricultural land;
- (g) Is directed away from existing or approved intensive livestock operations;
- (h) Does not impede planned development areas or pose a conflict with other land uses;
- (i) Land proposed to be designated for new RESORT lands uses are to be located in rural areas;
- (j) Prior to approval of a new proposed subdivision, the Planning District Board and/or its member Municipal Councils may require, where deemed appropriate, additional analysis in the form of an environmental impact study. This study will be at the applicants expense and shall outline the environmental impact, of the proposed subdivision on the adjacent natural environment. Only accept analysis completed by a qualified professional environmental consultant will be accepted.

Where it is identified that a proposed subdivision will have a detrimental impact on the adjacent natural environment, and there are no measures to reduce the impact, the subdivision application shall not be approved;

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- (k) Where a new development is proposed, the Planning District Board and/or its member Municipal Councils may require a concept plan illustrating how the proposed development and adjacent areas can be developed in a contiguous manner, with respect to land use configurations, servicing, roadway connections, and maintains the existing character of the area which may include the retention of natural vegetation;
- (l) Additional water related residential subdivisions within the Lee River / Pinawa Channel area shall not be permitted, until such time a study is completed that addresses the recreational water resources ability to accommodate additional water related residential subdivisions. This study may be carried out by the Planning District, the Province of Manitoba, or, by an individual developer in response to a proposed development. The conversion of travel trailer / camps to residential dwellings that result in no increase in density may be permitted within this area.

The Lee River / Pinawa Channel area is described as the waterway extending from the Old Pinawa Dam, northward to the rivers mouth at Lac du Bonnet.

- (m) Where there is incompatibility between AGRICULTURAL and RESORT land uses, due to nuisance factors such as noise, dust, odour, crop spraying, etc., or where Agricultural uses have become significantly fragmented by residential and recreational development patterns (particularly on the east side of the Winnipeg River), re-designation of AGRICULTURAL lands to a RESORT land use for residential or recreational purposes will be considered. Re-designation of agricultural land, through an amendment to this plan, will be given priority where land use incompatibility and land fragmentation are prevalent to the extent that the agricultural use is rendered unreasonable.

4.3.5 BUFFERING OF LAND USES

Intent: To maintain the aesthetics of the surrounding natural context, and/or, to provide adequate buffering between potentially conflicting uses.

Policy: The development of new RESORT use shall be required to provide a landscaping plan that, in the opinion of the Planning District Board and/or its member Municipal Councils, maintains or enhances the surrounding natural context, and/or provides adequate buffering from adjacent potentially conflicting uses.

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4.4 RURAL RESIDENTIAL

The primary purpose of the RURAL RESIDENTIAL designation is to maintain the existing rural character of the rural areas and provide for low density rural residential land uses. Primarily found on rural lands located outside the Urban Development Boundary.

RURAL RESIDENTIAL land use designations have been created to accommodate the existing larger rural lots and hobby farms found throughout the Plan area.

OBJECTIVES

In addition to the general objectives outlined in PART THREE, the following objectives are established:

- To provide areas for residential development in a rural setting as an alternative to higher density serviced residential or residential uses in a recreational setting.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.4.1 USE

Intent: To permit existing residential and related rural uses.

Policy: RURAL RESIDENTIAL areas may only be used for single-family residential uses and hobby farm uses.

4.4.2 LOCATION

Intent: To encourage rural activities in areas best suited for rural uses, and, to promote an orderly arrangement of land uses throughout the community.

Policy: RURAL RESIDENTIAL uses will be required to locate within land use area designated as RURAL RESIDENTIAL, as indicated on Land Use Policy Maps One and Two. Rural residential uses should be directed away from prime agriculture land and existing agriculture operations.

4.4.3 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

Policy: The servicing of RURAL RESIDENTIAL land uses shall be in accordance with the rural water and sewer requirements set out in Section 3.5.

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4.4.4 NEW DEVELOPMENT

Intent: To help ensure that new development will be compatible with existing and proposed uses.

Policy: In reviewing applications for the development of land, or designation of new areas (by amendments to the Development Plan), for RURAL RESIDENTIAL uses, the following will be considered by the Planning District Board and/or its member Municipal Councils in their decision-making:

- (a) Is sited as an infill development or adjacent to an existing cluster of RURAL RESIDENTIAL uses;
- (b) Can be adequately protected from hazards associated with flooding, land erosion, bank stabilization, and other natural hazards;
- (c) Can achieve a minimum lot sizes of two (2) acres in size, in order to maintain the residential character of the development and associated on-site services, and is designed to not be wasteful of the land;
- (d) Does not impede the orderly expansion of urban centres and does not require piped water and sewer services from urban areas;
- (e) Can compliment the general character of the area, both built and natural features;
- (f) Is directed away from prime agricultural land;
- (g) Is directed away from existing or approved intensive livestock operations;
- (h) Does not impede planned development areas or pose a conflict with other land uses;
- (i) Land proposed to be designated for new RURAL RESIDENTIAL lands uses should be located in rural areas.

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4.5 RESIDENTIAL

Currently, single-family dwellings are the predominant residential form and lifestyle in the urban core of Lac du Bonnet. Lac du Bonnet has not experienced considerable multiple-family development, such as apartments and townhouses, however this type of residential development is welcomed provided that it is appropriately located and developed to fit within the surrounding context.

