



• where agriculture and industry meet •

RURAL MUNICIPALITY OF MORRIS BY-LAW No. 1712/2015

BEING a by-law to direct sustainable land use and development in the Rural Municipality of Morris

WHEREAS, pursuant to Part 4, Division 1, in Chapter 30 of The Planning Act, L. M. 2005, the Rural Municipality of Morris; the Development Plan sets out the plans and policies of the municipality respecting its physical, social, environmental and economic objectives;

WHEREAS, the Development Plan sets out the maps and statements of objectives to direct sustainable land use and development in Rural Municipality of Morris, Manitoba;

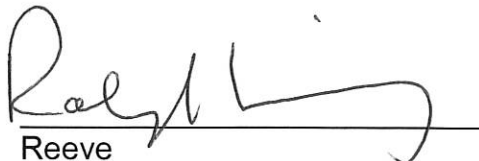
WHEREAS, the Development Plan sets out measures for implementing the plan;

AND WHEREAS Part 4 of the said Planning Act provides that Municipal Council must adopt a Development Plan that is generally consistent with the Provincial Planning Regulation, Regulation 81/2011, June 20, 2011;

NOW THEREFORE the Council of the Rural Municipality of Morris, in meeting duly assembled, enacts as follows:

1. The Development Plan plans, policies, objectives and implementation measures, attached hereto and forming part of this By-law, are hereby adopted.
2. This By-law shall be known as "The RM of Morris Development Plan".

DONE AND PASSED this 11th day of May, 2016 A.D.


Reeve
Chief Administrative Officer

READ A FIRST TIME this 11th day of March, 2015 A.D.

READ A SECOND TIME this 14th day of October, 2015 A.D.

READ A THIRD TIME this 11th day of May, 2016 A.D.



The Rural Municipality of Morris
Development Plan

Prepared by:

AECOM

99 Commerce Drive

Winnipeg, MB, Canada R3P 0Y7

www.aecom.com

204 477 5381 tel

204 284 2040 fax

Project Number:

60286216

Date:

December 18, 2014

Rural Municipality of Morris

By-Law No.

**THE
RURAL MUNICIPALITY OF MORRIS
DEVELOPMENT PLAN**

BEING SCHEDULE "A"

ATTACHED TO

**BY-LAW NO.
of**

The Rural Municipality of Morris

Table of Contents

Statement of Qualifications and Limitations

Letter of Transmittal

Distribution List

Executive Summary

	page
PART 1: INTRODUCTION	1
1.1 What Is a Development Plan?	1
1.2 Area Covered by the Development Plan	1
1.3 Plan Preparation	1
1.4 Purpose of the Development Plan	1
1.5 Implementing the Development Plan	2
1.6 Organization of the Plan	2
1.7 Legal Authority	2
1.8 Planning History	2
1.9 Key Characteristics of the RM of Morris - "Where Agriculture and Industry Meet"	3
1.10 Major Land Use Issues	4
PART 2: GENERAL PRINCIPLES AND GOALS	7
2.1 Introduction	7
2.2 Planning Principles	7
2.3 Municipal Goals	8
2.4 Effect of Development Plan	10
PART 3: RURAL AREAS	11
3.1 Introduction	11
3.2 Objectives for Planning in Rural Areas	11
3.3 Policies	12
PART 4: URBAN CENTRES	20
4.1 Introduction	20
4.2 Objectives	20
4.3 Policies	21
PART 5: GENERAL POLICIES	27
5.1 Introduction	27
5.2 Objectives	27
5.3 Policies	28
PART 6: SUSTAINABILITY POLICIES	34
6.1 Economic Sustainability	34
6.2 Social Sustainability	34
6.3 Cultural Sustainability	35
6.4 Environmental Sustainability	35
6.5 Environmental Sustainability in New Developments	36
6.6 Municipal Governance and Sustainability	36

PART 7:	IMPLEMENTATION.....	38
7.1	Basic Implementation Measures.....	38
7.2	Additional Measures.....	39
7.3	Interpretation	41

Appendices

Appendix A - Development Plan Maps

Map 1 RM of Morris
Map 2 LUD of Rosenort
Map 3 Lowe Farm
Map 4 Sperling
Map 5 Riverside
Map 6 Aubigny
Map 7 Sewell
Map 8 McTavish
Map 9 Kane
Map 10 Canon School District Area
Map 11 Kronsweide Farm
Map 12 Meridian Road
Map 13 Pleasant Valley

Appendix B - Reference Maps

Map A1. Agricultural Capabilities
Map A2. Red River Valley Designated Flood Area
Map A3. Sand and Gravel Aquifers
Map A4. Archaeological, Heritage Sites and Centennial Farm Locations

PART 1: INTRODUCTION

1.1 What Is a Development Plan?

The RM of Morris Development Plan sets out policies that will guide the municipality's growth and development over the next twenty years. The Development Plan is intended to be a strategic document addressing sustainable land use and infrastructure, social and economic development, and environmental protection. While the plan is comprehensive and long-term in scope, it provides specific policies to guide decisions on development in the next five years.

