

THE MUNICIPALITY OF
Oakland Wawanesa
DEVELOPMENT PLAN



"Schedule A" to By-Law No. 04-2018

JANUARY 2019

Prepared for:
The Municipality of Oakland-Wawanesa

Prepared By:
WSP Canada Group Limited

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UNOFFICIAL OFFICE CONSOLIDATION OF THE

**MUNICIPALITY OF OAKLAND-WAWANESA
DEVELOPMENT PLAN BY-LAW NO. 04-2018**

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MUNICIPALITY OF OAKLAND-WAWANESA

By-law No. 04-2018

BEING A BY-LAW of the Municipality of Oakland-Wawanesa, in the Province of Manitoba, to adopt a new Development Plan for the area within the municipal limits of the Municipality of Oakland-Wawanesa.

WHEREAS, Section 40 (2) of *The Planning Act* provides authority for the preparation of a Development Plan and Section 59 (1) of *The Planning Act* provides for a mandatory review of the Development Plan;

AND WHEREAS, Section 45 of *The Planning Act* provides authority for a municipality to adopt a Development Plan as by-law;

NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of Oakland-Wawanesa, in open meeting assembled, enacts as follows:

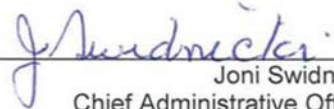
1. The Development Plan attached hereto as "Schedule A", and forming part of this By-law, is hereby adopted.
2. This Development Plan shall be known as "The Municipality of Oakland-Wawanesa Development Plan".
3. The Municipality of Oakland-Wawanesa Development Plan shall take force and effect on the date of third reading of this By-law.
4. The Rural Municipality of Oakland Development Plan By-law No. 1261-06 and the Village of Wawanesa Development Plan By-law No. 496, and all amendments thereto, are hereby repealed.

DONE AND PASSED in open Council assembled in Council Chambers, in Nesbitt, Manitoba, in the Province of Manitoba, this 25th day of June, 2019.

RURAL MUNICIPALITY OF OAKLAND



Dave Kreklewich,
Head of Council



Joni Swidnicki,
Chief Administrative Officer

Read a first time this	16 th	day of October	2018.
Read a second time this	15 th	day of January	2019.
Read a third time this	25 th	day of June	2019.

FOREWORD

The Oakland-Wawanesa Development Plan outlines a strategic path to manage existing and future growth. The Plan guides both short- and long-term decision making through policy statements and maps which provide direction on future development within Oakland-Wawanesa. The Development Plan has been prepared in accordance with Section 42(1) of *The Planning Act*, which states a Development Plan must:

- a. set out the plans and policies of the planning district or municipality respecting its purposes and its physical, social, environmental and economic objectives;
- b. through maps and statements of objectives, direct sustainable land use and development in the planning district or municipality;
- c. set out measures for implementing the plan; and
- d. include such other matters as the minister or the board or council considers advisable.

The *Provincial Planning Regulation* provides guidance as to how land use planning and development should occur in Manitoba, and what a development plan should contain in detail. This Development Plan is generally consistent with the Provincial Land Use Policies (PLUPs) while being sensitive to the unique context of Oakland-Wawanesa. Following approval and adoption, this Development Plan effectively replaces the policies of PLUPs.

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The Municipality of Oakland-Wawanesa
Development Plan

Being Schedule "A"

Attached to By-law No. 04-2018

of

The Municipality of Oakland-Wawanesa

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

A Development Plan is a statutory planning tool used by the public, the development community, Council of the Municipality of Oakland-Wawanesa (Council), and the provincial government. It defines an overarching vision for where, how, and when development should occur within a community. A Development Plan sets goals, objectives and policies to achieve this vision, and is the cornerstone from which planning and development decisions are made.

The core purpose of a Development Plan is to guide decision making respecting land use, essential services, the provision of infrastructure and environmental stewardship, in accordance with the established goals of a community.

The Municipality of Oakland-Wawanesa Development Plan (the Development Plan) contains policies on land use, transportation, services and utilities, and the natural environment, as they relate to growth and development. It is intended as both a short- and long-range planning tool that provides direction and manages change in the municipality. The Development Plan enables a framework within which the detailed regulation of land use and development can be dealt with through regulatory tools, such as a zoning by-law, or through specific decisions made by Council related to subdivision, development agreements, conditional use orders and variations.

1.2 ENABLING LEGISLATION

Municipal land use planning has its basis in *The Planning Act* of Manitoba, which makes provision for the preparation and adoption of a development plans and zoning by-law to guide and promote growth within a Municipality. All development plans adopted in Manitoba must be generally consistent with the *Provincial Planning Regulation*, specifically the Provincial Land Use Policies contained within the regulation.

1.3 CONTEXT

The Development Plan recognizes the distinct context of the Municipality of Oakland-Wawanesa (Oakland-Wawanesa). The context described in the following sections was informed by a background study which reviewed demographics, servicing, development statistics, and available mapping. The context was also shaped by the feedback received from stakeholders throughout the Development Plan process including Council, administration, members of the public, and provincial agencies and departments.

Additional characteristics of Oakland-Wawanesa are profiled in the *Municipality of Oakland-Wawanesa Background Study*, which has been used extensively in the preparation of the Development Plan.

1.3.1 REGIONAL CONTEXT

Oakland-Wawanesa was created on January 1, 2015 following the amalgamation of the former Rural Municipality of Oakland and the Village of Wawanesa. It encompasses a total land area of approximated 576 square kilometers and is generally located south of the City of Brandon. It is bordered by the Rural Municipality Cornwallis to the north; the Municipality of Grassland and the Rural Municipality of Prairie Lakes to the south; the Municipality of Glenboro-South Cypress to the east; and the Municipality of Souris-Glenwood to the west.

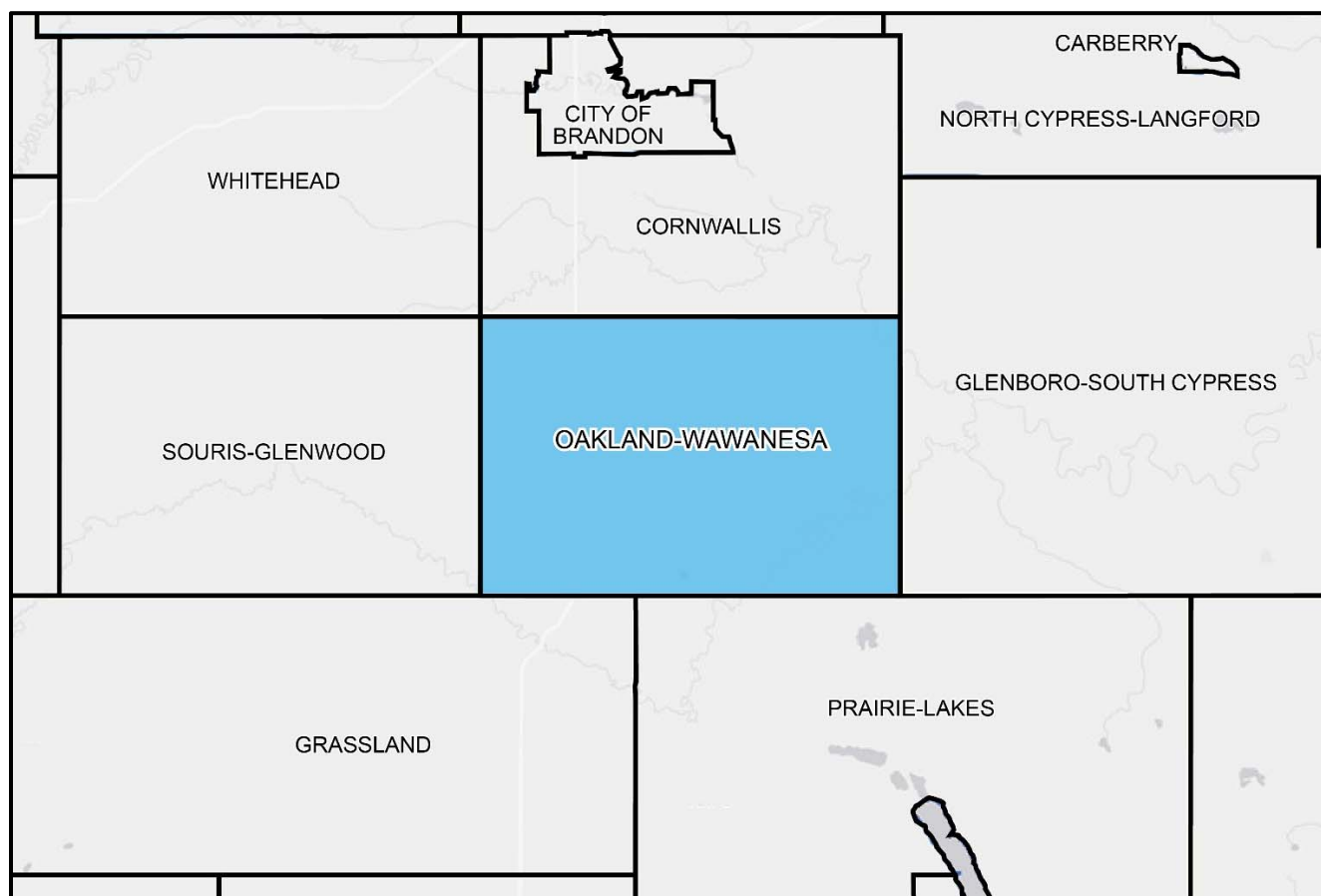


Figure 1 - Regional Context Map

1.3.2 DEMOGRAPHIC CONTEXT

As of 2016, the population for Oakland-Wawanesa is 1,690, increasing at a rate of 4.4% since 2011. This growth rate indicates slow to moderate growth. Looking at the average annual growth rate since 1981, Oakland-Wawanesa is growing at 0.36% per annum.

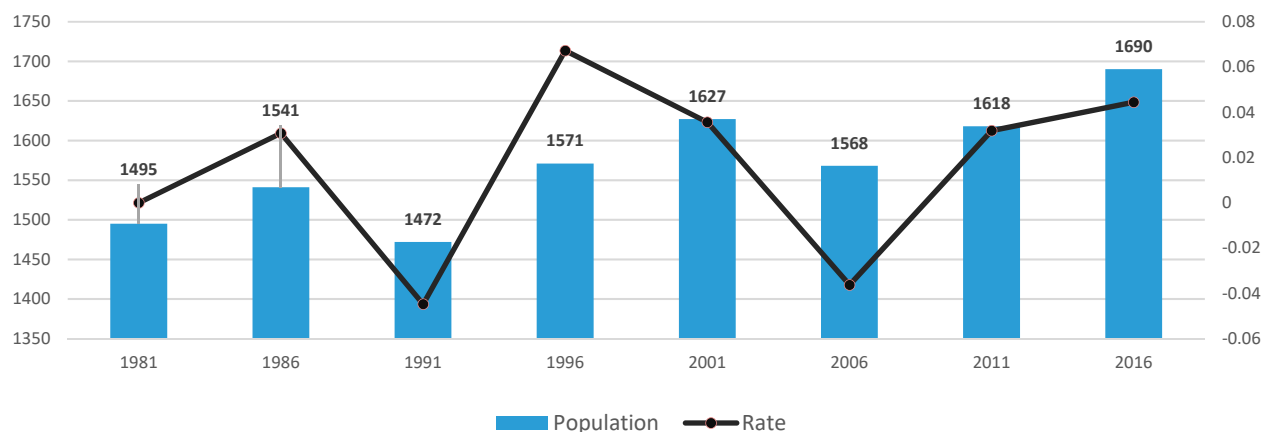


Figure 2 - Population Change 1981-2016

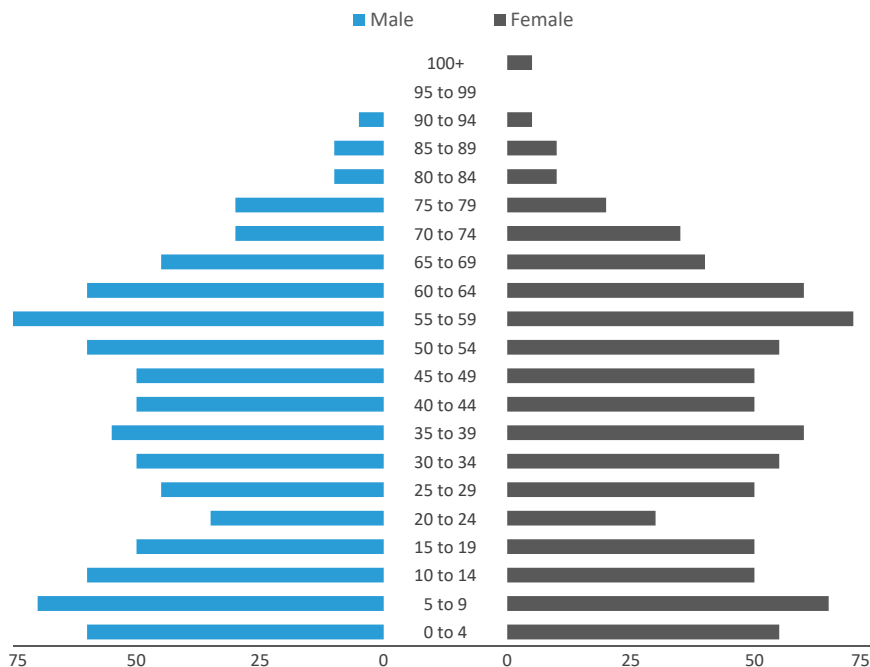


Figure 3 - Age/Sex Profile 2016

As illustrated in Figure 3, a large contingent of Oakland-Wawanesa's population is aging, which is consistent with the province. The demographics also indicate a strong group of young residents, aged 0-14, indicating a large cohort of young families in the municipality. The trend toward an aging population will require a young local population to provide

key services to aging cohorts. Retaining a younger population can be a positive indicator of increased employment opportunities and affordable housing alternatives.