The main purpose of the RESIDENTIAL designation is to direct new residential development to appropriate urban lands found within the urban development boundary of the Planning District that will support the connection to municipal water and sewer systems.

OBJECTIVES

In addition to the general objectives outlined in PART THREE, the following objectives are established:

- To ensure the availability of an adequate supply of residential land to meet future housing requirements.
- To phase residential development in an orderly fashion to provide for the extension of water and sewer services at a reasonable cost.
- To accommodate alternate forms of residential development (e.g. townhouse, apartment, etc.) presently not found within the urban core.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.5.1 USE

Intent: To permit new, single-family and multiple-family residential and related uses.

Policy: RESIDENTIAL areas may only be used for single-family residential uses, generally on smaller lots, and multiple-family residential developments.

4.5.2 LOCATION

Intent: To encourage single-family and multiple-family residential activities in areas best suited for residential uses, and, to promote an orderly arrangement of land uses throughout the community.

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Policy: All new residential uses will be required to locate within land use area designated as RESIDENTIAL, as indicated on Land Use Policy Map One and Two.

4.5.3 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

Policy: All new RESIDENTIAL uses shall be in accordance with the urban water and sewer requirements set out in Section 3.5.

4.5.4 NEW DEVELOPMENT

Intent: To help ensure that new development will be compatible with existing and proposed uses.

Policy: In reviewing applications for the development of land, or designation of new areas (by amendments to the Development Plan), for RESIDENTIAL uses, the following will be considered by the Planning District Board and/or its member Municipal Councils in their decision-making:

- (a) Is sited as an infill development or adjacent to an existing cluster of RESIDENTIAL uses;
- (b) Development shall be arranged in an orderly and economic fashion, and not in a scattered and unorganized manner;
- (c) Can be adequately protected from hazards associated with flooding, land erosion, bank stabilization, and other natural hazards;
- (d) Lot sizes shall be no larger than those required to maintain the urban residential character of the development and associated on-site services;
- (e) Is directed away from prime agricultural land. The normal and logical expansion of the urban settlement centre will override this clause;
- (f) Is directed away from existing or approved intensive livestock operations;
- (g) Does not impede planned development areas or pose a conflict with other land uses;

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- (h) Land proposed to be designated for new RESIDENTIAL lands uses should be located in urban areas;
- (i) Where a new residential development is proposed, the Planning District Board and/or its member Municipal Councils may require a concept plan illustrating how the proposed development and adjacent areas can be developed in a contiguous manner, with respect to land use configuration, servicing, roadway connections, or other related issues deemed important.

4.5.5 NEW MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT

Intent: To manage the development of new multiple-family residential uses in the RESIDENTIAL areas.

Policy: In addition to the policy outlined in section 4.5.4, the development and/or subdivision of land for multi-family residential purposes may be permitted in accordance with the following:

- (a) New multiple-family housing will be encouraged to locate in proximity to community services (e.g. shopping, recreation, etc.) in order to promote the use of alternative forms of transportation (walking, cycling, etc.); and
- (b) Where possible, new multiple-family housing will be encouraged to locate adjacent to arterial or collector routes in order to minimize the vehicle traffic through single-family areas.

4.5.6 INFILL DEVELOPMENT

Intent: To provide for economic use of land and the economic extension of community sewer and water services.

Policy: Infill development and revitalization of existing dwellings, areas, and neighbourhoods shall be encouraged.

4.5.7 AFFORDABLE HOUSING

Intent: To provide a variety of housing and affordability options (e.g. single-family, multi-family, seniors, and special needs) for individuals and families of various incomes, ages, and life stages.

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Policy: Encourage alternative housing types in urban areas designated as RESIDENTIAL as indicated on Land Use Policy Map One and Two, in response to demand and where suitable services, infrastructure, and access is available or can be provided.

4.5.8 NON-RESIDENTIAL USES

Intent: To provide for compatible neighbourhood-oriented commercial and institutional uses in residential areas.

Policy: Small scale Commercial, Park & Recreation, and/or Institutional uses may be allowed within designated Residential areas provided the type and scale of the development is compatible with adjacent uses and that appropriate measures are in place to mitigate any potential incompatibility between uses.

4.5.9 BUFFERING OF LAND USES

Intent: To provide adequate buffering between potentially conflicting uses.

Policy: Where new RESIDENTIAL uses are proposed to be adjacent to potential conflicting or incompatible uses (e.g. industrial or commercial uses that generate noise, dust, odour, heavy traffic and other potential nuisance; highways; rail lines), or where multiple-family RESIDENTIAL uses are proposed, the Planning Board and/or its member Municipal Councils may require a landscaping plan that, in their opinion provides adequate buffering from adjacent potentially conflicting uses.

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4.6 COMMERCIAL

The major purpose of the COMMERCIAL designation is to accommodate commercial uses, including offices, retail and commercial services primarily found on urban land located within the Urban Development Boundary. The boundaries of the designation are based on existing commercial areas and potential commercial areas that have good access to main transportation corridors and municipal services.

OBJECTIVES

In addition to the general objectives outlined in PART THREE, the following objectives are established:

- To ensure the continuing function of the urban core as the principal commercial center of the Planning District.
- To identify areas that could support new commercial enterprises to meet the retail and service needs of local residents and traveling vacationers.
- To maximize potential employment opportunity within the Planning District.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.6.1 USE

Intent: To permit new commercial development, and to maximize employment opportunities.