1.2 Area Covered by the Development Plan

This Development Plan applies to all the lands within the limits of the Rural Municipality (RM) of Morris.

1.3 Plan Preparation

The RM of Morris initiated a review of their 2005 Development Plan in the spring of 2013. Issues and concerns of local community members were identified through referencing a community Visioning process initiated in 2010, and through consultation with municipal council and key stakeholders, including local employers.

A Background Study report was prepared, which characterized physical, social, economic and environmental attributes of the RM of Morris; identified key land use issues and concerns, and prioritized new development proposals.

1.4 Purpose of the Development Plan

The purpose of this Development Plan is to reduce uncertainty in both the public and private sectors regarding the future use of land and resources in the RM of Morris. The Development Plan promotes development practices compatible with the capacities of the existing land base, infrastructure, services and environment in order to sustain human activity for the long-term.

Related objectives are as follows:

- To serve as a framework for the municipality and community as a whole for formulating development policies and decisions.
- To identify factors relevant to the use and development of land.
- To identify the critical problems and opportunities concerning the development of land in the RM of Morris, and related social, economic and environmental considerations.
- To establish the desired characteristics, patterns and timing of future land development, and related social, economic and environmental effects.
- To establish and specify programs and actions necessary for implementing the Development Plan
- To establish approaches to consulting and coordinating with Planning Districts and other municipalities immediately abutting the RM of Morris, on the use and development of land.
- To identify matters of Provincial concern, which affect the use of land and other resources within the municipality.

The day-to-day decisions of the RM of Morris Council (Council) will be based on these objectives.

1.5 Implementing the Development Plan

The *RM of Morris Development Plan* is about the big picture. It sets out a clear vision for the municipality, and core principles. Even though the Development Plan is a long-term, high-level policy document, site specific amendments and policy changes may be warranted from time to time.

Implementation of the Development Plan is through documents such as secondary plans, action plans and the *RM of Morris Zoning By-law*, all of which must be generally consistent with the Development Plan.

1.6 Organization of the Plan

The *RM of Morris Development Plan* consists of written background notes, principles and policies, and maps to guide development in the RM of Morris. The document is divided into seven parts:

- (1) PART 1 provides background notes and context, and is based in part on the *RM of Morris Development Plan Background Study* document.
- (2) PART 2 provides the general organizing principles and goals of the Development Plan.
- (3) PART 3 addresses the Rural Areas, focusing on Agricultural land uses and development policies.
- (4) PART 4 addresses Urban Centres focusing on Residential, Commercial and Industrial land uses.
- (5) PART 5 addresses General Policies for the use of land in the municipality.
- (6) PART 6 addresses municipal sustainability considerations, including economic, social, cultural, environmental and governance sustainability.
- (7) PART 7 deals with implementation of the Development Plan, including policies to address inter-municipal cooperation.

1.7 Legal Authority

The Planning Act provides Council with the authority to prepare a Development Plan, and provides that Council shall undertake periodic reviews of an adopted Development Plan every five years.

The Planning Act provides authority for the adoption of a Development Plan by By-law.

Following second reading of the by-law to adopt a Development Plan, the Minister's approval of the by-law is required prior to proceeding to third reading; on the date of third reading the Development Plan shall take effect.

1.8 Planning History

The RM of Morris first established land use controls jointly with the Town of Morris in 1968 under *The Morris Planning Scheme*. In 1997, the Town of Morris revised its portion of the planning scheme, and the RM of Morris then continued to independently administer *The Morris Planning Scheme* until adopting a new *RM of Morris Development Plan* in 2005.

The 2005 *RM of Morris Development Plan* was prepared consistent with *The Planning Act* (2005), and Provincial Planning and Land Use Policies, which were the basis of the 2011 *Provincial Planning Regulation, 81/2011*. Although many of its policies were still relevant the 2005 Development Plan document did not fully address the provisions of the 2011 *Provincial Planning Regulation*, or land use issues in the municipality in 2013. For example, strong growth in and around some Urban Centres, new Rural Residential development and ongoing flood-related issues, as well as the 5-year review

requirements of the Development Plan, all required the review and update the 2005 Development Plan policies and maps.

This 2014 update of the *RM of Morris Development Plan* is intended to meet current land use requirements and provide clear policies regarding future land uses, and development in the municipality. The update is based on the *RM of Morris Development Plan Background Study*, and *RM of Morris Wastewater Management Plan Study*, both completed by AECOM in 2013.

1.9 Key Characteristics of the RM of Morris - "Where Agriculture and Industry Meet"

1.9.1 Vision Statement

The elected leaders and employees of the RM of Morris envision a future with growing communities and a diverse economic base resulting in more people, more jobs and more housing. This vision reflects a commitment to:

- providing cost-effective services to our communities;
- promoting growth, and
- enhancing the quality of life for all residents.