Over the next 25 years, Oakland-Wawanesa is expected to grow by approximately 159 residents based on a historic growth rate of 0.36%. This means approximately 64 homes will be required in the coming years (counting both farm and non-farm residences).

1.3.3 HISTORIC CONTEXT

Oakland-Wawanesa was created in 2015 following the amalgamation of the former Rural Municipality of Oakland and the Village of Wawanesa. Together, Oakland-Wawanesa shares a long history dating back shortly after the Province of Manitoba was created. The Rural Municipality of Oakland was established in 1883 and named for an abundance of oak trees that were said to grow in the area. A short time later, following the extension of the Northern Pacific Railroad Line in 1890, the Village of Wawanesa officially was established. Wawanesa was originally called *Sipiweske* which means “light through the trees” in Cree and reflects the areas original inhabitants; the Cree, Sioux, Blackfoot and Lakota First Nations. The first European settlers arrived in the late 1800s.

Oakland-Wawanesa contains some 46 sites of historical and cultural significance including several schools, cemeteries, grain elevators, churches and museums. Most notable of these are the provincially recognized heritage sites: the St. John the Divine Anglican Church and the Wawanesa Mutual Insurance Building now containing the *Sipiweske* Museum. These sites play an important role in the heritage of Oakland-Wawanesa and should be protected for future generations.

1.3.4 LAND USE CONTEXT

Land use in Oakland-Wawanesa is primarily agricultural, with areas of forest and grassland throughout the municipality. Various residential, commercial, light industrial, institutional and recreational uses are associated with Wawanesa, Nesbitt, and Carroll. Being close to the City of Brandon, rural residential development is not uncommon in the area and represents a significant portion of residential development. Non-farm dwellings are typically concentrated in the north-western quarter of the municipality where agricultural land has been broken up by forested areas not suitable for agricultural activities.

Oakland-Wawanesa has also supported sand and gravel extraction operations over the years. Aggregate resources are required to facilitate construction-related activities, including road construction, upgrading and repair. Mining activity is somewhat limited due to the large distance to major aggregate markets.

1.3.5 SOCIO-ECONOMIC CONTEXT

With a total labour force of just under 1000 individuals, Oakland-Wawanesa sees a variety of employers and industries including finance and insurance, healthcare and social assistance, public administration, and agriculture. The municipality is also home to several notable businesses and industries including the Wawanesa Insurance Company and the Wawanesa District Memorial Health Centre.

Agriculture remains the dominant economic driver and employment centre within Oakland-Wawanesa with just over 13% of the workforce. As such, agricultural uses should be protected and preserved to ensure the sector's long-term viability. Furthermore, there is potential for Wawanesa to become a major service centre for the agricultural sector.

1.3.6 ENVIRONMENTAL CONTEXT

Oakland-Wawanesa functions within several larger physiographic regions, including the Assiniboine Hills Conservation District and the Central Assiniboine and Lower Souris River Integrated Watershed Management Plan area. Both regions recognize the natural environment and provide land use planning policies and recommendations that have been incorporated into this plan. One of the most significant challenges facing all municipalities in Manitoba is the threat of climate change, and the need to mitigate and adapt to potential changes. Extreme weather events and difficulty growing certain crops pose an immediate threat to Oakland-Wawanesa's agricultural base. This Development Plan articulates the environmental context of the area and addresses these potential threats through appropriate land use planning policy.

1.3.7 AGRICULTURAL CONTEXT

According to the Canada Land Inventory, the majority of Oakland-Wawanesa is considered agricultural land and features prominent areas of high quality agricultural soils. There are also range and grasslands scattered throughout the municipality. Approximately 78% of Oakland-Wawanesa is considered prime agricultural land (Class 1, 2 and 3), with the majority of Class 1 agricultural lands being found on the eastern half of the municipality near the Souris and Assiniboine rivers. Lower class lands (Class 4 through 7) are spread throughout the municipality and generally follow topographic changes. Oakland-Wawanesa also contains a diverse range of agricultural activities including livestock operations throughout its agricultural land base.

1.3.8 PUBLIC SERVICES, AMENITIES AND INFRASTRUCTURE CONTEXT

Oakland-Wawanesa contains several key public services including medical and fire protection but also relies on services provided by the nearby regional centre of Brandon, Manitoba. Wawanesa provides both water and wastewater servicing, however the majority of rural residents utilize wells and on-site wastewater.

Wawanesa serves as the municipality's largest community and services centre. Oakland-Wawanesa also boasts a wide range of recreational opportunities.

Oakland-Wawanesa is well-served by provincial roads and highways including Provincial Trunk Highway (PTH) 2 running east-west, PTH 10 running north-south from Brandon, and Provincial Roads (PRs) 340, 346 and 453. Oakland-Wawanesa is also home to several smaller settlement centres including Nesbitt and Carroll and many rural farms and residential properties.

1.4 DEVELOPMENT PLAN STRUCTURE

This Development Plan contains a total of six interrelated parts. Each part is comprised of various sections which cover specific administrative or development related topics. A description of each part contained within the Development Plan is as follows:

PART ONE: Introduction provides introductory information on the Development Plan, its context and introduces the Development Plan structure.

PART TWO: Planning Vision and Goals provides the overarching vision, planning principles and goals of the Development Plan.

PART THREE: General Policies provides general land use policies that affect all developments within the municipality regardless of their associated land use designation. These policies include general land use, transportation, servicing and utilities, the natural environment, water, hazard lands, heritage resources and mineral resources.

PART FOUR: Planning Policies provides specific policies for designated areas within the municipality. These policies include Agricultural, Conservation and Recreation, Rural Centre, Rural Residential, and Urban Centre areas. This section also includes policies for specific land uses like livestock operations, or industrial activities that require a higher degree of land use control.

PART FIVE: Administration deals with the means of implementing the plan and provides additional administrative information relating to other by-laws, regulations and tools, and how they interact with the Development Plan.

PART SIX: Maps provides the land use maps which denote the location of designated land use policy areas as identified in Part Four of this Development Plan. This section also contains the reference maps for information purposes only, that originate from the background planning and engineering report, which helped inform the land use goals, objectives and policies of this Development Plan.

2.0 PLANNING VISION AND GOALS

2.1 COMMUNITY VISION

A vision statement captures what community members most value about their community, and the shared image of what they want their community to become. In support of the Development Plan, Oakland-Wawanesa completed a visioning process in early 2018. The following statement was refined throughout the planning process and is based on direct feedback from Council, residents, business owners and key stakeholders within the community:

“With a rich heritage and distinct rural character, Oakland-Wawanesa will continue building a strong community where the environment and natural resources are protected, opportunities for growth are supported, and public services are provided in an efficient and economical manner.”

2.2 PLANNING PRINCIPLES

The following principles are another result of the Development Plan process and were derived from engagement with the Oakland-Wawanesa community. The following five principles expand on the community vision and provide direction and guidance for the objectives and policies of this plan.

WORKING TOGETHER

The Development Plan should reflect the goals and ambitions of a unified municipality, from the furthest rural reaches to the prominent village centres. It should address infrastructure, economic development, and municipal services at a regional level and manage and plan for the logical growth of existing villages and settlements centres within Oakland-Wawanesa.

CREATING COMPLETE COMMUNITIES

The Development Plan should encourage housing and transportation options for all ages, abilities and incomes. It should support development that ensures all residents have access to appropriate health, community, recreation, and vital services and should encourage a mix of land uses that are compatible with one another.

PROMOTING AGRICULTURAL VALUES

The Development Plan should support a strong and varied agricultural economy, allowing for the development of specialized or intensive agricultural operations that can respond to national or international demands. The Development Plan should manage population growth and non-agricultural development in a way that respects agricultural producers and addresses changes in technology, climate and the economy.

STRENGTHENING THE LOCAL ECONOMY

The Development Plan should facilitate economic opportunities by encouraging options for business development from agricultural operations to fully serviced business parks. It should encourage a range of commercial opportunities from local stores to full scale industrial and commercial operations and promote tourism by protecting historical resources and strengthening recreational uses. This will be done with an eye toward encouraging and promoting a diverse tax base within the municipality.

ESTABLISHING ENVIRONMENTAL RESILIENCE

The Development Plan should protect and enhance environmental assets and reduce negative impacts on the natural environment. This can be accomplished by managing drainage and flood protection on a watershed basis and by the construction and maintenance of infrastructure to a standard that is future-ready.



Souris River near Wawanesa. Image Source: Robert Kowaluk

3.0 GENERAL POLICIES

Part Three of this Development Plan outlines the overarching objectives and policies respecting all land use and development within Oakland-Wawanesa. In addition to the policies contained in Part Four which apply to specific land use areas, the objectives and policies contained herein should be reviewed with respect to all proposed development.

3.1 LAND USE

Land Use Objectives

- a. To encourage and promote development initiatives that contribute to the physical, social and economic vitality of Oakland-Wawanesa in a manner that is consistent with the principles and guidelines of sustainable development.
- b. To support Oakland-Wawanesa as an inclusive and complete community.
- c. To ensure development occurs in a manner that is harmonious with surrounding land uses and does not occur on lands that are unsuitable for what is being proposed.
- d. To protect and support the agricultural economy within Oakland-Wawanesa.
- e. To protect and enhance the natural resources within Oakland-Wawanesa.
- f. To protect local and regional investments in public and private infrastructure, including utilities and transportation networks, to maintain cost-effective operations of new, upgraded or extended infrastructure services.
- g. To maximize the use of existing municipal infrastructure prior to extending the system.
- h. To develop and manage groundwater resources to ensure that water is available to meet the needs and to support sustainable economic development and environmental quality standards.
- i. To support a development review process that includes careful considerations of the short and long-term costs and benefits that may result from proposed developments.
- j. To work cooperatively and collaboratively with neighbouring municipalities to minimize land use conflicts and support development and servicing initiatives.

Land Use Policies

1. Wawanesa, Nesbitt and Carroll shall continue to develop as complete communities, with a mix of residential, commercial, industrial, and recreational uses to provide residents with the ability to live, work, and play in their community.
2. Prior to development approval, a proponent may be required to provide information that is satisfactory to Oakland-Wawanesa in order to establish:

- i. That the proposed land use(s) will be developed in such a manner that will eliminate or minimize conflicts with other land uses;
 - ii. That consideration has been given to the current supply and projected demand for the type of development being proposed;
 - iii. That the land is physically suited for the purpose intended and in particular that the soil and drainage conditions are adequate for the proposed development;
 - iv. That the land fronts on a public road with legal access or has another means of legal access satisfactory to Council;
 - v. The development represents a logical extension of the existing developed area, where applicable;
 - vi. The appropriate arrangements have been made for the provision of water supply, sewage disposal, and storm drainage as well as any other necessary infrastructure or services; and
 - vii. The land is not subject to an environmental hazard or that appropriate remedial measures have been or will be taken to protect public health, safety and property.
3. In reviewing development applications, Oakland-Wawanesa encourages the most appropriate use and development of land and other resources by:
 - i. Protecting and strengthening the agricultural industry;
 - ii. Protecting and strengthening the viability of settlement centres including Wawanesa, Nesbitt and Carroll;
 - iii. Discouraging urban-related uses in agricultural areas that would compete with uses in the settlement centres or create potential land use conflicts; and
 - iv. Promoting sound management practices for all resource development.
4. No subdivision of land shall be allowed unless it conforms to the general intent and policies of the Development Plan.