Policy: COMMERCIAL areas may only be used for commercial uses, and generally within the predominant urban area. In some instances multiple-family residential development may be permitted within COMMERCIAL areas.

4.6.2 LOCATION

Intent: To encourage commercial activities in areas best suited for commercial uses, and, to promote an orderly arrangement of land uses throughout the community.

Policy: All new commercial uses will be required to locate within land use area designated as COMMERCIAL, as indicated on Land Use Policy Map One and Two, with the following exceptions:

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- (a) Home based businesses, which may develop as accessory uses to residential uses;
- (b) Neighbourhood commercial developments which may occur on a zoned commercial site within a designated RESIDENTIAL area;
- (c) Compatible commercial developments that may occur within a designated INDUSTRIAL, INSTITUTIONAL or PARK RECREATION & OPEN SPACE area.

4.6.3 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

Policy: All new COMMERCIAL uses shall be required to be in accordance with the urban water and sewer requirements set out in Section 3.5, with the following exception:

- (a) Commercial use located at Seddon's Corner, which shall be in accordance with the rural water and sewer requirements set out in section 3.5.

4.6.4 NEW DEVELOPMENT

Intent: To help ensure that new development will be compatible with existing and proposed uses.

Policy: In reviewing applications for the development of land, or designation of new areas (by amendments to the Development Plan), for COMMERCIAL uses, the following will be considered by the Planning District Board and/or its member Municipal Councils in their decision-making:

- (a) Is sited as an infill development or adjacent to an existing cluster of COMMERCIAL uses;
- (b) Can be adequately protected from hazards associated with flooding, land erosion, bank stabilization, and other natural hazards;
- (c) Is directed away from prime agricultural land. The normal and logical expansion of the urban settlement centre will override this clause;
- (d) Does not impede planned development areas or pose a conflict with other land uses;

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- (e) Land proposed to be designated for new COMMERCIAL lands uses should be located in urban areas;
- (f) Where more than one commercial development unit is proposed, vehicular access will be provided by a common access point;
- (g) Where a new development is proposed, the Planning District Board and/or its member Municipal Councils may require a concept plan illustrating how the proposed development and adjacent areas can be developed in a contiguous manner, with respect to land use configuration, servicing, roadway connections, landscaping and screening, or other related issues deemed important.

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4.6.5 MIXED USE AND MULTI-FAMILY RESIDENTIAL USES

Intent: To provide for mixed-use development and compatible multi-family residential uses in commercial areas.

Policy: Multi-Family Residential uses may be allowed within designated Commercial areas provided the type and scale of the development is compatible with adjacent uses and that appropriate measures are in place to mitigate any potential incompatibility between uses.

4.6.6 BUFFERING OF LAND USES

Intent: To provide adequate buffering between potentially conflicting uses.

Policy: Where new COMMERCIAL uses are proposed to be adjacent to potential conflicting or incompatible uses, the Planning District Board and/or its member Municipal Councils may require a landscaping plan that, in their opinion, provides adequate buffering from adjacent potentially conflicting uses.

4.7 INDUSTRIAL

The purpose of the INDUSTRIAL designation is to accommodate light industrial uses such as manufacturing, warehousing, and storage primarily found on urban land located within the Urban Development Boundary. The boundaries of the designation are based on existing industrial areas, compatible neighbourhood uses and, potential industrial areas that have good access to main transportation corridors and municipal services.

OBJECTIVES

In addition to the general objectives outlined in PART THREE, the following objectives are established:

- To provide for compatible industrial development, such as light industrial and light manufacturing, within the Planning District.
- To identify areas that could support new industrial enterprises to meet the manufacturing and employment needs of the Planning District.
- To ensure an adequate supply of serviced land that can meet the needs of future residential development.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.7.1 USE

Intent: To permit new light industrial and manufacturing development, and to maximize employment opportunities.

Policy: INDUSTRIAL areas may only be used for industrial uses, and generally within the predominant core urban area.

4.7.2 LOCATION

Intent: To encourage industrial activities in areas best suited for industrial uses, and, to promote an orderly arrangement of land uses throughout the community.

Policy: All new industrial uses will be required to locate within land use area designated as INDUSTRIAL, as indicated on Land Use Policy Maps One and Two.

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4.7.3 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

Policy: All new INDUSTRIAL uses shall in accordance with the urban water and sewer requirements set out in Section 3.5, with the following exception:

- (a) Industrial uses located at the Airport, which shall be in accordance with the rural water and sewer requirement set out in Section 3.5.

4.7.4 NEW DEVELOPMENT

Intent: To help ensure that new development will be compatible with existing and proposed uses.

Policy: In reviewing applications for the development of land, or designation of new areas (by amendments to the Development Plan), for INDUSTRIAL uses, the following will be considered by the Planning District Board and/or its member Municipal Councils in their decision-making:

- (a) Is sited as an infill development adjacent to an existing cluster of INDUSTRIAL uses;
- (b) Can be adequately protected from hazards associated with flooding, land erosion, bank stabilization, and other natural hazards;
- (c) Can provide adequate protection measures from hazardous storage or processing operations which could endanger nearby residents or the groundwater;
- (d) Is directed away from prime agricultural land. The normal and logical expansion of the urban settlement centre will override this clause;
- (e) Does not impede planned development areas or pose a conflict with other land uses;
- (f) Land proposed to be designated for new INDUSTRIAL lands uses should be located in urban areas;
- (g) Where more than one industrial development unit is proposed, vehicular access will be provided by a common access point;

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- (h) Can provide adequate measures to reduce nuisance factors such as noise, smell, and excess truck traffic;
- (i) Where a new development is proposed, the Planning District Board and/or its member Municipal Councils may require a concept plan illustrating how the proposed development and adjacent areas can be developed in a contiguous manner, with respect to land use configuration, servicing, roadway connections, landscaping and screening, or other related issues deemed important.