1.9.2 Development Background

The RM of Morris is a prosperous and growing agricultural community in south central Manitoba. Most of the municipality is located west of the Red River, with a small part to the east of the Red. The municipality is noted for productive soils and a diversified agricultural base. Recent years have seen changes within intensive livestock operations (ILOs) mainly due to new Provincial regulations pertaining to manure storage and disposal.

In addition to growth in the agricultural industry, the RM of Morris has experienced increased non-agricultural development. The Town of Morris is bordered on three sides by the municipality, which contains the Local Urban District (LUD) of Rosenort and several smaller Urban Centres. Urban fringe and Rural Residential development pressures, as well as transportation issues related to non-agricultural development are addressed by this plan.

The LUD of Rosenort; Unincorporated Villages of Lowe Farm and Sperling, and hamlets of Aubigny, Kane, Sewell, McTavish and Riverside are predominantly residential in character with the three largest, in particular, also containing commercial, industrial, institutional and recreational land uses. Planning policies emphasize development patterns that will keep these Urban Centres and Rural Residential areas vibrant with a minimum of restrictive regulations.

A number of new Rural Residential clusters are recognized in this Development Plan, including:

- Cannon School District Area, spread out in the NE Quarters of Sections 1 and 3-6-2W* (*Note: Section-Township-Range) and the SE Quarter of Section 12-6-2W, north of Lowe Farm and west of PR 3;
- Kronsweide, in the E Half of Section 23-4-2W, south of Lowe Farm;
- Meridian Road, in the W Half of Sections 30 and 31-5-1E, and the E Half of Section 25-5-1W and SE Quarter of Section 36-5-1W, along PR 422 near the point where the Klassen Drain crosses, and
- Pleasant Valley on the Little Morris River, in Section 34-5-1W and Section 3-6-1W.

Along with the Town of Morris, the LUD of Rosenort, Unincorporated Villages of Lowe Farm and Sperling, and some of the smaller Rural Residential areas, such as Aubigny, provide the much-needed services required by the agricultural industry. The LUD of Rosenort in particular has a substantial industrial base.

Accommodation of existing and evolving land-uses, provisions for conditional uses within Rural Residential clusters, and expansion of Lowe Farm and Sperling are some of the key components of this Development Plan.

1.9.3 Demographics

Based on Statistics Canada's 2011 Census information, the population of the RM of Morris experienced significant growth since 2006, following a period of population decline from 1991 to 2006. Growth in the five year period 2006 to 2011 was 12.7%, from 2,662 to 2,999, or approximately 2.5% annually.

The 2011 population of the municipality was reasonably young: 34% of the population was less than 19 years of age; 23% was between 25 and 44 years of age, and only 12% was over 65 years of age. The median age of the RM of Morris population was 33.4, which was below the Manitoba median age of 36.8.

1.9.4 Transportation Considerations

The RM of Morris is located within 40 kilometers of the City of Winnipeg in the south central area of the province. Three major highways: the north-south PTH 75, the east-west PTH 23, and PTH 3 service the municipality. In addition, there are several Provincial Roads (PR 205, PR 246, PR 330, PR 332, PR 336 and 422), which connect many of the Urban Centres and the Rural Area with adjacent municipalities. Because transportation is critical to the future of the municipality, this plan includes policies to protect the viability of the highway system, and the safe and efficient movement of goods and people. Consistent with *Provincial Planning Regulation*, Development Plan sustainability policies promote active transportation.

1.9.5 Servicing Considerations

Consistent with the *Provincial Planning Regulation* a separate *RM of Morris Wastewater Management Plan Study* was prepared concurrent with the review of the 2005 *RM of Morris Development Plan*. Recommendations of the Wastewater Management Plan have been incorporated into the Development Plan.

The RM of Morris has a fully developed, piped rural water distribution system to farms, Urban Centres and Rural Residential areas based on purchasing water from the Pembina Valley Water Cooperative. The Wastewater Management Plan addresses the future growth of key Urban Centres, and improvement of wastewater management practices in all areas of the municipality.

The RM of Morris also has two waste management sites.

1.10 Major Land Use Issues

Major land use issues facing the RM of Morris in 2013 and projected to remain issues, at least for the short term future, are as follows:

1.10.1 Protection of Agriculture

The agriculture and the agro-business sector is the primary economic base of the RM of Morris. The municipality is located in a rich farming area of the Red River Valley. Soil and weather conditions are generally ideal for annual crops. Consistent with the *Provincial Planning Regulation*, Development Plan policies preserve areas with prime agricultural land for long-term, economically sustainable and environmentally sound agricultural use.

1.10.2 Designated Flood Area

A significant portion of the RM of Morris is located within the Red River Valley Designated Flood Area (Map 11). Dyke upgrades and additional dykes have been put in place to protect Urban Centre development. Although the LUD of Rosenort, in particular, is reasonably flood-protected, certain industrial operations within that Urban Centre have ongoing concerns, and experience considerable impacts related to road closures in major flood events.