3.2 TRANSPORTATION

Oakland-Wawanesa is well served by municipal and provincial transportation systems. The objectives and policies of this section are intended to support an integrated network of transportation facilities and infrastructure and guide future transportation and development decisions.

Transportation Objectives

- a. To establish a road hierarchy within the municipality.

- b. To maintain a safe, convenient and efficient network of transportation facilities for all modes of transportation, including roads, pathways (cycling and pedestrian), trails, and railways throughout the municipality that meets the needs of all users.
- c. To provide residents with active recreational opportunities and reduce reliance on private automobiles and transportation related greenhouse gas emissions.
- d. To facilitate the efficient movement of people, goods and services to and from Oakland-Wawanesa.
- e. To discourage the proliferation of scattered development along the provincial highway system which would interfere with its main function as a regional transportation network.

General Transportation Policies

1. Oakland-Wawanesa is comprised of a road system that includes municipal roads and provincial roads and highways. The following road classifications have been assigned and illustrated on **Map 7**:
 - i. *Arterial Roads* are designed for large traffic volumes and high-speed limits. Provincial trunk highways (PTHs) are considered arterials within Oakland-Wawanesa. Direct access to arterial roads should be via collector roads. Private driveways or local access points should be limited.
 - ii. *Collector Roads* are designed to collect traffic from local roads and distribute this traffic to arterial roads. Provincial roads (PRs) are considered collectors within Oakland-Wawanesa. Access to collector roads should be via local roads.
 - iii. *Local Roads* are designed for low traffic volumes and slow speed limits. They connect private properties with collector roads. Where possible, connections between local roads and arterial roads should be avoided.
2. Where an area of development is bordered on one side by a major transportation corridor or facility, new development should be directed to the same side to avoid the need for local traffic to cross the corridor or facility.
3. Proposed developments may be required to provide a Traffic Impact Study to determine future intersection improvements, turning lanes, acceleration/deceleration lanes, signage and signalization, as necessary. Any required Traffic Impact Study will be the responsibility of the developer.
4. Proposed developments which may be adversely affected by noise, dust and fumes from major transportation corridors or facilities should be encouraged to locate where there is adequate separation and/or incorporate sound barriers or landscaped buffers to mitigate these impacts.
5. Strip development or development that contributes to the evolution of a row of lots that requires direct access to the provincial highway system will not be permitted.

Municipal Roads Policies

6. New development shall have access to an existing all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with Council to upgrade an existing road or to develop new road access to a

standard agreed upon by Council. The proponent may be responsible for part or all of the cost of this roadway construction and maintenance.

7. In order to protect the safety and efficiency of the road system, a setback distance for all buildings, structures, hedges, windbreaks or similar obstructions adjacent to such roads shall be specified in the Zoning By-law. This setback shall apply to all municipal roads within the municipality except provincial highways where the province establishes setback requirements.
8. Municipal roads shall be improved at the discretion of Council and cost-sharing of the improvement of unimproved road allowances or upgrading off existing improved roads may be required if the road is intended primarily for non-agricultural uses.

Provincial Roads and Highways Policies

9. Developments requiring access to PTHs and PRs are subject to approval from the appropriate provincial authority, as required.
10. Setbacks for buildings and structures and access to PTHs and PRs shall be in accordance with the applicable provincial act.
11. Land uses that generate significant amounts of regional vehicular traffic and/or truck traffic will be encouraged to locate in appropriately designated areas in proximity to major roadways, including PTHs and PRs. However, direct access to the provincial highway system will be discouraged. Access to the provincial highway system should be via municipal road system.
12. Any costs incurred for infrastructure improvements as a result of access to PTHs or PRs shall be the responsibility of the developer.
13. Developments that may adversely impact the operation of the provincial highway network should not be allowed unless appropriate mitigative measures are incorporated into the development and approved by the province.
14. Land shall be protected for future highway system enhancements, including upgrades such as widening or intersection improvements or new infrastructure such as interchanges, highway realignments or new corridors. Subdivision or new development shall be restricted in such areas unless suitable arrangements between the landowner and the province and/or the municipality can be made to accommodate future works.
15. New developments shall be encouraged to use internal road networks and clustered forms of development, where feasible, and otherwise use service roads to avoid private approaches onto PTHs or PRs.

Railway Policy

16. Appropriate setbacks and buffering shall be incorporated into developments that are adjacent to railways to mitigate the risks associated with derailment, hazardous materials, noise and vibration. Where development proposals are within the vicinity of a railway, a copy of the proposal shall be sent to the appropriate railway company for review and comment. For site-specific recommendations relating to railway land use

incompatibility, the Federation of Canadian Municipalities' *New Development in Proximity to Railway Operations* guideline may be used.

Active Transportation Policies

17. New developments shall be encouraged to make provision for active transportation (AT) facilities and connections to existing trails and pathways where appropriate.
18. Abandoned railway lines should be protected from developments and land uses that may negatively impact their recreational potential. Should any transportation or utility corridor become redundant, consideration shall be given to convert such land to public use.

Aerodrome Policy

19. All buildings and structures, when located in close proximity to registered or certified air landing strips or aerodromes, whether on the same property or adjoining property, shall be subject to setbacks established in the Zoning By-law.

3.3 SERVICING AND UTILITIES

The networks that provide essential services and utilities underpin the economic, social and environmental prosperity of Oakland-Wawanesa. The objectives and policies of this section are intended to provide for a sustainable network of services and utilities and to guide future land use decision making.

Servicing and Utilities Objectives

- a. To ensure the provision of sustainable municipal services in Oakland-Wawanesa.
- b. To support the economical and efficient delivery of municipal services.
- c. To ensure utilities are located in areas that provide efficient services while not negatively impacting adjacent land uses and the environment.
- d. To protect land surrounding municipal water and wastewater facilities so that expansion of the facility is not limited in the future.

Servicing Policies

1. All development within Oakland-Wawanesa shall meet provincial and municipal servicing requirements.
2. New developments should not be approved if they create demand for water distribution and/or wastewater collection where it is not efficient or economical for such services to be extended.
3. Any development shall not threaten drinking water sources within Oakland-Wawanesa.
4. Land use patterns and development concepts that promote the provision of sustainable water and wastewater infrastructure shall be prioritized.

5. Where municipally operated water or wastewater services are provided within any developed area, new developments shall be required to connect to these services.
6. Where piped water or wastewater services are not available, but may be available in the future, development should be planned to be able to accommodate efficient and economical piped water and wastewater services in the future.

Utilities Policies

7. Essential activities of government and public or private utilities should be allowed throughout the municipality. Such uses shall be located and developed in a manner that minimizes any conflict with adjacent land uses.
8. Oakland-Wawanesa will consult with various utility providers to ensure the provision of their services in the most sustainable and efficient manner.

3.4 NATURAL ENVIRONMENT

The ecosystems of Oakland-Wawanesa provide many functions necessary for health and well-being. Protection and enhancement of natural areas will improve water quality, increase recreational opportunities, mitigate flooding, decrease greenhouse gas emissions, and provide habitat for wildlife.

Natural Environment Objectives

- a. To protect natural areas and habitats from incompatible or potentially incompatible land uses or activities and ensure the development of such areas does not exceed the lands capability to support such activities and/or threaten their ecological integrity.
- b. To recognize, protect and ensure the sustainability of Crown lands, protected areas, or areas where rare or endangered flora and fauna have received designation and protection under federal or provincial legislation.
- c. To minimize impacts of development on aquatic ecosystems, wetland environments and riparian areas.

Natural Environment Policies

- I. Natural areas and habitats shall be protected from incompatible or potentially incompatible land uses or activities where:
 - i. Rare or endangered flora and fauna have received provincial designation and protection under either *The Endangered Species Act* (provincial) or *The Species at Risk Act* (federal);
 - ii. Lands have been identified as provincial or municipal parks;
 - iii. Sensitive wildlife or aquatic habitat that has been identified; or
 - iv. Private lands that have been voluntarily protected by landowners under *The Conservation Agreements Act*.

2. Proposed developments located near waterways and water bodies that have the potential to alter, disrupt or destroy aquatic habitat, including riparian areas, will be referred to Manitoba Sustainable Development for review.
3. Significant natural areas and sensitive environmental areas shall be identified and protected, where the potential for human activities to negatively impact the environment may require designating these activities or developments as conditional uses.
4. Where privately initiated habitat conservation land leases or land transfers are proposed, Sustainable Development will be encouraged to consult with Council prior to approving the designation of a private habitat or conservation area.
5. Inter-municipal cooperation is encouraged in the application and implementation of measures designed to protect natural areas that may cross jurisdictional boundaries.
6. Public access to natural areas will be encouraged where feasible, to foster an appreciation for the enjoyment of the natural world. Access should not lead to levels of activity or development which will exceed the capability of the area to sustain the environment and ecosystem integrity. Where private land holdings are involved, access to these are will be subject to the approval of the landowner.
7. Remaining wooded lands will be developed in a manner consistent with their wildlife potential, particularly in areas adjacent to wildlife management areas, provincial parks, ecological reserves or any other sensitive or important ecological area.
8. Quality wetland habitats, including riparian areas where applicable, shall be protected to ensure continued waterfowl production.

3.5 SURFACE AND GROUNDWATER

Understanding the connection between landscape features, how we use land, and the quality and quantity of downstream water is critical to the long-term health and prosperity of residents in Oakland-Wawanesa. The objectives and policies of this section are intended to provide for the sustained viability of water resources within the municipality.

Surface and Groundwater Objective

- a. To protect surface and groundwater within Oakland-Wawanesa.

Surface and Groundwater Policies

1. Intensive development requiring significant water consumption shall be allowed only in areas where they will not cause a reduction in water supply for existing users and/or do not require unnecessary expansion of existing water treatment and distribution infrastructure. Development proposals, including irrigation and livestock operations, requiring more than 25,000 litres/day of self-supplied water, require a water rights license under the provisions of *The Water Rights Act*. All self-supplied industrial and community well distribution systems also require a water rights license.

2. Developments or activities that may cause pollution or negative impacts to drinking water sources or aquatic habitats under normal operating conditions will be directed away from major surface water bodies or waterways. Where this is not feasible or practical, developments may be considered adjacent to major surface water bodies provided that:
 - i. It can be proven through adequate engineering or hydrogeological investigation by a qualified engineer licensed to practice in Manitoba that the proposed activity will not cause pollution of the surface or groundwater supply;
 - ii. Appropriate precautionary measures designed by a qualified engineer licensed to practice in Manitoba have been or will be taken to sufficiently mitigate the risk of endangering the quality of the water supply for domestic potable water supply purposes; and/or
 - iii. Council has referred major developments proposed near water bodies and waterways to applicable provincial and federal authorities for review.
3. Surface and drinking water shall be protected by limiting or restricting certain developments in or near surface water or riparian water areas, including:
 - i. Agricultural fertilizer or pesticide applications;
 - ii. Livestock access;
 - iii. On-site wastewater systems; or
 - iv. Intensive industrial, commercial or residential developments.

3.6 HAZARD LANDS, FLOOD MANAGEMENT AND DRAINAGE

Development within hazard areas may accelerate environmental damage, interfere with natural processes, necessitate public and private expenditures for remedial works or emergency assistance, waste resources and cause personal loss and hardship. Appropriate land use policy is required in these areas to avoid unnecessary risk, expense and damage.

Hazard Lands, Flood Management and Drainage Objectives

- a. To minimize loss of life, personal hardship and inconvenience, and adverse effects on public health and safety.
- b. To restrict activities which would accelerate or promote environmental damages arising from causes such as erosion or bank instability.
- c. To protect riparian areas adjacent to natural waterways and water bodies within Oakland Wawanesa.
- d. To maintain the natural capability of streams and drains to convey flood flows.
- e. To maintain the natural capability of wetlands for bioretention and exfiltration.
- f. To restrict activities which could negate the benefits derived from existing natural and artificial flood control works.