4.7.5 BUFFERING OF LAND USES

Intent: To provide adequate buffering between potentially conflicting uses.

Policy: Where new, or, redevelopment or expansion of existing INDUSTRIAL uses are proposed to be adjacent to potential conflicting or incompatible uses, the Planning District Board and/or its member Municipal Councils may require a landscaping plan that, in their opinion, provides adequate buffering from adjacent potentially conflicting uses, and minimizes the generation and impact of noise, dust, smell, and other nuisances.

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4.8 INSTITUTIONAL

The intent of the INSTITUTIONAL designation is to reserve land that is appropriate for public and private institutional sites that provide recreational, cultural, educational, and other services and facilities that benefit the community as a whole. INSTITUTIONAL land uses are primarily found on urban land located within the Urban Development Boundary

OBJECTIVES

In addition to the general objectives described in PART THREE, the following objectives are established:

- To provide adequate opportunity for institutional uses.
- To encourage the establishment of new facilities to be strategically located to meet the needs of the local community.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.8.1 USE

Intent: To permit new institutional development, that meets the needs of the local community.

Policy: INSTITUTIONAL areas may only be used for institutional uses, and generally within the predominant urban area.

4.8.2 LOCATION

Intent: To encourage institutional activities in areas best suited for institutional uses, and, to promote an orderly arrangement of land uses throughout the community.

Policy: All new institutional uses will be required to locate within land use areas designated as INSTITUTIONAL, as indicated on Land Use Policy Maps One and Two, with the following exceptions:

- (a) New social and cultural institutional facilities (e.g. seniors centres, recreational centres, clubs and halls) that service the entire Planning District should be located within or in close proximity to the central commercial areas so that they are readily accessible and separated from residential neighbourhoods.

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Courtesy of S+M+M

- (b) Neighbourhood oriented institutional facilities such as churches or day care facilities may be located within residential areas, and should be developed immediately adjacent to collector or arterial streets in order to minimize traffic impacts within the neighbourhood.

4.8.3 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

Policy: All new INSTITUTIONAL uses shall be in accordance with the urban water and sewer requirements set out in Section 3.5, with the following exception:

- (a) The Rural Municipality Council Building(s) located on Highway 317, which shall be in accordance with the rural water and sewer requirements set out in Section 3.5.

4.8.4 NEW DEVELOPMENT

Intent: To help ensure that new development will be compatible with existing and proposed uses.

Policy: In reviewing applications for the development of land, or designation of new areas (by amendments to the Development Plan), for INSTITUTIONAL uses, the following will be considered by the Planning District Board and/or its member Municipal Councils in their decision-making:

- (a) Can be adequately protected from hazards associated with flooding, land erosion, bank stabilization, and other natural hazards;
- (b) Can provide adequate protection measures from hazardous storage or processing operations which could endanger nearby residents or the groundwater;
- (c) Is directed away from prime agricultural land. The normal and logical expansion of the urban settlement centre will override this clause;
- (d) Does not impede planned development areas or pose a conflict with other land uses;
- (e) Land proposed to be designated for new INSTITUTIONAL lands uses should be located in urban areas;

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- (f) Where more than one institutional development unit is proposed, vehicular access will be provided by a common access point;
- (g) Where a new development is proposed, the Planning District Board and/or its member Municipal Councils may require a concept plan illustrating how the proposed development and adjacent areas can be developed in a contiguous manner, with respect to land use configuration, servicing, roadway connections, landscaping and screening, or other related issues deemed important.

4.8.5 BUFFERING OF LAND USES

Intent: To provide adequate buffering between potentially conflicting uses.

Policy: Where new INSTITUTIONAL uses are proposed to be adjacent to potential conflicting or incompatible uses (e.g. residential neighbourhoods, and other potential nuisance; highways; rail lines, etc.), the Planning District Board and/or its member Municipal Councils may require a landscaping plan that, in their opinion, provides adequate buffering from adjacent potentially conflicting uses.

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4.9 PARK & RECREATION

The purpose of the PARK & RECREATION designation is to protect and provide the public use of lands suitable for indoor and outdoor recreation, and heritage conservation. This designation includes existing and potential regional parks, local community parks, and public recreation facilities. Development within these parks is limited to natural outdoor recreational uses.

OBJECTIVES

In addition to the general objectives outlined in PART THREE, the following objectives are established:

- To maintain and develop a broad array of parks, recreational facilities and open space area at appropriate locations to meet the present and future needs of residents of the Planning District.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.9.1 USE

Intent: To permit existing and new park areas throughout the Planning District.

Policy: Lands designated for PARK & RECREATION shall be used only for park and park reserve, semi-public and public uses.

4.9.2 LOCATION

Intent: To encourage park areas and outdoor recreational opportunities in areas best suited for park uses, and, to promote an orderly arrangement of land uses throughout the community.

Policy: All new park uses will be required to locate within land use area designated as PARK & RECREATION, as indicated on Land Use Policy Maps One and Two.