1.10.3 Urban Fringe Development

In addition to semi-surrounding the Town of Morris the RM of Morris has three larger Urban Centres (LUD of Rosenort, and the Unincorporated Villages of Lowe Farm and Sperling). Consistent with the *Provincial Planning Regulation*, Development Plan policies protect Urban Centres from undesirable development, while controlling non-agricultural development in the fringe areas of the Urban Centres, which would impact agricultural operations.

1.10.4 Livestock Operations

The RM of Morris has experienced changes to hog operations within its borders. This is partially a result of stricter environmental regulations for both existing and future operations. Consistent with the *Provincial Planning Regulation*, policies address siting and setback requirements for intensive livestock operations (ILOs).

1.10.5 Agro-related Development

Certain agro-commercial/industrial developments require a rural location due to land requirements and/or to manage their potentially adverse effects (such as noise disturbance). This may include agro-commercial operations that directly serve farming activities or agro-industrial operations that process or store agricultural products. These developments are generally accommodated in the Rural Area on a single-lot basis and do not require urban services. Such development should be adequately separated from Rural Residential, Recreational and Environmentally Sensitive Areas. The RM of Morris provides agro-commercial and agro-industrial areas in the Development Plan as growth nodes, rather than have such development dispersed throughout the municipality. There is preference for other Commercial and Industrial lots to be limited to the LUD of Rosenort, and UVs of Lowe Farm and Sperling.

1.10.6 Rural Residential Development

The Development Plan shows ten smaller hamlets and Rural Residential areas (Aubigny, McTavish, Riverside, Sewell, Kane, Cannon School District Area, Pleasant Valley, Meridian Road, Kronsweide) and potential agro-commercial development at Silver Plains.

The RM of Morris has encountered some demand for additional Rural Residential development in recent years. Much of this is the result of the subdivision of existing farmstead sites, rather than the establishment of multi-lot Rural Residential subdivisions. Although the impact of such rural lot splits on General Agriculture may be perceived as less than multi-lot developments, such splits are typically even more dispersed. While Rural Residential development is an appropriate land use in some parts of the Rural Area of the municipality, it must be planned in a manner that does not conflict with General Agriculture or lead to unplanned requests for municipal services. Consistent with the *Provincial Planning Regulation*, policies for future Rural Residential development provide appropriate separation distances from livestock operations, address servicing issues and reduce future flood hazard.

Four new areas have been designated as Rural Residential: including Cannon School District, Kronsweide, Pleasant Valley, and Meridian Road. Land between General Agriculture areas and these new Rural Residential areas is designated as Restricted Agriculture, further reducing agricultural development opportunities in the municipality.

1.10.7 Urban Centre Development

With the exception of the LUD of Rosenort, the Urban Centres in the RM of Morris have sustained only modest growth in recent years. Regardless of the rate of growth, future development in these small Urban Centres should take place in a planned manner that allows for the provision and expansion of public services as efficiently and economically as possible. Consistent with the *Provincial Planning Regulation*, policies for the future growth of the Urban Centres (LUD and Unincorporated Villages) are part of this Development Plan. The LUD of Rosenort, in particular, has a substantial industrial base and requires specific land use designations that address potential land use conflict.

PART 2: GENERAL PRINCIPLES AND GOALS

2.1 Introduction

The goals, objectives, and policies in this document are based on information from a variety of sources. These include: the *RM of Morris Development Plan Background Study* (AECOM, 2013), the *RM of Morris Wastewater Management Plan Study* (AECOM, 2013), and other relevant reports and maps obtained from the RM of Morris, including the *RM of Morris Development Plan* (2005). Historical subdivision and land use activities, meetings with the RM of Morris Council and CAO, past Visioning processes and stakeholder discussions, including teleconferences and meetings with MAFRI and local business owners, were also relied upon in preparing this 2014 Development Plan update.

The Development Plan update process had three major considerations:

- (1) To be proactive in anticipating the fullest extent of land use and development activity within the municipality and to provide a decision-making basis for maximizing the economic benefits to the community, and minimizing unnecessary expenditures.
- (2) To be consistent with the Provincial Land Use Policies included in *Provincial Planning Regulation 81/2011*, which were used as a guide in updating Development Plan policies.
- (3) To promote wise stewardship of the land base and the associated resources. This Development Plan has been prepared with a view to incorporate the principles of sustainable development, including economic, social, cultural, environment and governance aspects of sustainability.