Hazard Lands and Flood Management Policies

1. Hazard lands are subject to flooding, water erosion, bank instability, landslides or subsidence and include the following areas:
 - i. Lands subject to flooding are all lands which would be flooded by a 1 in 200-year flood, or in areas having flood control works;
 - ii. Lands subject to water erosion are all lands which would, within a 50-year period, be eroded or become unstable due to the action of water in an adjacent watercourse or waterbody; and
 - iii. Land subject to other hazards such as landslides or subsidence are those lands where actual effects of such hazards have occurred or have been predicted to occur by an accredited source such as a provincial or federal government agency.
2. Development shall not be allowed in hazard lands unless the hazard can be eliminated or protected against prior to or during development.
3. Where development is allowed, subject to Policy 3.6.2, the following criteria shall be subsequently applied:
 - i. Development shall not adversely alter, obstruct, or increase water flow, flood velocity or flood stages and should only be allowed if the cumulative effects of all foreseeable development in the flood prone area is within limits specified in provincial regulations or local by-laws;
 - ii. There shall be no added risk to life, health or safety;
 - iii. All structures and services shall be protected against damage and shall be functional under hazard conditions;
 - iv. Except where authorized, activities such as filling, excavation and clearing, which would otherwise accelerate or promote damages due to causes such as erosion or bank instability, shall be wholly prohibited; and
 - v. Potential damages to any allowed open space uses shall be minimal in hazard conditions.
4. Low impact uses such as haying, grazing, forestry or open space recreation shall be allowed on hazard lands.
5. Wherever possible, natural tree and vegetative cover shall be preserved in or near hazards lands to reduce erosion and assist in maintaining bank stability.
6. Wherever possible, proposed developments or buildings shall be located outside areas subject to ponding due to snowmelt or rain events, or riparian areas.
7. Council may require proponents of development in hazard areas to complete engineering studies, including recommendations regarding preventative and mitigative measures which reduce risks to an acceptable level and remedial measures which restore or rehabilitate damage which may occur.

8. In areas where the specific hazard has not been determined, buildings shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 30 metres (98 feet), whichever is greater, unless an engineering investigation shows that these setbacks may be reduced.
9. Where a parcel of land is being subdivided for development, and contains, in the opinion of Council, land unsuitable for development by reason of hazards, an area may be required to be dedicated as Public Reserve in accordance with the provisions of *The Planning Act*.

Drainage Policies

10. Council will adhere to provincial drainage guidelines and regulations and work cooperatively with the applicable provincial authorities and adjacent municipalities to address any regional drainage issues.
11. Drainage plans for undeveloped areas may be required prior to development and shall be completed by a qualified engineer licensed to practice in Manitoba. Where development may increase storm flows into the provincial highway drainage system, the applicable provincial authority will be consulted. The cost of any required drainage improvements shall be the responsibility of the developer.

3.7 HERITAGE RESOURCES

Heritage is a critical part of Oakland-Wawanesa's community identity and serves as a resource for teaching, tourism and other kinds of economic development. The objectives and policies of this section are intended to identify, protect and enhance heritage resources to ensure a significant and well-preserved legacy is passed down to future generations.

Heritage Resources Objectives

- a. To protect known heritage resources in Oakland-Wawanesa from incompatible development and land uses that may threaten their integrity or operation.
- b. To identify and protect new historic resources having cultural, architectural or archaeological significance from incompatible land uses that may threaten their integrity or operation.
- c. To encourage public awareness, understanding and appreciation of Oakland-Wawanesa's historic resources.

Heritage Resources Policies

1. No development of land shall be allowed that will endanger any site or structure with historic significance as designated by applicable provincial authority.
2. Potential development or redevelopment of a provincially recognized historic resource may be considered only after consultation with the provincial authorities having jurisdiction and a historic resources assessment at the cost of the development proponent to determine if the heritage resources would be endangered.
3. Sites with heritage potential will be considered for designation as a municipal heritage site under *The Heritage Resources Act*.

4. Council shall encourage and facilitate the identification of heritage resources in Oakland-Wawanesa to maximize interpretive and tourism potential.

3.8 MINERAL RESOURCES

Sand and gravel is an important non-renewable resource and represents a significant economic opportunity for Oakland-Wawanesa. The objectives and policies of this section protect the mineral extraction industry from encroaching land uses and ensures future mineral extraction uses are developed in a manner compatible with adjacent land uses and the environment.

Mineral Resources Objectives

- a. To protect mineral resources, including known sand and gravel deposits, from conflicting land uses which may prevent the economic extraction of minerals.
- b. To rehabilitate, in accordance with applicable provincial government regulations, lands disturbed by mineral exploration, development and production to a condition that is environmentally safe, stable and compatible with adjoining lands.

Mineral Resources Policies

1. Existing mineral extraction operations or lands containing high quality mineral dispositions should be protected from incompatible or potentially incompatible land uses in nearby areas.
2. In areas designated by the province as being of medium or low aggregate potential, incompatible and potentially incompatible land uses may be allowed following review by the province.
3. In areas with known or high potential for mineral resources, uses should be limited to non-intensive agriculture, temporary uses or other such uses that permit access to the resource.
4. The extraction of all mineral resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining lands.
5. Environmental programs or initiatives in areas with mineral resources or mineral resource potential shall be instituted with proper regard for their potential economic impact.

4.0 LAND USE POLICIES

Part Four of this Development Plan provides objectives and policies for the land use policy areas within Oakland-Wawanesa. Each of these policy areas are illustrated on the land use maps contained in Part Six of this Development Plan.

4.1 AGRICULTURE

As the dominant land use in the municipality, the protection of the agricultural industry is necessary for the ongoing success of the municipality, and for the people who call it home. While it is recognized that non-agricultural development is present in agricultural areas, high quality agricultural lands must be protected from encroachment of incompatible uses. This protection must be balanced with the opportunity to expand development of rural centres, and rural residential areas at appropriate locations.

Agricultural Designations

Lands intended for a wide range of agricultural activities, including livestock operations, shall be designated **Agriculture General** on **Map 1** and **Map 2** of this Development Plan. Lands intended to protect existing clusters of residential development from potential impacts of livestock operations shall be designated **Agriculture Limited** on **Map 1** and **Map 2** of this Development Plan. For the purposes of this Section, the term '**Agricultural Lands**' shall be used where policies apply to both the **Agriculture General** and **Agriculture Limited** designations together.

Agriculture Objectives

- a. To foster the sustainable growth and development of the agricultural industry in Oakland-Wawanesa.
- b. To preserve Oakland-Wawanesa's prime agricultural land and viable lower class agricultural land for a full range of agricultural uses including livestock operations, in accordance with all other policies of this Development Plan.
- c. To allow for non-agricultural developments that cannot be suitably located in **Rural Centre** or **Urban Area** designations, in a limited manner that minimizes the potential for land use conflict and supports the continued viability of the municipality.
- d. To provide direction for livestock operations and ensure new or expanding operations are directed to areas and planned to limit land use conflict and environmental impact.
- e. To ensure flexibility of farm operators to engage in a full range of agricultural and supplemental activities.

General Agriculture Policies

1. **Agricultural Lands** shall be preserved and protected for a full range of agricultural activities and livestock operations.

2. The unnecessary fragmentation of large parcels of **Agricultural Lands** shall be minimized to protect the long-term viability of large-scale agricultural activities and livestock operations.
3. Specialized agricultural operations such as tree nurseries, apiaries, market gardens and other bona fide agricultural practices shall be allowed provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
4. The minimum parcel size in **Agricultural Lands** shall generally be 80 acres. Variations may be allowed in the following instances and where the end result is consistent with the overall Development Plan:
 - a. A public work has reduced the size of the parcel;
 - b. Lot boundary adjustments;
 - c. Title consolidations; or
 - d. Through a permitted subdivision as outlined in policies 5 through 9 of this Section.

Agriculture Land Subdivision Policies

5. **Agricultural Lands** may be subdivided into smaller parcels less than 80 acres, but only two subdivisions per quarter section shall be allowed in the following circumstances:

- a. Where a specialized agricultural operation requires a smaller land holding. The proponent may be required to submit a business plan that supports the proposal for a specialized agricultural operation prior to subdivision;
- b. Where an existing farmstead site is no longer required as part of an agricultural operation or has become surplus;
- c. Where subdivision of the existing farmstead site is necessary to allow the agricultural producer to continue to reside in the farm residence upon retirement;
- d. Where a single lot subdivision is required for an individual who significantly participates in the farm operation on an ongoing basis and derives an income from it;
- e. Where a farm is incorporated and it is necessary to establish a separate residential site from the company holdings for business or mortgage purposes;
- f. Where a parcel of land that has been physically isolated by such things as a transportation route or a water course, but only if the parcel is of a size, shape or nature that makes farming impractical;
- g. Where a single-lot subdivision for a commercial or industrial use is proposed that is intended to:
 - i. Provide services, machinery, equipment, or goods specifically required by an agricultural operation; or
 - ii. Store or process products grown or raised by an agricultural operation; or
- h. An existing subdivided farmstead site may be re-subdivided to create two non-farm residential parcels, subject to the following circumstances:

- i. The existing farmstead site was created under the policies of this Development or was in existence prior to the adoption of this Development Plan;
 - ii. The new parcels are wholly contained within the existing farmstead site boundaries;
 - iii. Each of the new non-farm residential parcels is a minimum of 2 acres in area;
 - iv. Access to both new parcels may be achieved directly from the municipal road, a shared driveway or other legal means of access approved by Council; and
 - v. The requirements for onsite water and wastewater management systems and the required setbacks between properties can be met.
- 6. Subdivisions may be allowed where land, for the realignment of farm boundaries around rivers, streams, highways, utilities, drains and other features where it is deemed necessary for agricultural purposes and where no new titles are created.
- 7. Proposed multi-lot rural residential subdivisions with **Agricultural Lands** shall require an amendment to the Development Plan to re-designate the subject lands to **Rural Residential**. This process is subject to Council and provincial approval and the associated re-zoning is pursuant to the applicable provisions of the Zoning By-law.
- 8. All subdivisions of **Agricultural Lands** shall be subject to the following criteria:
 - a. Proposed subdivisions shall accommodate the provision of water and wastewater services in accordance with provincial regulations;
 - b. The proposed subdivision shall, wherever possible, be directed away from prime or viable lower class agricultural land, livestock operations and other resource-related uses to avoid land use conflict. If applicable, the site shall be confined to the existing shelterbelt that forms part of a farmstead site;
 - c. The proposed subdivision shall not impede the orderly expansion of areas designated as **Urban Centre** or **Rural Centre**.
 - d. The proposed subdivision can be adequately protected from hazards associated with flooding, erosion or inadequate drainage; and
 - e. The proposed subdivision shall comply with the minimum mutual separation distances for livestock operations, industrial areas, waste disposal grounds, or other incompatible land uses, as outlined in the Zoning By-law.

Livestock Operation Policies

- 9. For the purposes of this Development Plan, livestock operations are permanent or semi-permanent facilities or non-grazing areas where at least 10 animal units (AUs) (measured cumulative across species) of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities.

10. Livestock operations shall not be located on Class 6, 7 or unimproved organic soil as described under the Canada Land Inventory. If detailed soil survey information is not available, the applicant may be required to provide a detailed soil survey for the site, acceptable to provincial standards.
11. All new or expanding livestock operations must adhere to the minimum mutual separation distances established in the Zoning By-law and consistent with Part 5 Livestock Operations of the *Provincial Planning Regulation*. For the purposes of this Development Plan, a designated area means any **Urban Centre, Rural Centre** or **Rural Residential** designation. The **Conservation and Recreation** designation is not considered a designation to which the minimum mutual separation distances apply. Council may, in accordance with Section 169(4) of *The Planning Act*, vary the mutual separation distances provided in the Zoning By-law.
12. Within the **Agriculture General** designation, identified on **Map 1** and **Map 2**:
- a. New or expanding livestock operations up to 299 AU shall be allowed as a permitted use; and
 - b. New or expanding livestock operations 300 AU or greater shall be considered as a conditional use.
13. With the **Agriculture Limited** designation identified on **Map 1** and **Map 2**:
- a. New or expanding livestock operations up to 49 AU shall be allowed as a permitted use;
 - b. New or expanding livestock operation between 50 and 299 AU shall be considered as a conditional use; and
 - c. New or expanding livestock operations 300 AU or greater shall be prohibited.
14. Temporary increases in the number of livestock due to natural or market factors, up to a maximum of 10 percent of the approved animal unit capacity, shall be considered normal and not require additional approval, provided the increase does not result in an overall size of 300 AUs or greater.
15. Applications for approval of the establishment or expansion of a livestock operation must be made to Council by the owner of the operation, or by a person authorized by the owner, accompanied by any materials and any fee established by Council.
16. Applications for new or expanding livestock operations of 300 AU or more shall be processed in accordance with the following:
- a. Upon receipt of an application, a copy shall be sent to the applicable provincial authority and forwarded to the Technical Review Committee for review as per Part 7, Division 2 or *The Planning Act*;
 - b. The Technical Review Committee report shall be made available for review and a formal public hearing will be held; and
 - c. After the public hearing, Council will make an order:
 - i. Rejecting the application; or
 - ii. Approving the application, with or without conditions, if the proposed livestock operation receives a report from the Technical Review Committee which determines, based on available information, that the proposed operation will not create a risk to health, safety or the

environment, or that any risk can be minimized through the use of appropriate measures, practices and safeguards.