4.9.3 SERVICING

Intent: To provide for water and sewer servicing that protects human and environmental health.

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Courtesy of Lac du Bonnet Planning District



Courtesy of Lac du Bonnet Planning District



Courtesy of S+M+M

Policy: All new facilities associated with a PARK & RECREATION designation which are in the Urban Development Boundary shall be in accordance with the urban water and sewer requirements set out in Section 3.5. PARK & RECREATION uses located outside the Urban Development Boundary shall be in accordance with the rural water and sewer requirements set out in Section 3.5.

4.9.4 PARK AND TRAIL MASTER PLAN

Intent: To establish an overall master plan of public green space and trail systems throughout the Planning District.

Policy: The Rural Municipality of Lac du Bonnet and the Town of Lac du Bonnet will collaborate to create a Master Plan that will guide the management of existing green space resources, prioritize the development of future parks, trails (for motorized and non-motorized recreation), open space, and identify appropriate buffering methods to mitigate the impact between potentially conflicting land uses, with particular consideration to agriculture land.

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Courtesy of Fort Whyte Alive



Courtesy of S+M+M



Courtesy of Lac du Bonnet Planning District

4.10 NATURAL RESOURCE

The purpose of the NATURAL RESOURCE designation is to protect areas of natural environment wildlife and riparian habitat, which are integral to the Planning District and the community, and, to protect areas that may be useful for outdoor recreational activities such as trail hiking and biking. NATURAL RESOURCE land uses are primarily found in rural areas.

This designation includes marshland and bedrock outcrop, natural environment and wildlife areas, and provincial parks and forests. The Planning District has no jurisdiction over provincially owned and operated parks. However, the Planning District is interested in park development in these parks as it related to the entire Planning District.

OBJECTIVES

In addition to the general objectives outlined in PART THREE, the following objectives are established:

- To maintain a broad array of significant natural areas and wildlife habitat in an un-developed state for the enjoyment of future generations.
- To act as a transition area, in some locations, between agricultural and recreational land uses, and to protect areas for outdoor recreational activities such as trail hiking and biking.

POLICIES

In addition to the general policies described in PART THREE, the following policies are established:

4.10.1 USE

Intent: To permit new, and enhance existing, natural resource and related uses throughout the Planning District.

Policy: Lands designated for NATURAL RESOURCE may only be used for wildlife and environmental protection areas, logging operations, and outdoor recreational uses and activities such as, but not limited to, motorized trail activities, ski areas, cycling, hiking, and other non-motorized trail activities.

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4.10.2 LOCATION

Intent: To encourage park areas and outdoor recreational opportunities in areas best suited for park uses, and, to promote an orderly arrangement of land uses throughout the community.

Policy: All new natural resource related uses will be required to locate within land use area designated as NATURAL RESOURCE, as indicated on Land Use Policy Maps One and Two.

4.10.3 NEW DEVELOPMENT

Intent: To manage the development of new natural resource activities and uses in NATURAL RESOURCE areas.

Policy: New natural resource activities and uses may be allowed in accordance with the following:

- (a) Prior to any development approval, the Planning District Board and/or its member Municipal Councils may require an environmental study to ensure that significant environmental damage will not occur;
- (b) Prior to any development approval, the Planning District Board and/or its member Municipal Councils may consult with applicable provincial and federal government departments to ensure that significant environmental damage will not occur.

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PART FIVE: IMPLEMENTATION

5.1 BASIC IMPLEMENTATION MEASURES

The general statements, objective and policies provided throughout this Development Plan are intended to be at the core of all community initiatives and to provide a framework by which to guide decision-making, especially those relating to land use and development.

The adoption of this Development Plan By-law will give its objectives and policies the force of law, thereby establishing an effective legal foundation for more detailed municipal zoning by-laws and other matters. In order to achieve the objectives and implement the policies of this Development Plan, various measures can be utilized, as outlined below.

5.1.1 ZONING BY-LAWS

Each member municipality of the Planning District has a Zoning By-law which has been adopted and in effect. These by-laws establish various zones within the municipalities for specific types of land uses, as well as development standards such as density and setback requirements.

A zoning by-law must generally conform to a development plan adopted for the area. The objectives and policies in the development plan provide guidance to a municipal Council or Planning District Board when preparing the zoning by-law or when considering an amendment to the zoning by-law.

5.1.2 OTHER BY-LAWS

Land development and land use proposals for individual building projects are also subject to the provisions of other municipal by-laws, such as building by-laws, lot grading by-laws, building safety and property standards by-laws, licensing by-laws, and the Manitoba Building Code.

5.1.3 DEVELOPMENT PERMITS

The issuance of development permits represents a review and approval process for individual land use or building development projects. Prior to the issuance of a development permit, the proposal must be reviewed to determine that the development generally conforms to the development plan and the applicable zoning by-law.

5.1.4 SUBDIVISION APPROVAL

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process. The Planning Act contains detailed provisions and regulations governing the form and approval of subdivision applications. The Lac du Bonnet Planning District Board and its member Municipal Councils shall approve a subdivision plan (with or without conditions) only when the objectives and policies of the Development Plan and also other relevant laws and by-laws are complied with.