2.2 Planning Principles

Development in the RM of Morris will be guided by the following planning principles:

- (1) Agriculture is the dominant land use within the municipality. Agricultural production and the rural lifestyle will be preserved and strengthened. LOs will operate in accordance with the Provincial regulations and within such limits as Council may determine appropriate.
- (2) Urban Centres (LUD and Unincorporated Villages) provide essential functions in the municipality, which support agricultural production and otherwise contribute to the prosperity and well-being of the community.
- (3) Urban Centres are intended to be the municipality's principal growth areas, providing facilities for business and community services, as well as a range of residential development opportunities, such as both single-family and multi-family housing.
- (4) Industrial development and initiatives to preserve the existing industrial base of the RM of Morris will be focused on Urban Centres, particularly the LUD of Rosenort.
- (5) Non-farm Rural Residential and other rural non-agricultural land uses should only be considered where they do not conflict with the primary agricultural and urban interests of the municipality.
- (6) Non-farm rural residences, agricultural operations, agro-commercial/industrial developments will be accommodated in a manner, and in locations, that will not create land use conflicts on the fringes of Urban Centres. These developments will be sited and serviced in a fashion that reflects their rural nature and will not unrealistically impede or restrict the ability of the Town of Morris, or the LUD of Rosenort and the Unincorporated Villages to plan for long-term growth.
- (7) Wastewater disposal practices in the municipality will be consistent with the recommendations of the *RM of Morris Wastewater Management Plan Study*.
- (8) A portion of the RM of Morris is located within the Red River Valley Designated Flood Area. Non-agricultural development should be encouraged to locate outside the floodplain and within the flood protection dykes. Flood protection will be required for any non-agricultural development, including agro-commercial or industrial development that must occur within the floodplain.
- (9) Municipal aggregate and natural resources will be protected and managed so that they provide the greatest benefit to present and future residents.

- (10) Municipal cultural and historic resources will be identified, preserved and protected. The plan encourages recognition of such sites and development of cultural events and activities that enhance the sites.
- (11) Sustainable development is important to the RM of Morris. This includes measures to address the economic, social, cultural, natural and built environmental and governance framework of the municipality. The municipality has the following definition of Sustainable Development:
"Sustainable development is an approach to land use that views the goals of economic development, quality of life, public health and environmental protection as interrelated and not 'either or' situations"

2.3 Municipal Goals

The following municipal goals provide the broad strategic overview necessary to maintain a clear vision of intended long-term growth and development. These goals are the foundation upon which the rest of the Development Plan is based and should be referred to as necessary to clarify policy intent or interpretation.

Goal 1: Preserve and Promote Agriculture

To preserve prime agricultural land by directing non-agricultural development to areas where it will have minimal impact on agriculture, and to promote the agricultural industry sector in general, consistent with appropriate land management practices.

Goal 2: Enhance Urban Centres

To adopt a balanced approach to Urban Centre development, which encourages orderly growth, provides more community services, and is based on a clear understanding of current and future needs, including the need for more affordable housing. The Development Plan's policies support economic growth, private sector investment and upgrading of municipal services, and recommend improvements to the regional transportation system, particularly to address access to the LUD of Rosenort during flood events.

Goal 3: Restrict Rural Residential Development

To provide appropriate single-family housing options in Rural Areas, while restricting Rural Residential development to areas that are adequately flood-protected and do not conflict with agricultural practices; to provide areas for Conditional Use, small-scale specialized farming operations, including greenhouses, organic farms and hobby farms.

Goal 4: Provide Appropriate Levels of Municipal Infrastructure

To maintain and upgrade existing municipal infrastructure, including transportation and telecommunication services, and to encourage further development of rural water distribution and development of environmentally sound and economically viable wastewater collection and treatment processes that will support existing residential and industrial land uses in the municipality, and future growth.

Goal 5: Manage Growth on the Urban Fringe

To work co-operatively with the Town of Morris and Urban Centres in the RM of Morris to address fringe area land use issues. While some Conditional Uses may be allowed in these areas, Development Plan

policies will manage land uses so that they do not interfere with or compete with the future growth of the Urban Centres.

Goal 6: Promote Sustainable Development

To establish policies that will guide land use and development within the municipality consistent with the principles of sustainable development, and to encourage creation of a Sustainability Plan for the RM of Morris.

Goal 7: Encourage Partnership and Co-operation

To maintain and encourage inter-governmental co-operation and partnerships with the Town of Morris, neighbouring planning districts and municipalities, conservation districts, public utilities and other relevant interests regarding regional development issues. Such cooperation is exemplified by the Pembina Valley Water Cooperative.

Goal 8: Manage Flood Hazard Lands and Restricted Development Areas

To protect people and property from damages that could result from flooding, erosion, soil instability and other natural hazards. Certain types of development will not be permitted in the floodplain areas of the Red and Morris Rivers, and essential development will be allowed only if it can be adequately flood protected. Generally industrial development is directed to the LUD of Rosenort, which is protected by an extensive dike or Urban Centres such as the UVs of Lowe Farm and Sperling outside the floodplain area.

Goal 9: Promote Economic Diversification

To promote and encourage the development of agro-related industrial and commercial uses in appropriate locations, in order to diversify the economic base of the municipality.