17. Council may impose the following conditions on a livestock operation application:

- a. Measures to ensure conformity to the applicable provisions of this Development Plan and the Zoning By-law;
- b. Measures to implement recommendations made by the Technical Review Committee, if a review was required;
- c. One or both of the following measures intended to reduce odour from the livestock operation:
 - i. Requiring cover on manure storage facilities; and/or
 - ii. Requiring shelter belts to be established;
- d. Require the applicant to enter into a development agreement regarding:
 - i. The timing of construction of any proposed building;
 - ii. The control of traffic;
 - iii. The construction and maintenance of roads, fencing, landscaping, shelter belts or drainage works required to service the livestock operation; and/or
 - iv. The payment of a sum of money to Council to be used to construct any of the items mentioned in clause iii above.

Non-Agricultural Use Policies

18. The non-agricultural uses listed below shall be subject to the following criteria:

- a. Non-agricultural uses shall not restrict existing agricultural activities or livestock operations;
- b. Non-agricultural uses shall not be located in a manner that may interfere with the use or expansion of established solid waste management sites, sewage treatment lagoons or other utilities and services;
- c. Non-agricultural development should be directed away from prime agricultural land, viable lower class agricultural land and livestock operations; and
- d. Home occupations and/or home industries may be accommodated as accessory uses to a residential use, subject to compliance with the standards of the Zoning By-law. These businesses are generally modest in scale and investment and should not generate significant levels of traffic. Home based settings may appear appropriate when starting up, but consideration should be made toward businesses that are appropriate in an agricultural setting. If businesses grow to a level of activity more appropriate to an urban area, they should be re-located. The subdivision of accessory businesses from the parcel on which they are established shall not be permitted.

19. Agri-commercial or agri-industrial activities used to support and diversify active farming operations may be allowed in **Agricultural Lands**, subject to the requirements of the Zoning By-law.

20. Natural resource developments, non-intensive recreational, and open space uses such as parks, trails or agri-tourism, that cannot be suitably accommodated in **Rural Centre** or **Urban Centre** designations, may be considered within **Agricultural Lands**, provided that such proposals are compatible with existing agricultural operations and that the size of the parcel is appropriate for the intended use. Specific uses will be identified in the Zoning By-law.
21. New solid waste disposal sites and sewage lagoons may be considered in **Agricultural Lands** as a conditional use, provided they comply with the following criteria:
- Sites shall comply with provincial environmental site and design standards;
 - Sites shall not adversely affect the recreational amenities of the area;
 - Sites shall not be located in close proximity to residential areas and other non-compatible uses; and
 - In order to minimize human exposure to the undesirable effects, development in the vicinity of these facilities should be limited to open space, agricultural or industrial uses.

4.2 CONSERVATION AND RECREATION

Oakland-Wawanesa is home to a variety of undeveloped natural areas including parts of the Assiniboine River, the Souris River, and areas of the Brandon Hills. The majority of these areas are unsuitable for most development due to hazards but some lands provide opportunities for limited recreational developments and the continued conservation of important ecological and environmental lands.

Conservation and Recreation Designation

Lands deemed unsuitable for development due to flooding, inherent soil conditions or unique habitats and those lands that may provide for passive recreational uses that support tourism and economic development shall be designated **Conservation and Recreation** on **Map 1** and **Map 2** of this Development Plan.

Conservation and Recreation Objectives

- To identify and protect lands with aesthetic, environmental, and ecological significance for present and future generations.
- To provide areas that support passive recreational uses that enable tourism and are maintained in a sustainable manner.

Conservation and Recreation Policies

- Development shall be reserved for non-intensive uses and shall remain, for the most part, in a natural state, and shall complement and not be detrimental to natural features in the area.
- The retention, enhancement or re-establishment of existing woodlands, wetlands and other significant habitat areas shall be encouraged.

3. When opportunities arise, the establishment of special purpose easements by Council may be considered for purposes such as hiking, cross-country and snowmobile trails and accessory uses.
4. Non-intensive recreational uses including trails, campgrounds, and wildlife management areas shall be encouraged.
5. Existing uses, such as agricultural cropping or livestock operations, within the **Conservation and Recreation** designation shall be allowed to continue.
6. Proposed multi-lot rural residential subdivisions with the **Conservation and Recreation** designation shall require an amendment to the Development Plan to re-designate the subject lands to **Rural Residential**. This process is subject to Council and provincial approval and the associated re-zoning is pursuant to the applicable provisions of the Zoning By-law.

4.3 RURAL CENTRE

Nesbitt and Carroll are existing rural communities that act as important centres for rural residents. Oakland-Wawanesa's rural centres should continue to provide a village living option that embraces farm life and provides access to services and amenities. Continued development will be encouraged to maximize existing investments and to retain areas available for growth that are integral to the municipality's future.

Rural Centre Designation

Lands intended to provide for a range of uses and act as service centres for rural populations shall be designated as **Rural Centre** on **Map I** of this Development Plan.

Rural Centre Objectives

- a. To maintain and strengthen the municipality's existing rural communities.
- b. To encourage high quality residential development in keeping with the existing character of Oakland-Wawanesa's rural communities, providing safe, functional and pleasant residential environments.
- c. To encourage compact patterns of residential development.
- d. To identify suitable areas for future development in keeping with the anticipated demand for land and efficient servicing strategies.

Rural Centre Policies

1. An appropriate mix of residential, commercial, industrial, institutional and recreational uses, as defined in the Zoning By-law, shall be encouraged within **Rural Centre** designations, in quantities reasonably related to demand and where such uses do not interfere with the primary residential character of the community.
2. A variety of housing types and tenures including inclusive housing strategies such as age-friendly, accessible, and affordable housing shall be encouraged.

3. Developments within **Rural Centre** designations shall be connected to municipal services if services become available in the future, within a time period as approved by Council and in accordance with provincial regulations. Proponents may be required to contribute towards the cost of establishing new infrastructure needed to adequately service development.
4. Minimum lot sizes shall be established in the zoning by-law to permit effective on-site disposal of wastewater and to minimize the risk of groundwater pollution, in accordance with provincial regulations.
5. Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in **Rural Centre** designations. Where suitable vacant land is not available, new development shall be encouraged to be located adjacent to built-up areas where public services can be efficiently and economically expanded.
6. Expansion of **Rural Centre** designations shall be directed, wherever possible, away from prime agricultural land, livestock operations and other resource-related uses to avoid incompatibilities.
7. Where large undeveloped areas, or multiple lot developments are being considered for future development, an overall concept plan shall be prepared for the area, in order to provide for an efficient and well-planned development. The concept plan should illustrate the general arrangement of future roadways, building lots, open spaces, drainage and other major features. The design of the roadways and building lots shall be integrated with existing right-of-ways and services, and must generally conform to recognized engineering and planning standards.
8. All new developments shall be evaluated based on:
 - a. The cost and feasibility of providing municipal services and utilities;
 - b. Local and regional impacts regarding pedestrian safety, traffic volumes and movement;
 - c. Drainage patterns including stormwater drainage and groundwater conditions;
 - d. The availability and convenience of public open space and recreational facilities; and
 - e. Buffers between incompatible uses.
9. Commercial and industrial lot sizes shall be of a sufficient size to provide adequate space for the needs of development, particularly with respect to exterior displays, storage and service areas, as regulated in the zoning by-law.

4.4 RURAL RESIDENTIAL

Rural residential areas provide an alternative to the rural and urban centres within Oakland-Wawanesa. It is recognized there is demand for rural residential development within the municipality, however, such development should be addressed in a sustainable manner and in such a way that preserves agriculturally productive lands. Policies promoting compact, clustered rural residential development are effective in addressing the issues associated with rural residential sustainability.

Rural Residential Designation

Lands intended to provide for primarily rural residential uses shall be designated as **Rural Residential** on **Map I** of this Development Plan.

Rural Residential Objectives

- a. To provide an adequate supply of rural residential lands while preserving the agricultural character of Oakland-Wawanesa.
- b. To ensure rural residential development does not infringe upon prime agricultural lands or interfere with agricultural activities or livestock operations.
- c. To ensure rural residential development occurs in a logical manner and on an economically sound basis.
- d. To ensure that proposed rural residential developments can be serviced to an appropriate rural standard and in a cost-effective manner with respect to road access, potable water supply and wastewater disposal.

Rural Residential Policies

1. New **Rural Residential** designations shall be directed toward:
 - a. Areas that are contiguous with existing designated rural residential areas or adjacent to an existing cluster of rural residential uses to limit impacts on agricultural activities or livestock operations; or
 - b. Areas with low potential for agriculture due to adverse topography, poor soil conditions, or other physical land constraints or those areas not currently or previously under agricultural cultivation.
2. Rural residential developments should not be sited on the fringe or periphery of existing **Rural Centre** or **Urban Centre** designations.
3. Rural residential developments shall respect and protect natural features such as creeks or known wetlands, and retain existing tree cover wherever possible.
4. Where a multiple lot rural residential development is being considered, an overall concept plan shall be prepared. The concept plan should illustrate the general arrangement of building lots, access, drainage and other major features. The design shall be integrated with existing right-of-ways and services, and must conform to recognized engineering and planning standards.
5. The re-designation of land to **Rural Residential** is subject to amendment of the Development Plan and provincial approval. Such proposals will be evaluated based on the following criteria:
 - a. That the supply of rural residential lots in the municipality is not adequate to accommodate residential demand;
 - b. That the **Rural Residential** development is directed away from prime and viable lower class agricultural land and will meet the minimum mutual separation distances required in Policy 4.1.14 and outlined in the Zoning By-law.
 - c. That the proposed development:

- i. Be capable of accommodating on-site wastewater disposal systems as determined by provincial regulations;
 - ii. Have an adequate supply of potable water; and
 - iii. Have frontage and access to an existing municipal road system or be serviced by an internal road system that has access to an existing municipal road.
 - d. That the siting and design of the proposed development meets the standards of the zoning by-law; and
 - e. That the proposed re-designation will not produce unacceptable social or economic costs. Council shall consider the impact of such rural residential developments based on the provision of public services such as schools, utilities, water systems, wastewater disposal, access, emergency services, health care, recreation, garbage collection and snow removal.
6. Mobile home parks and mobile home subdivisions should generally be directed to **Rural Centre** or **Urban Centre** designations; however, such uses may be located in **Rural Residential** areas in specific cases where:
- a. They will not conflict with agricultural activities or the provincial highway system; and/or
 - b. They cannot locate within **Urban** or **Rural Centres** due to:
 - i. Their requirement for larger parcels of land; or
 - ii. The lack of suitable sites.

Mobile home parks and mobile home subdivisions shall be regulated by the Zoning By-law.

- 7. The subdivision of lands designated **Rural Residential**, including infill of **Rural Residential** areas is allowed, provided any new lots generally conform to the applicable policies within this section and the requirements of the Zoning By-law.
- 8. The Zoning By-law may establish one or more rural residential zones to provide for different densities of development and the possibility of animal keeping (less than 10 animal units of non-commercial livestock) for personal use.

4.5 RURAL COMMERCIAL AND INDUSTRIAL

This Development Plan directs the majority of commercial and industrial development to Wawanesa; however, additional commercial and industrial development may be considered in the **Rural Commercial and Industrial** designation.

Rural Commercial and Industrial Designation

Lands intended to provide for commercial and industrial development not appropriate to locate within the **Rural Centre** or **Urban Centre** designation or that provides service to the travelling public shall be designated as **Rural Commercial and Industrial** on **Map 1** and **Map 2** of this Development Plan.

Rural Commercial and Industrial Objectives

- a. To provide future employment opportunities in Oakland-Wawanesa and provide land options for commercial and industrial development.
- b. To ensure proposed developments can be sufficiently serviced to an appropriate rural standard and in a cost-effective manner with respect to road access, water supply and wastewater disposal.
- c. To minimize potential adverse effects that may be associated with incompatible commercial or industrial land uses by providing an appropriate designation for such uses.

Rural Commercial and Industrial Policies

1. **Rural Commercial and Industrial** developments may accommodate commercial and industrial uses, including uses that serve the travelling public or the agricultural sector. Specific allowed uses will be outlined in the Zoning By-law.
2. Subdivision of **Rural Commercial and Industrial** areas is allowed provided lots conform to the Zoning By-law.
3. New lands may be designated as **Rural Commercial and Industrial** for commercial or industrial developments where:
 - a. Uses cannot locate within **Urban Centre** or **Rural Centre** designations due to:
 - i. The requirement for larger parcels of land for parking, loading or storage;
 - ii. The use is hazardous in nature or is a potential nuisance due to traffic, odour or safety;
 - iii. The use is needed to provide essential services to the travelling public; or
 - iv. The lack of suitable sites.
 - b. Uses will not conflict with agriculture or the provincial highway system.
4. Proposed **Rural Commercial** designations shall not be wasteful of agricultural land and shall be directed to lower class agricultural lands where possible.