5.1.5 DEVELOPMENT AGREEMENTS

Approval of subdivisions and zoning amendments can be conditional on development agreements that protect both the applicant and the municipality. The development agreement on subdivisions deals with the responsibilities of the applicant and the municipality in providing services to the land in question. A development agreement on a zoning amendment may deal with such issues as the use of the land, the site selection process for buildings, the installation of services, the provision of open space, etc..

5.1.6 SPECIAL STUDIES

Where the Board or Council considers it appropriate, a developer may be required to submit special studies for review prior to the approval of certain types of development. Engineering or other professional studies may be required to study and outline special development or construction requirements necessary to respond to any unusual site conditions. Studies dealing with land affected by flooding hazards, endangered species, riparian habitat, potential for groundwater or surface water pollution, lands affected by riverbank erosion, traffic impacts, general risk to health and the environment, or other matters deemed appropriate by the Board or Council may also be required.

Where additional studies are required, it will be at the developer's expense unless other arrangements are made to the satisfaction of the Lac du Bonnet Planning District.

5.1.7 CAPITAL WORKS PROGRAM

Through their capital works programs, the member municipalities in the Planning District influence the location of future development. In particular, the municipalities, through its various expenditures for roadways, water and wastewater systems and recreational facilities, will influence the location of development. Capital works programs should be consistent with this Development Plan.

5.1.8 MUNICIPAL COOPERATION

Implementation of the Development Plan may benefit from or require cooperation between municipalities. As per the requirements of The Municipal Act, tax sharing agreements, service sharing agreements, and cost sharing agreements between municipalities may be considered.

5.1.9 NON CONFORMING USES

Existing uses that do not conform to this Development Plan may be allowed to continue as legally non-conforming uses in the municipal zoning by-law if they are zoned to reflect the existing use. Non-conforming uses can be phased out over time if the zoning designation use changed to conform with the appropriate long-term use identified in the Development Plan.

5.1.10 SECONDARY PLANS

Where appropriate, the Lac du Bonnet Planning District will consider preparing and adopting Secondary Plans as per the requirements of The Planning Act.

INSERT LAND USE POLICY MAP 1 HERE

INSERT LAND USE POLICY MAP 2 HERE

Manitoba's Network of Protected Areas



- Permanent Protection**
- National Park (NP)
 - Ecological Reserve (ER)
 - Ecological Reserves/Provincial Park
 - Provincial Park (PP)
 - Provincial Forest (PF)
 - Wildlife Management Area (WMA)
 - Private Land

- Interim Protection**
- Park Reserve (PR)

- Not Protected**
- Area of Special Interest

- Northern Affairs Communities
- First Nation Lands Manitoba

FN = First Nation ON = Ojibway Nation
 CN = Cree Nation DN = Dakota Nation

Legend

Natural Region

- 1 - Northern Transition Forest
- 1a - Selwyn Lake Upland
- 1b - Kazan River Upland
- 2 - Arctic Tundra
- 2a - Maguire River Upland
- 2b - Coastal Hudson Bay Lowland
- 3 - Hudson Bay Lowlands
- 4 - Precambrian Boreal Forest
- 4a - Churchill River Upland
- 4b - Hayes River Upland
- 4c - Lac Seul Upland
- 5 - Manitoba Lowlands
- 5a - Mid Boreal Lowland
- 5b - Interlake Plain
- 5c - Lake of the Woods
- 6 - Aspen/Oak Parkland
- 7 - Western Upland
- 8 - Souris Till Plain
- 9 - Tall Grass Prairie
- 10 - Turtle Mountain
- 11 - Pembina/Tiger Hills
- 12 - Assiniboine Delta