Goal 10: Accommodate Changes in Livestock Operations

To accommodate ongoing change in the hog industry the Development Plan and *RM of Morris Zoning By-law* also address separation distances and number of animal units (A. U.) allowed in certain areas.

Goal 11: Provide More Housing Options

To encourage the retention and continued occupation of existing farmstead dwellings, and to encourage development of entry-level housing providing more affordable living options for individuals who work in the RM of Morris but commute from neighboring communities. To identify new Rural Residential enclaves in order to better manage land use in the urban fringe areas. To introduce Conditional Uses in the Rural Residential clusters, which allow for consideration of animal units in hobby farms.

Goal 12: Provide a Full Range of Community Services

To provide a range of recreational, educational, cultural, and other community services that meet the needs of the residents of the rural municipality. This includes agreements with the Town of Morris to share regional services, such as major recreational facilities.

Goal 13: Protect Aggregate and Mineral Resources

To protect any local mineral deposits for future exploration, development and extraction opportunities.

Goal 14: Implementation

To develop and implement the necessary by-laws, administrative programs and fiscal planning arrangements, which support the implementation of the development plan goals and policies.

2.4 Effect of Development Plan

The adoption of the updated RM of Morris Development Plan establishes goals and policies for land use and development within the RM of Morris. Although Council need not immediately implement programs and projects toward these goals and policies it cannot take any action that would be contrary to the Development Plan.

The Planning Act 62(1) states that Provincial Land Use Policies no longer apply to a municipality that has adopted a development plan by-law; although an amendment to a development plan by-law, or re-enactment or replacement of a development plan must be generally consistent with provincial land use policies.

Following adoption of the Development Plan, Council may, by by-law, adopt a secondary plan to deal with objectives and issues within its scope of authority in a part of the rural municipality, including, without limitation, any matter:

- (a) dealt with in the Development Plan By-law;
- (b) dealing with subdivision, design, road patterns, building standards or other land use and development matters; or
- (c) respecting economic development or the enhancement or special protection of heritage resources or sensitive lands.

Following adoption of the Development Plan, Council must adopt a new Zoning By-law that is generally consistent with the Development Plan By-law and any secondary plan by-law in effect in the rural municipality. The Zoning By-law is the principal means by which the policies of the Development Plan are translated into specific rules for development within the municipality. Council has the authority to adopt and amend a zoning by-law provided the by-law remains consistent with the Development Plan.

PART 3: RURAL AREAS

3.1 Introduction

Agriculture is the dominant land use and the primary industry in the RM of Morris. Protection of the local agricultural industry is in the long-term interests of the municipality and Manitoba. This means protecting both the quantity and quality of productive land, and the ability of farmers to expand, diversify or change farming operations in order to respond to evolving market demands. The policies in this part of the Development Plan are intended to protect agriculture, while recognizing the rights of existing and evolving non-agricultural uses created by existing Rural Residential development and growing Urban Centres.

3.1.1 Flood Protection Considerations

A portion of the RM of Morris is affected by spring flooding of the Red River. Based on the extent of the 1997 flood in Manitoba, approximately 60% of the RM of Morris is now within the Provincial Flood Designated Area along the Red River. The Unincorporated Villages of Sperling and Lowe Farm, and Rural Residential areas of Kane, Kronsweide and Sewell are all outside the Provincial Flood Designated Area, while the LUD of Rosenort is protected by an extensive dike. The Rural Residential areas of Aubigny, near the Red River; Riverside, south of Rosenort, and Cannon School District Area, Pleasant Valley, Meridian Road and McTavish, and Silver Plains are all within the 1997 Flood Designated Area. Council understands flood protection requirements, but does not want to prohibit future development in a substantial area of the municipality. The policies in this Development Plan will, for the most part, direct new and non-essential development to flood-protected communities such as the LUD of Rosenort, or away from the Red River Valley Designated Flood Area.

Agricultural and resource-related uses that must be accommodated in the designated flood area shall be in compliance with existing flood-proofing requirements. Existing livestock operations shall be restricted, separated, and buffered from recreational and residential development, and Urban Centres.

Areas that are flood-protected will provide land for most long-term urban growth in the municipality. Growth and development of these Urban Centres should take place in a planned manner so that public services can be efficiently provided.

Other areas and uses within the municipality such as domestic lagoons, solid waste management sites, environmentally sensitive sites, heritage sites, or natural resource extraction sites, may require protection from encroachment by non-compatible uses.

3.2 Objectives for Planning in Rural Areas

- 3.2.1 To protect agricultural land in Rural Areas for current and future production, and to foster the growth and development of the agricultural industry.
- 3.2.2 To encourage economic development, growth and diversification in Rural Areas in an orderly, efficient manner that will maintain and protect the dominant role of agriculture and resource-related activities in the rural area.
- 3.2.3 To control livestock operations in a manner that is compliant with Provincial regulations. To allow future livestock operations to establish and grow in a manner that minimizes nuisance to existing rural and urban residences and mitigates environmental concerns.