4.6 URBAN CENTRE

Wawanesa is the municipality's main urban centre and can be characterized by higher levels of municipal infrastructure, a diverse set of land uses, core services including health care and schools, as well as recreational uses and cultural facilities. While many of Wawanesa's residents commute for employment, shopping, recreation or leisure, Wawanesa maintains a unique rural identity that provides a variety of services and amenities for both the regional agricultural community and a large village population.

Urban Centre Designation

Wawanesa is designated as **Urban Centre** on **Map 1** and **Map 2** of this Development Plan.

Urban Centre Objectives

- a. To accommodate and promote a variety of land uses including residential, commercial, industrial and recreational that are conveniently located, well-planned and supportive of the needs and interests of the community.
- b. To identify and encourage opportunities for infill and compact patterns of development.
- c. To promote a mix of housing types and densities in close proximity to services and recreational uses.
- d. To ensure Wawanesa continues as service centre for both rural and local residents.
- e. To protect and promote Wawanesa's central core and main street areas for commercial, civic and institutional uses.
- f. To provide for industrial development within suitable areas in Wawanesa while minimizing or eliminating potential land use conflicts with non-industrial uses.
- g. To support a variety of active recreational uses that serve both the local and regional community.

General Urban Centre Policies

1. **Urban Centre** designations may have residential, commercial, industrial, institutional and recreational uses.
2. The location and intensity of use with **Urban Centre** designated lands shall be guided by the Zoning By-law.
3. New development should first be directed towards lands with adequate municipal servicing.
4. New development in the **Urban Centre** designations shall be compact in nature and contiguous with existing development wherever possible.
5. New developments shall be required to connect to municipal services. Where circumstances prevent a new development from accessing servicing, the development should meet provincial standards for on-site water supply and sewage disposal systems, and septic systems should not be located within a designated flood risk area.

Urban Centre Residential Policies

6. A variety of housing types and tenures shall be accommodated in **Urban Centre** designated lands, subject to the requirements outlined in the Zoning By-law and may include single-, two- and multi-unit dwellings, as well as secondary suites and manufactured housing types.
7. Infill development of vacant residential areas shall be encouraged in order to maximize efficiency of existing municipal services and promote a compact and efficient land use pattern.
8. Infill developments of vacant residential areas shall be consistent with the residential character of existing neighbourhoods in terms of size, scale and set-backs.

9. Proposals for residential uses involving three or more units shall require a concept plan. The concept plan should illustrate the general arrangement of buildings, yards, access, parking and landscaping as well as open spaces, drainage and other major features. The design of the access and building lots shall be integrated with existing right-of-ways and services, and must conform to recognized engineering and planning standards.

Urban Centre Commercial Policies

10. Commercial uses will be directed to appropriately zoned areas along core transportation corridors within the **Urban Centre** designation, with a focus on infill of existing commercial areas along Main Street and 4th Street.
11. Revitalization and adaptive building reuse for commercial and mixed-use commercial shall be encouraged.
12. Compact, mixed-use commercial development shall be encouraged, and developed in a manner considered compatible with surrounding uses.
13. Infill development on vacant commercial areas shall be encouraged in order to maximize efficiency of existing municipal services and promote a compact and efficient land use pattern.
14. Infill developments of vacant commercial areas shall be consistent with the commercial character of existing areas in terms of size, scale and set-backs. Appropriate buffering may need to be utilized in order to mitigate any land use conflict between a proposed commercial use and an existing adjacent residential use.

Urban Centre Industrial Policies

15. Industrial uses will be directed to appropriately zoned areas along core transportation corridors with sufficient access within the **Urban Centre** designation.
16. Industrial uses which may result in moderate nuisance may be allowed in the **Urban Centre** designation at the discretion of Council, as conditional uses. When considering proposals for approval, Council may impose conditions to mitigate any potential impacts of the development.
17. Small scale industrial developments shall be encouraged to located with **Urban Centre** designated lands.
18. Industrial developments should be undertaken in a manner that does not create significant nuisance for nearby development or environmental impacts, particularly with respect to surface and groundwater, as provided for in policies 1 through 3 in Section 3.5.

Urban Centre Parks Policies

19. Recreational and park uses will be directed to appropriately zoned areas within the **Urban Centre** designation.
20. The maintenance and development of existing parks, recreation and open space areas is encouraged in such a way as to improve the visual appearance and aesthetic quality of the physical environmental in all areas of the community.
21. The displaying of livestock for short-term events at the Wawanesa fair grounds shall be permitted, subject to such conditions that Council considers appropriate.

22. Recreational, educational and institutional uses, including buildings and structures, may be permitted in park areas. Specific uses will be outlined in the Zoning By-law.
23. Active transportation through conveniently located and connected sidewalks, trails and pathways shall be encouraged in park areas.

5.0 ADMINISTRATION

5.1 ADOPTION, REVIEW AND AMENDMENTS

Adoption of the Development Plan by Council will give the Development Plan the force of law. Once adopted, no development or land use may be carried out within the area affected by the Development Plan that is inconsistent with the policies set forth herein.

Oakland-Wawanesa must complete a detailed review of its Development Plan within eight years after the Development Plan By-law is adopted.

While the Development Plan is intended to direct future development to appropriate locations, and to provide standards and guidelines for development, it is recognized that there may be cases where the Development Plan does not accommodate a proposed development that the community may wish to consider. In such cases, an amendment to the text of the Development Plan, and/or to any of the maps, will be required in order to accommodate the proposed development.

Changes to the Development Plan should be thoughtfully considered since it represents a change to the accepted direction and vision for the community.

5.2 ZONING

The goals, objectives and policies contained herein are generally implemented through the Zoning By-law. Following adoption of the Development Plan, Oakland-Wawanesa is required to adopt their Zoning By-law which will set out specific requirements for land use and development. The Zoning By-law identifies zoning districts for certain types of uses and sets out the prescribed permitted and conditional uses and development standards for each land use zone. Zoning By-laws must be generally consistent with the Development Plan.

5.3 SUBDIVISION APPROVAL

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review by the provincial planning authority, Council, and certain provincial government departments and agencies. This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the Development Plan. A subdivision proposal cannot proceed without the approval of Council and the provincial approving authority. Council and the provincial approving authority may attach conditions to a subdivision approval in accordance with *The Planning Act*.

5.4 CONDITIONAL USE APPROVAL

Within a zoning by-law, there will be provisions for the approval of various types of development as a Conditional Use in each zoning district. This will provide Council with the authority to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides Council with the opportunity to establish conditions of approval, which could include requiring the applicant to enter into a development agreement with Council. In utilizing the Conditional Use process, Council will have an opportunity to influence the location of certain types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community.

5.5 VARIANCE APPROVAL

The Planning Act enables Council to issue Variation Orders for the purpose of varying or altering the application of the zoning by-law. Council may attach conditions of approval to a Variation Order, which could include requiring the applicant to enter into a development agreement with Oakland-Wawanesa in order to maintain the intent and purpose of the Development Plan or zoning by-law.

5.6 DEVELOPMENT AGREEMENTS

Approval of subdivisions, zoning amendments, conditional uses or variations can be conditional upon entry into a development agreement that protects the interests of both the applicant and Oakland-Wawanesa. A development agreement typically deals with the responsibilities of the applicant and the municipality in providing services to the land in question, the use of the land, the siting of buildings, the installation of services or the provision of open space or park land.

5.7 DEVELOPMENT PERMITS

New development generally requires a development permit issued by Oakland-Wawanesa. Before a permit can be issued, proposals will be reviewed to determine conformance with this Development Plan and the Zoning By-law.

5.8 DEVELOPMENT OFFICER

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

5.9 ADOPTION OF OTHER BY-LAWS

Land development and land use proposal for individual building projects are also subject to the provisions of other municipal by-laws such as building by-law, lot grading by-laws, building safety and property standards by-laws, licensing by-laws, and the Manitoba Building Code. These by-laws and regulations not only complement the applicable zoning by-law, but set out the terms, conditions and procedures upon which building permits may be issued. Through the building by-laws and regulations, Council can establish the minimum standards of construction, maintenance and occupancy which new and renovated buildings have to meet in order to protect the safety and health of the public.

5.10 PUBLIC WORKS

The capital works program and public improvements of Oakland-Wawanesa should conform to the policies set out in the Development Plan. This is an important implementation tool since a municipality may influence the rate and direction of growth through the provision of municipal services to land.

5.11 CAPITAL EXPENDITURES

All levels of government, school boards, health authorities and all other agencies and stakeholders with vested interest in the development of Oakland-Wawanesa should consult the Development Plan when revising capital expenditure programs to be consistent with this Development Plan.

6.0 MAPS

The Land Use Maps presented herein should be considered long-range planning guides and used in conjunction with the objectives and policies outlined in the Development Plan.

The Land Use Maps provide the outlines of approximate boundaries of land use designations and/or locations thereof. The maps should not be used as a means of accurately locating boundaries, but should be considered primarily for providing a general spatial relationship among various land use designations. Resolution of exact boundary limits will occur at a more detailed planning level, such as subdivision design and through the Zoning By-law.