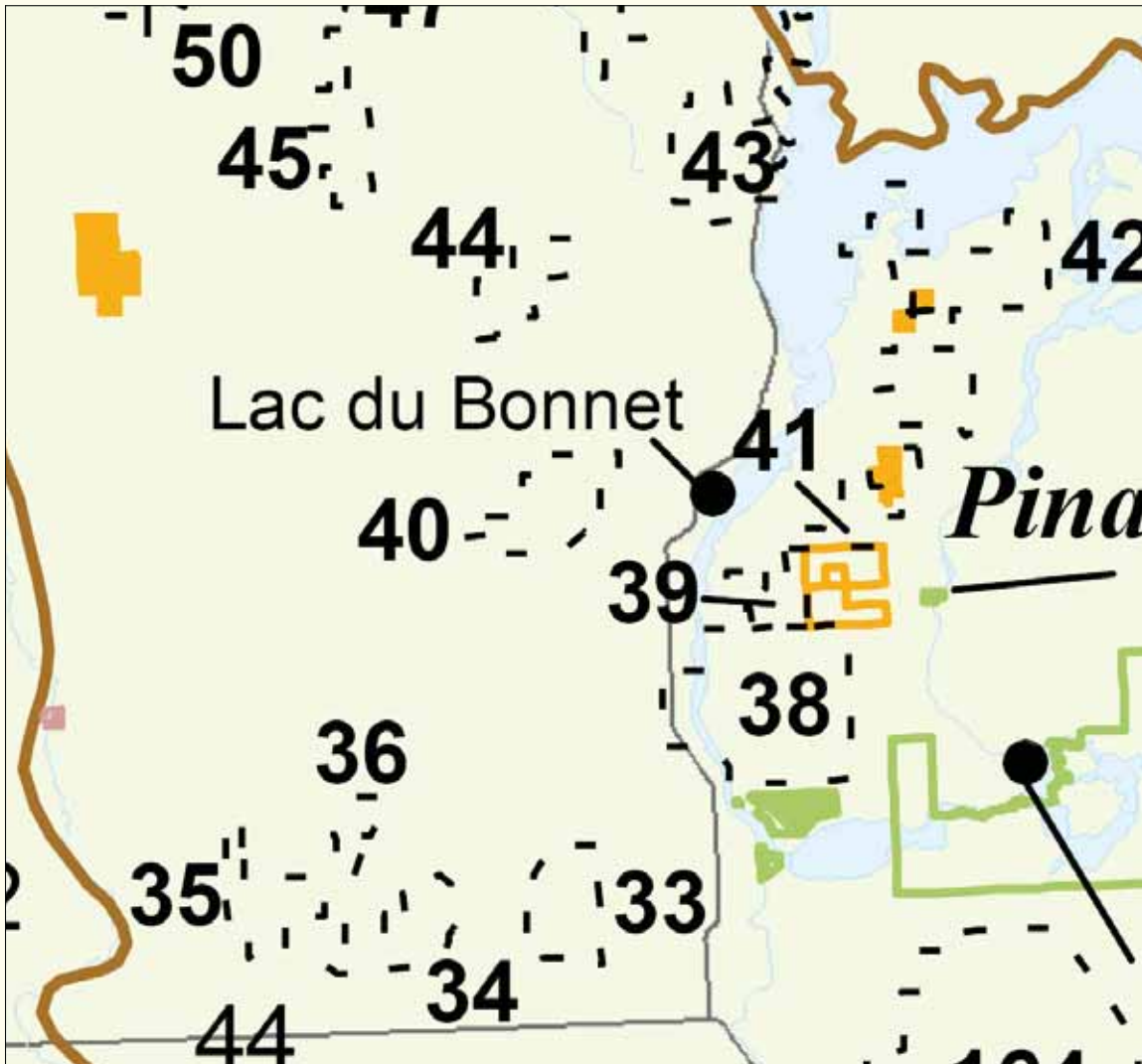
- Provincial Park
- Wildlife Management Area

- Resource Management Area

ASI = Area of Special Interest WMA = Wildlife Management Area PWMA = Proposed Wildlife Management Area PER = Proposed Ecological Reserve

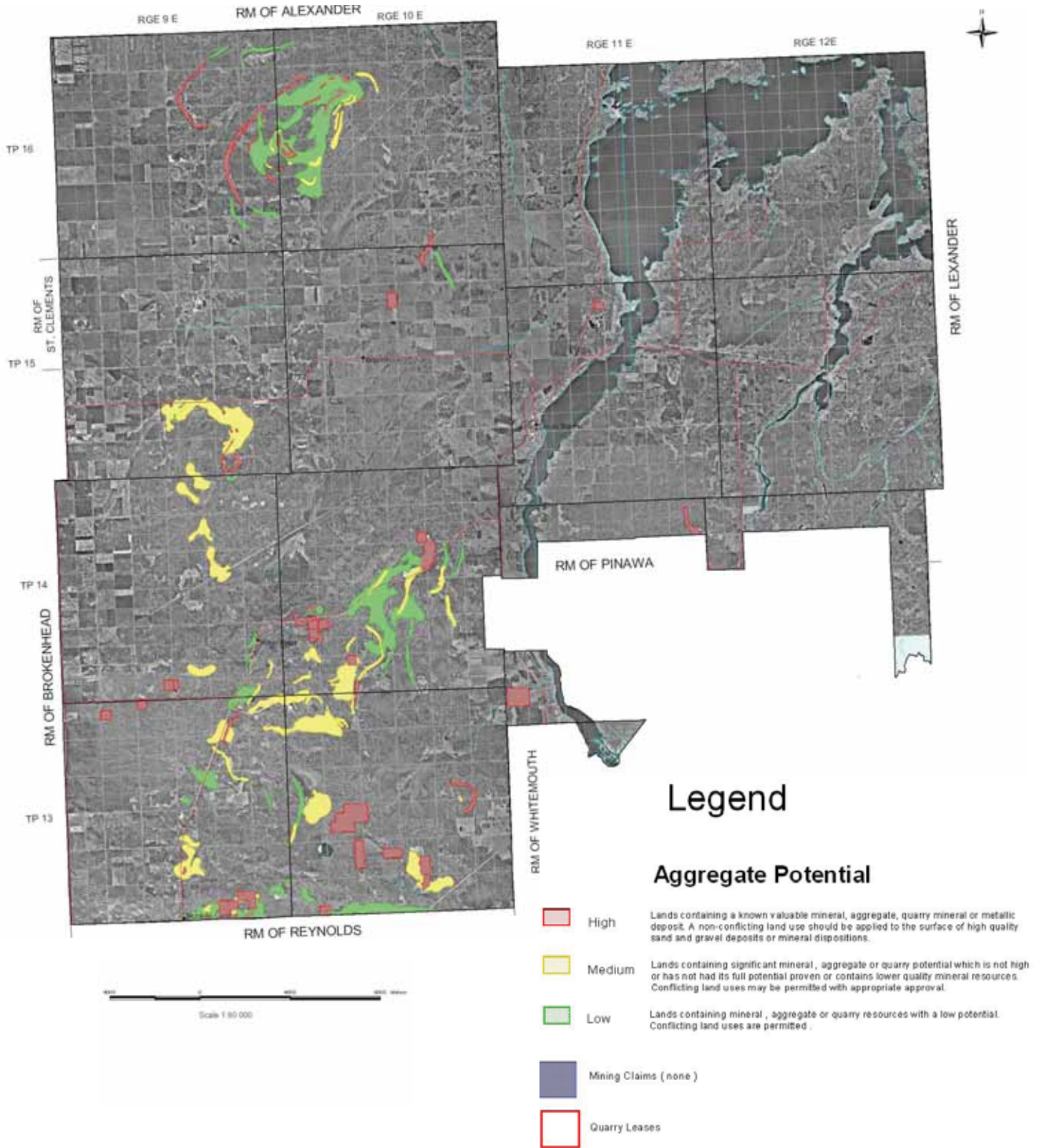
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|-----------------------------|-----------------------------------|-----------------------------------|---------------------------|
| 33 - Miner Ridge East ASI | 38 - AECL ASI | 42 - Lee River Addition North ASI | 46 - Brightstone East ASI |
| 34 - Sedons Corner ASI | 39 - AECL Addition ASI | 43 - Great Falls ASI | 47 - Brightstone NW ASI |
| 35 - Miller Ridge West ASI | 40 - Lac Du Bonnet ASI | 44 - Brightstone South ASI | 48 - Arson Lake ASI |
| 36 - Miller Ridge North ASI | 41 - Lee River Addition South ASI | 45 - Brightstone ASI | 50 - Stead ASI |
| 37 - Pipestone Rocks PER | | | |