- 3.2.4 To support the development of agricultural-related industrial and commercial activities, particularly those that complement the agricultural economy and the evolving needs of the residents and businesses, in a manner that is compatible with municipal servicing capabilities. Where possible other Industrial and Commercial development will be directed to the Urban Centres of Rosenort, Lowe Farm and Sperling.

3.3 Policies

Agriculture

- 3.3.1 Since agriculture is the dominant land use in the RM of Morris, preservation of productive agricultural land, and other land on which agriculture activities are dominant, and the fostering of the agricultural industry will be given a high priority. All development proposals shall be evaluated for consistency with this policy.
- 3.3.2 The RM of Morris, as shown on Map 1, will have two principal agricultural designations:
- a) General Agriculture (GA): All lands so designated shall be utilized or preserved for the widest range of economically sustainable and environmentally sound agricultural activities or development, including Intensive Livestock Operations.

General Agriculture areas have fewer restrictions than the Restricted Agricultural areas. Uses which are not agricultural in nature, such as Rural Residential and Recreational Development, and processes leading to land fragmentation will be kept to a minimum in General Agriculture areas.
 - b) Restricted Agriculture (AR): All lands so designated shall have either a mix of land uses; be subject to environmental impacts, or both. Agricultural activities shall remain the dominant land use in Restricted Agriculture Areas, but livestock operations will be restricted in order to limit potential land use conflicts with non-agricultural development, and to prevent negative environmental impacts.
- 3.3.3 Except as provided for elsewhere in this Development Plan, land designated as General Agriculture and Restricted Agriculture shall be retained in large parcels to provide maximum protection and flexibility for agricultural activities. The minimum parcel size for each designation shall be stipulated in the Zoning By-law, but generally will reflect the agricultural characteristics and capabilities of each area. For example, smaller parcels may be appropriate in areas where market gardening is prevalent.

Livestock Operations

- 3.3.4 For the purposes of this Development Plan a livestock operation generally means a barn or other enclosed facility, feedlot, coral (other than a pasture) where animals are or will be fed, maintained or stabled for a total of 45 consecutive days or more.
- 3.3.5 The capacity of the RM of Morris to sustain livestock production depends on variables such as soil type, crop type, environmental conditions, and changing livestock regulations. Council will regulate livestock growth in the following manner:
- (1) In the interest of preserving investments made in existing livestock operations, preference may be given to the expansion or re-purposing of existing livestock operations over the establishment of new livestock operations.

- (2) With the intent to strengthen the municipal economy, while minimizing conflict and nuisances related to livestock, a maximum size for any single livestock operation will be established.
 - (3) In keeping with other Provincial regulations, standards for the size and location of livestock operations, and for the storage and disposal of manure will be established in the municipal Zoning By-law.
- 3.3.6 Council will monitor the livestock industry in the RM of Morris by undertaking periodic reviews of existing livestock operations, the available land base, land use conflict issues and areas, and changes in technology and environmental regulations. If necessary, the livestock policies will be revised based on the updated information.
- 3.3.7 Council will encourage landowners with former livestock operations to develop comprehensive plans for repurposing their operations that will provide economic benefits to the municipality while minimizing environmental impacts.
- 3.3.8 In the General Agriculture area, the establishment of new intensive livestock operations (ILO) and expansion of existing livestock operations will be considered. In general, new or expanding livestock operations must be sited so as to minimize conflict with existing or planned Urban Centres, recreational developments and existing residences. The Zoning By-law will outline (Provincial and municipal) setbacks and siting requirements for livestock operations within the General Agriculture area. New operations will be encouraged to utilize sites where previous livestock operations have been abandoned.
- 3.3.9 New or expanding livestock operations in the General Agricultural area shall not exceed a maximum size of 1200 animal units (AU) in order to minimize issues sometimes associated with very large livestock operations and to maximize the economic benefits.
- 3.3.10 The Restricted Agriculture areas are intended to protect existing Urban Centres, existing Rural Residential development, and Environmentally Sensitive areas from the impact of intensive livestock operations. The Restricted Agriculture areas, as shown on Map 1, are established as follows:
- (1) To protect the future of the Urban Centres in the RM of Morris and to make them desirable places to live, a 3.2 kilometre (2 mile) Restricted Agriculture area is established around the LUD of Rosenort; the Unincorporated Villages of Lowe Farm and Sperling, and the Town of Morris.
 - (2) To protect the smaller hamlets and existing Rural Residential areas from the encroachment by livestock operations, a 1.6 kilometre (1 mile) Restricted Agriculture area is established around the designated Rural Residential areas, including Aubigny, McTavish, Kane, Riverside, Sewell, Cannon School District Area, Kronsweide, Pleasant Valley and Meridian Road. This zone will be reduced to 0.8 kilometre (0.5 mile) on the west side of the Cannon School District Area.
 - (3) To protect the major waterways (major sources of potable water) from environmental pollution from livestock operations a 1.6 kilometre (1 mile) Restricted Agriculture area is established on both sides of the two major waterways (Red River and Morris River) flowing through the municipality.
- 3.3.11 In the Restricted Agriculture area the establishment of new livestock operations will not be allowed; however, the replacement of existing livestock operations (modernization or fire replacement, only) at the same size and location may be permitted, and the expansion of

existing livestock operations will be considered based on the size and separation distances established in the Zoning By-law.