Land Use Maps

Map 1 – Municipality Overview

Map 2 – Wawanesa

Reference Maps

Map 3 – Land Cover

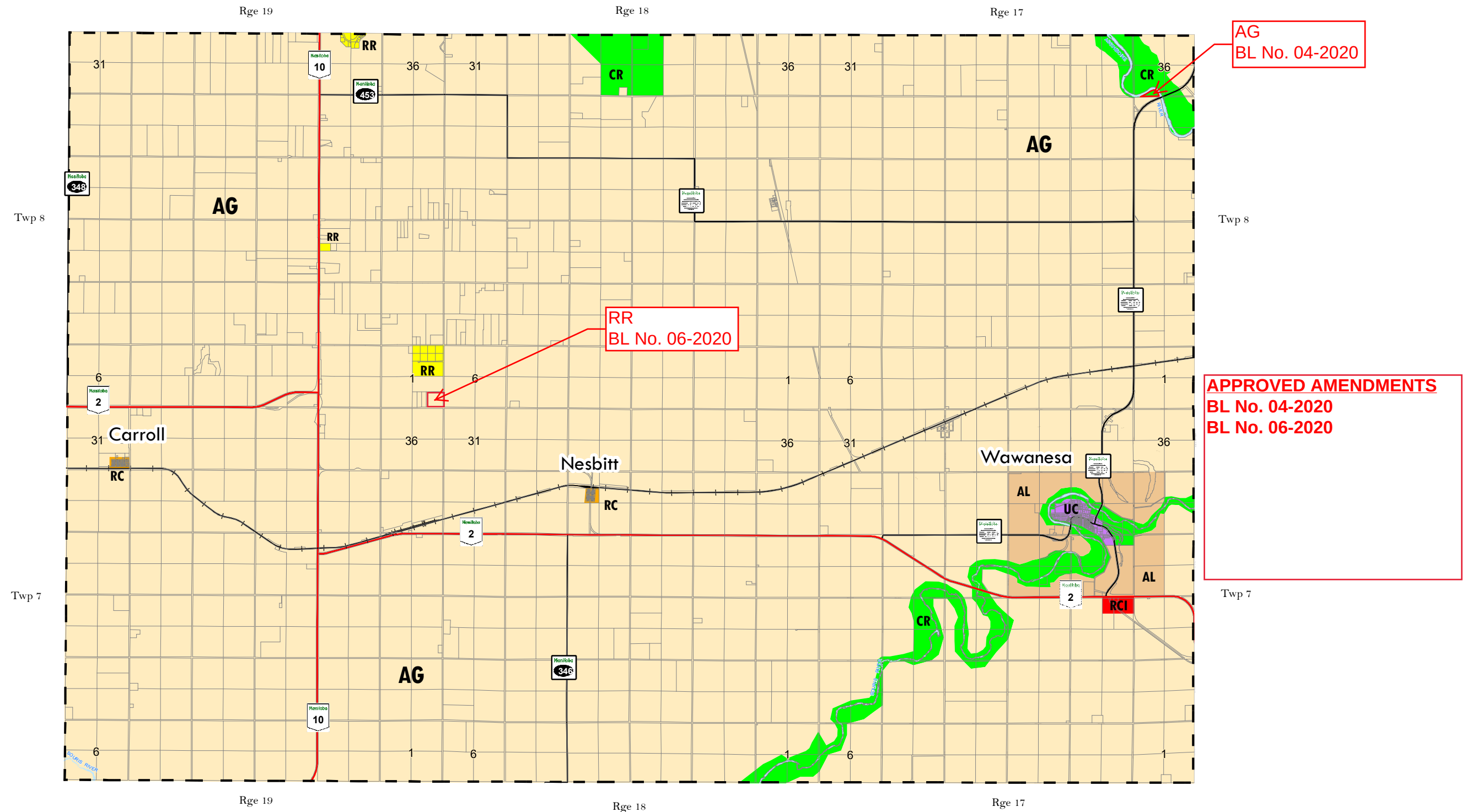
Map 4 – Watersheds and Drainage

Map 5 – Agricultural Capability

Map 6 – Aggregate and Private Quarry Permits

Map 7 - Transportation

Map 8 – Water and Waste Resources

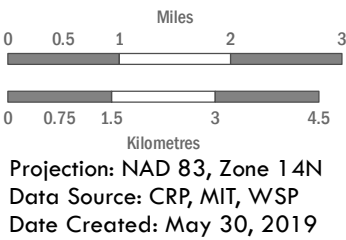


Municipality of Oakland-Wawanesa

Development Plan - By-Law No. 04-2018

Map 1

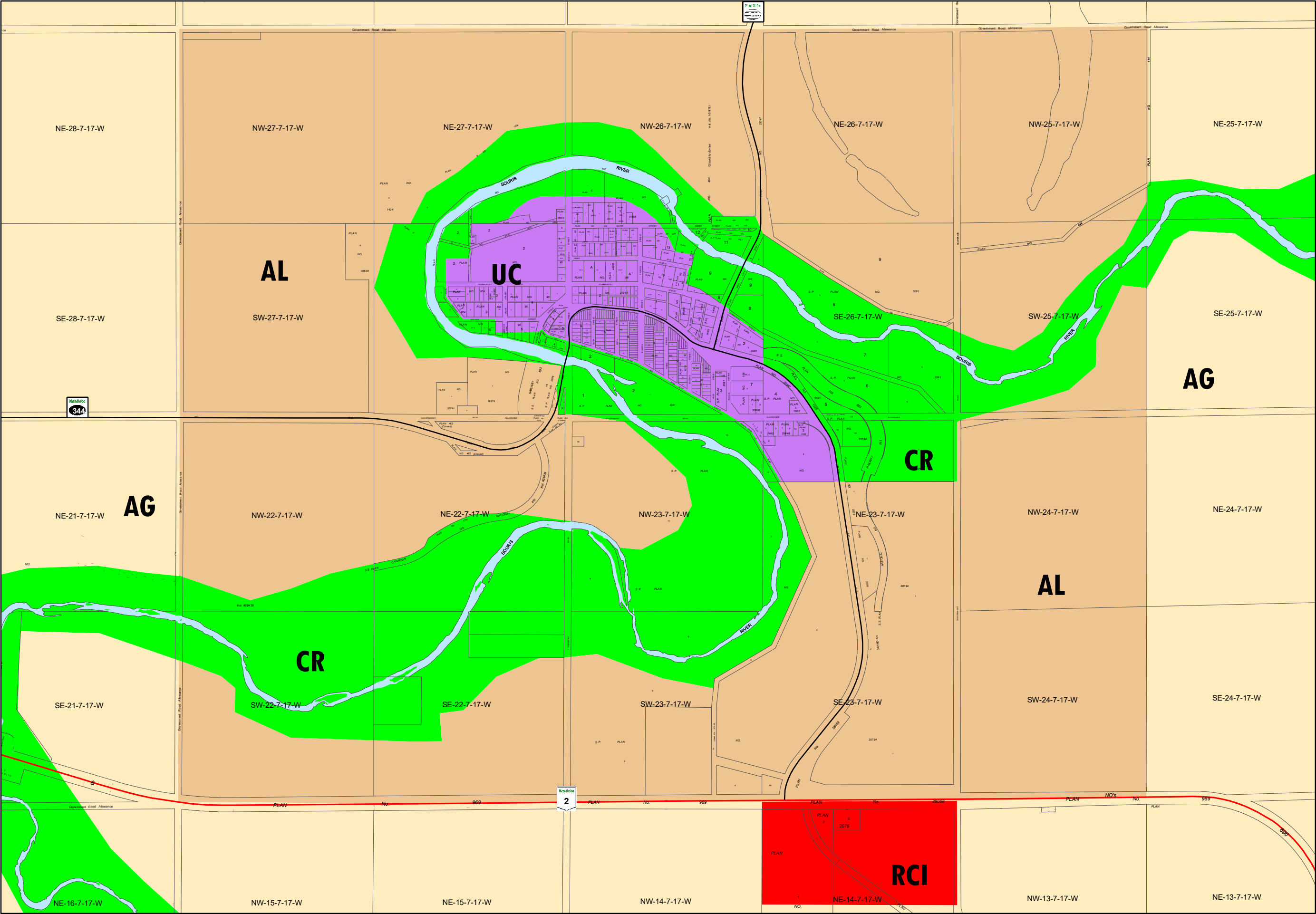
- | | | |
|---------------------------------|--------------------------------|--------------------------|
| AG Agriculture General | RC Rural Centre | Municipal Boundary |
| AL Agriculture Limited | UC Urban Centre | Railway |
| RR Rural Residential | CR Conservation and Recreation | Provincial Road |
| RCI Rural Commercial/Industrial | | Provincial Trunk Highway |



Municipality of
Oakland-Wawanesa

Development Plan
By-Law No. 04-2018

Map 2 - Wawanesa

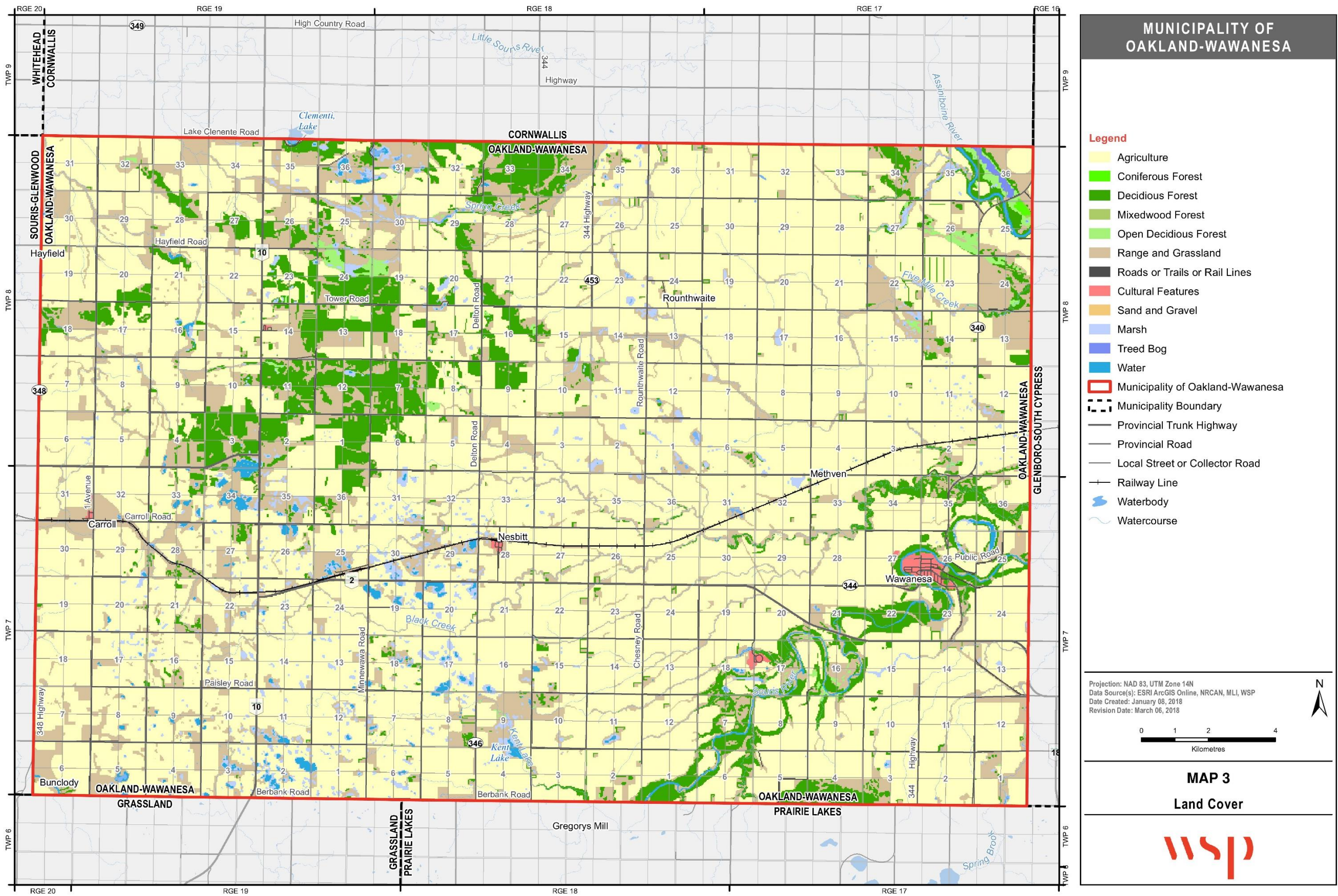


- AG Agriculture General
- AL Agriculture Limited
- RCI Rural Commercial/Industrial
- UC Urban Centre
- CR Conservation and Recreation
- Provincial Road
- Provincial Trunk Highway

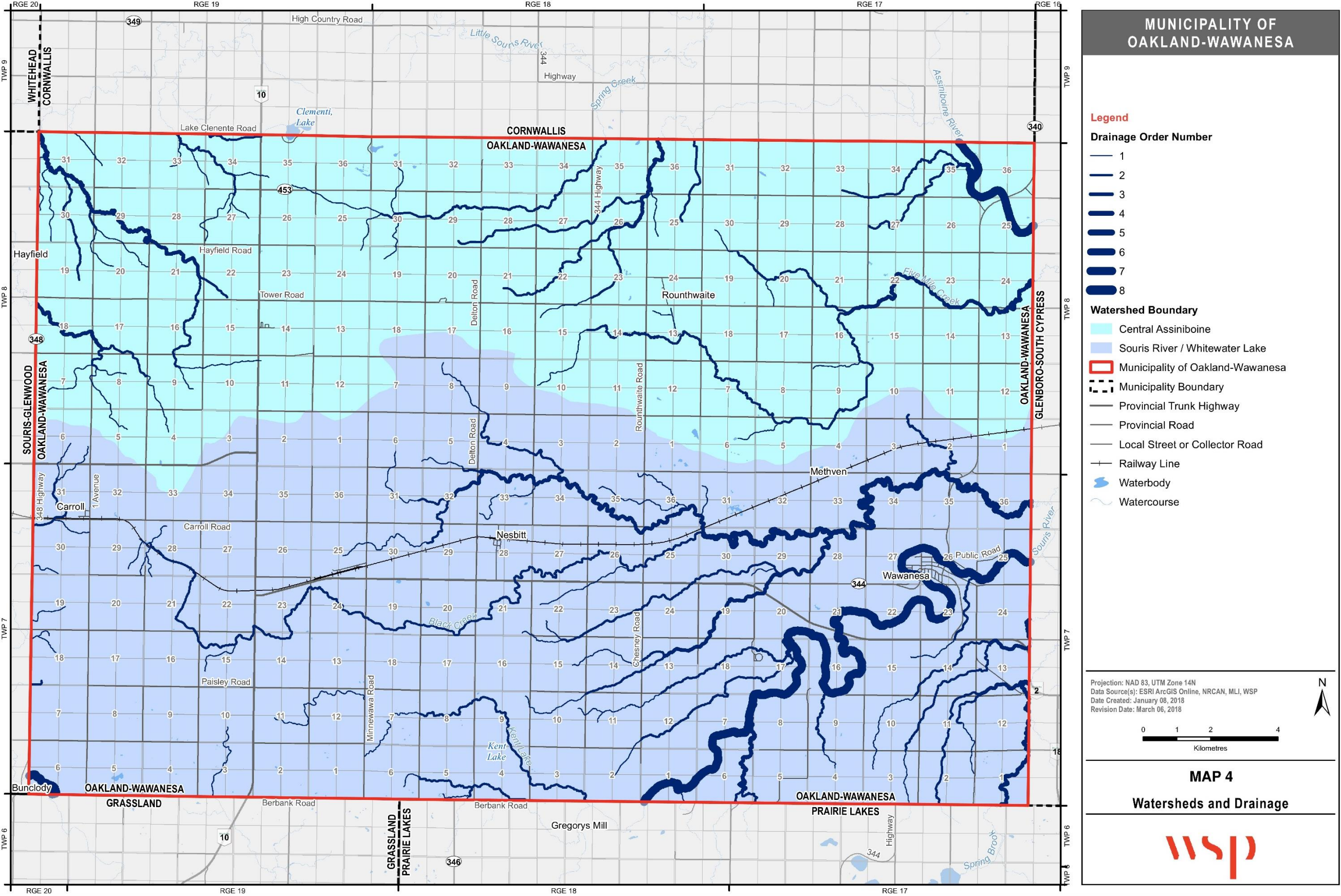
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Data Source: CRP, MIT, WSP
Date Created: May 30, 2019