For more information visit www.manitobaprotectedareas.com or contact the Protected Areas Initiative at (204) 945-4040.



Map Source:
 Manitoba Conservation

RM of Lac du Bonnet- Aggregate Resources



Map Source:
Manitoba Science, Technology, Energy and Mines

GLOSSARY

The following glossary is intended to provide an understanding of terms used in this Development Plan for the general benefit of those persons who use this document. Wherever these words appear in this document, the following definitions may be used, unless the context clearly indicates that another interpretation should be used.

BUFFER means an area of land that is intended to provide a means of separating two types of development that are generally incompatible. Typically buffers consist of tree planted areas which provide a visual barrier between two types of development, and which also serve as a measure of controlling the movement of other nuisances, such as dust.

COMMERCIAL TOURIST ACCOMMODATIONS means the use of a building(s), or land in which tourist or transient accommodation is provided, which may include a hotel, motel, resort, campground or related accommodations.

CONCEPT PLAN means a conceptual design for a particular area or sector of the Planning District and which illustrates the general arrangement of roadways, building sites, buffers, and other features, which are planned for future development.

CONDITIONAL USE means a use of land which, because of its unique characteristics and / or the potential impact it may have on nearby premises, will be subject to a special review and approval process by Council, including the notification of nearby landowners, and may include special conditions of approval to alleviate any anticipated adverse effects of the proposed development. Details regarding the Conditional Use process are outlined in the Planning Act.

COUNCIL means the elected Council of the Rural Municipality of Lac du Bonnet or the elected Council of the Town of Lac du Bonnet.

FARMSTEAD SITE means the portion of land of an agricultural operation that includes a habitable residence of the farm operator and those buildings and facilities associated with the farm operation, and traditionally surrounded by a well-defined shelterbelt.

HOBBY FARM means a small farm with sales of less than \$10,000 where some type of agricultural activity is carried out accessory to a residential use for the enjoyment and use of the household only.

INFILL DEVELOPMENT means the redeveloping a particular area by developing vacant lots or spaces between buildings in an area that is already serviced and designated for the land use that is being proposed. It may also be used to describe the development of undeveloped parcels of land within areas that are adjacent to existing built-up areas and are already designated for the particular land use that is being considered.

LIVESTOCK OPERATION means a permanent or semi-permanent facility or non-grazing area where at least ten animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart.

PRIME AGRICULTURE LAND means land composed of mineral soil determined by the Province of Manitoba to be of dryland Agricultural Capability Class 1, 2, or 3 and includes a land unit of one quarter section or more or a river lot, 60% or more of which is comprised of land or dryland Agricultural Capability Class 1, 2, or 3. In certain circumstances, land composed of organic soil determined by Manitoba Agriculture to be of dryland Agricultural Capability Class O1, O2, or O3 or land determined by Manitoba Agriculture to be of Irrigation Suitability Class 1A, 1B, 2A, or 2B may also be considered prime agricultural land.

PROFESSIONAL ENGINEER means a person who is licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) to provide expert engineering services in Manitoba.

RIPARIAN AREA means an area of land directly influenced by water and includes an ecosystem that is transitional between land and water ecosystems. Riversides, lake borders, and marshes are typical examples of riparian areas.

TOP OF BANK means the point closest to the boundary of the active floodplain of a watercourse where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 (3 horizontal / 1 vertical) at any point for a minimum distance of 15 metres measured perpendicularly from the boundary of the active floodplain.

URBAN DEVELOPMENT BOUNDARY means a boundary drawn on the Land Use Map illustrating the geographic extent of where urban land uses will be permitted, and, the extent of urban municipal services (water and sewer).

WATERBODY means any area that in a normal year has water flowing or standing above ground to the extent that evidence of an ordinary high water mark is established. Wetlands contiguous to the waterbody are considered part of the waterbody.

WATERWAY means any navigable body of water, which includes rivers, lakes, oceans, and canals.