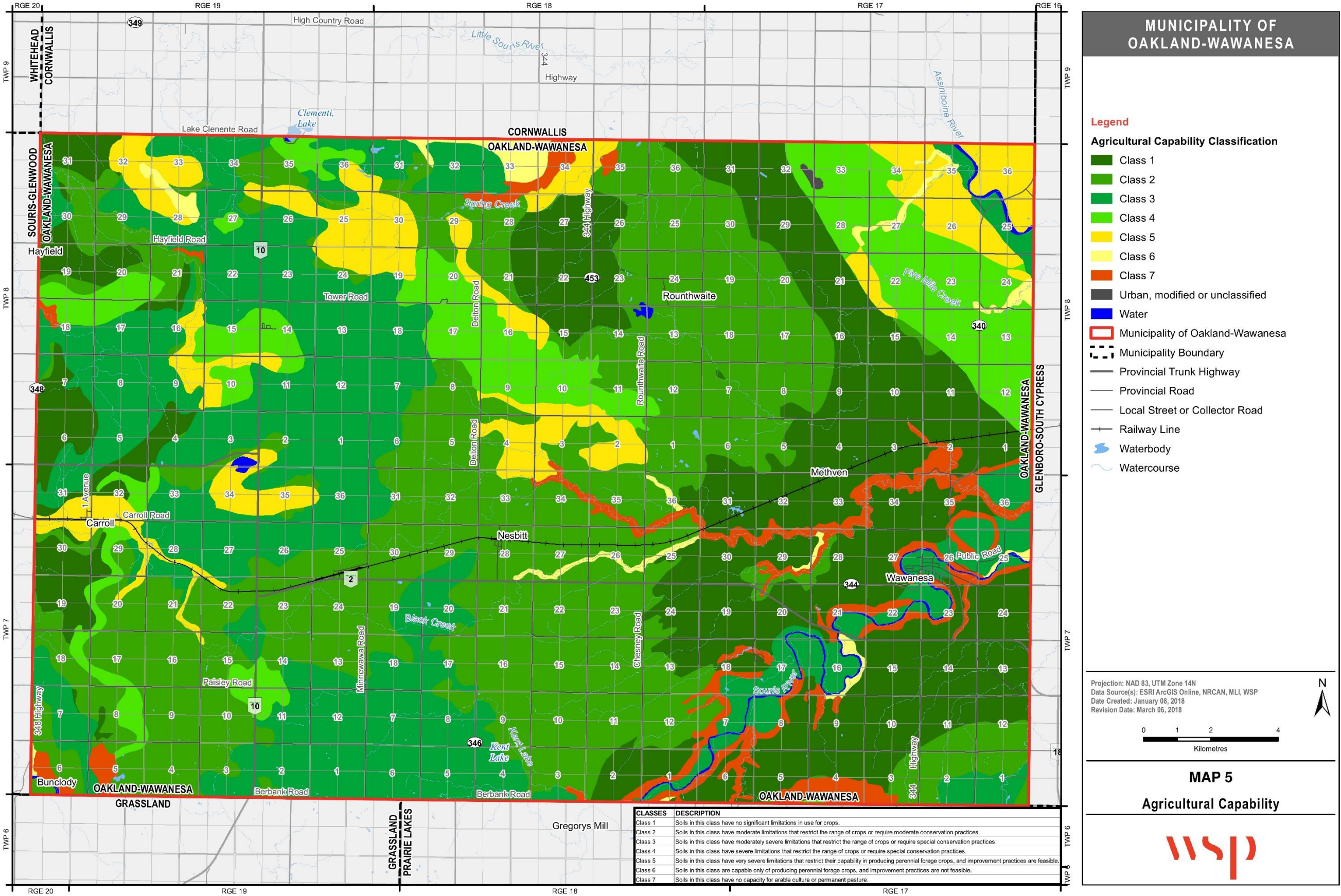
6.3 MAP 3 – LAND COVER REFERENCE



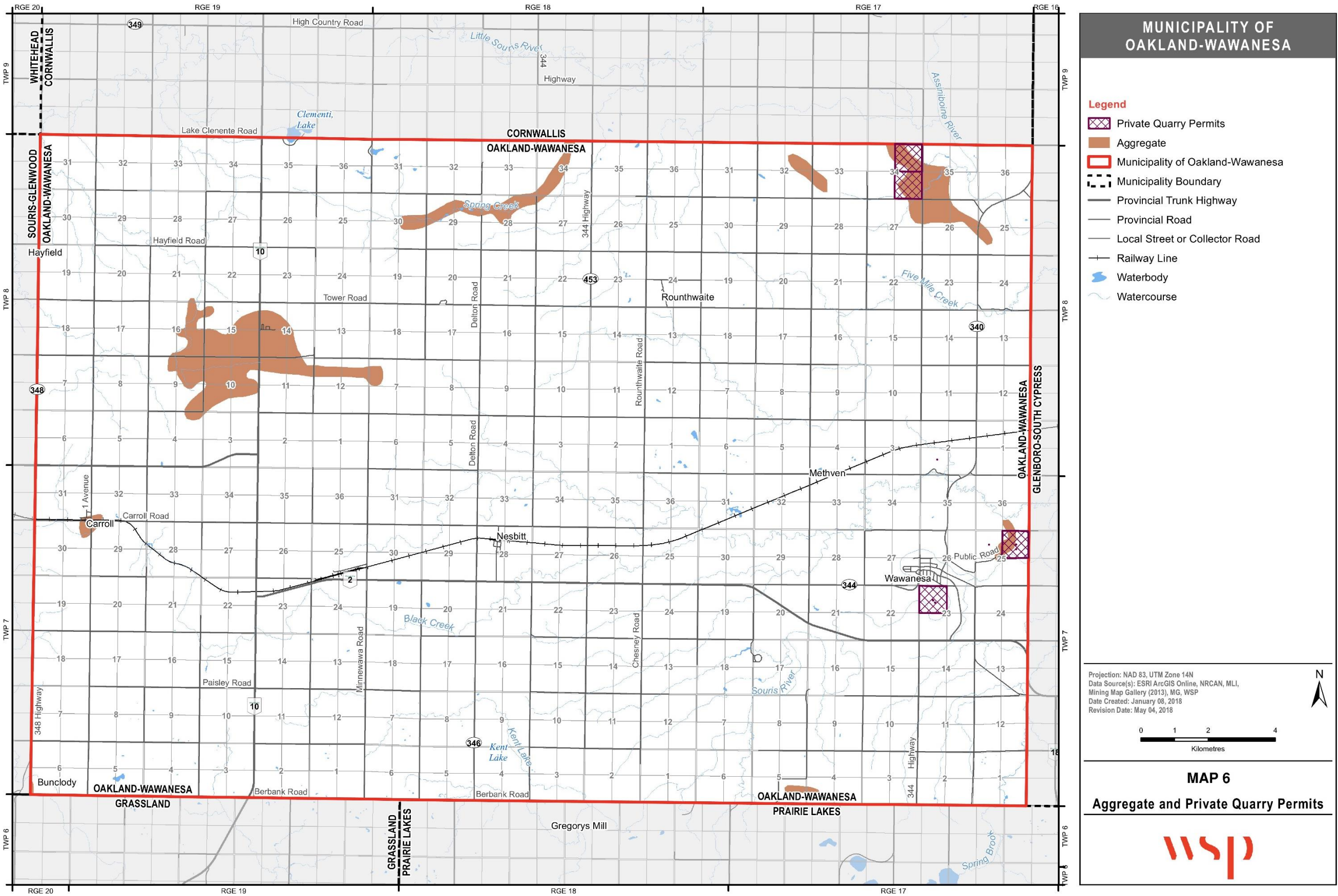
6.4 MAP 4 - WATERSHEDS AND DRAINAGE REFERENCE



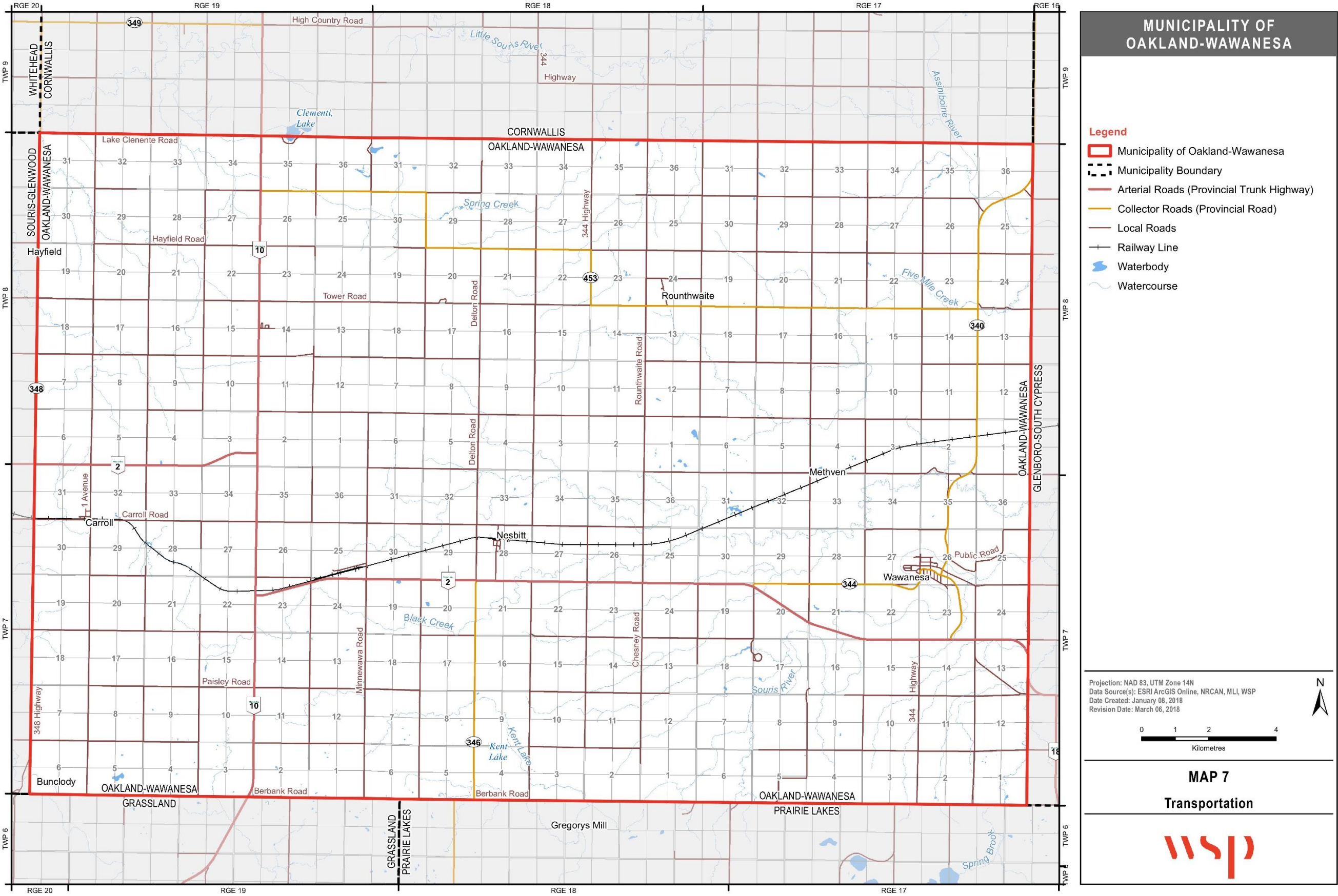
6.5 MAP 5 – AGRICULTURAL CAPABILITY REFERENCE



6.6 MAP 6 - AGGREGATE AND PRIVATE QUARRY PERMITS



6.7 MAP 7 – TRANSPORTATION



6.8 MAP 8 - WATER AND WASTE RESOURCES