- 3.3.12 Proposals for new and expanding, or repurposed livestock operations in both General Agricultural area and Restricted Agricultural areas must take into consideration the following Provincial and municipal guidelines:

- (1) Proponents, owners and operators of livestock operations must develop facilities and conduct their operations in a manner that controls the production of offensive odours and the pollution of soils, groundwater and surface water;
- (2) Livestock Operations must be located in accordance with the siting and setback requirements established under Provincial regulation and the Zoning By-law, where they will be compatible with surrounding land uses and where they will not pose a pollution risk to soils, groundwater or surface water;
- (3) A mutual separation distance will be required between a livestock operation and any residences not accessory to the operation;
- (4) *The Farm Practices Guidelines* shall be taken into consideration when siting ILOs and the *Manure Management and Mortalities Regulation of The Environment Act* must be adhered to; and
- (5) All new livestock barns and storage facilities within the 100-year flood plain must be able to provide satisfactory flood protection in accordance with the *Manure Management and Mortalities Regulation*.

- 3.3.13 When evaluating the establishment of new livestock operations, or the expansion or repurposing of existing livestock operations, the following will be taken into consideration by the provincial authorities and/or Council:

- (1) Type and size of operation;
- (2) Compliance with Provincial regulations and the requirements of this Development Plan;
- (3) Available land base and proximity to environmentally sensitive areas;
- (4) For expansion or repurposing proposals: past performance record (e.g. nuisance complaints, and environmental concerns);
- (5) Manure Management Plan;
- (6) Technical Review Committee report, when required or requested;
- (7) Manure disposal system and the confirmed manure disposal sites (size and location);
- (8) Proximity to municipal road system, particularly designated truck routes;
- (9) Traffic generation; and
- (10) Nature of surroundings and neighbouring land uses.

- 3.3.14 When evaluating the repurposing of an existing ILO the following will be taken into consideration by the Provincial authorities and/or Council:

- (1) Proposed new agricultural or agri-industrial use;
- (2) Site cleanup requirements; and
- (3) Any new impacts on roads or surrounding land uses.

Farm and Non-Farm Residential

- 3.3.15 New residences in the General Agriculture (GA) and Restricted Agriculture (AR) areas shall be restricted to residences that are accessory to a farm operation. Farm residences shall be adequately separated from developments that could represent a nuisance or hazard to future occupants, such as livestock operations, wastewater treatment lagoons and waste disposal

sites. Exceptions to this separation may be made for the residences that are directly associated with the development.

- 3.3.16 Where additional housing, including mobile homes, is ancillary to the farm operation, such accommodation should be provided within or adjacent to the existing farmyard, thereby avoiding any subdivision of land. The use of mobile homes is encouraged to facilitate the easy removal of the dwelling when it is no longer required as part of the farm operation.
- 3.3.17 A site for a new farm residence should have legal access to a public road. Direct access to a provincial highway is discouraged. Access should be via an all-weather municipal road where service improvements and/or extensions are minimized. A site should not be subject to flooding or can be safely flood proofed in accordance with the *Designated Flood Area Regulation* criteria under the Water Resources Administration Act.
- 3.3.18 The subdivision of existing farmstead dwellings may be considered in the General Agriculture and Restricted Agriculture area for the following purposes:
- (1) A retiring farmer who wishes to retain the farm residence for retirement purposes;
 - (2) A bona fide farmstead site that contains a farm residence that has been rendered surplus due to the amalgamation of farm operations for purposes of farm enlargement, subject to consolidation where possible, or
 - (3) Where a farm is incorporated and it is necessary to separate the residence from the farm corporation.
- 3.3.19 The subdivision of existing farmstead dwellings provided for in Policy 3.3.18 may be considered and approved, provided it conforms to the following conditions:
- (1) A proposed subdivision of an existing farmyard must contain the following features:
 - (i) a habitable farm dwelling, and/or
 - (ii) a farm shelter belt or tree bluff protecting an abandoned yard site, even where there are no longer any farm buildings;
 - (2) The farmstead dwelling has been flood-proofed in accordance with municipal and Designated Flood Area Regulation criteria;
 - (3) In cases where the yard site is protected by a dyke, that dyke should be included in the farmyard lot. If the dyke remains with the agricultural land, a dyke maintenance agreement should be completed between the two land owners;
 - (4) The farmstead dwelling or yard site must have existed for a minimum of 10 years prior to subdivision;
 - (5) A farmstead site should be in the 0.8 to 4 hectare (2 to 10 acre) range and should take into consideration existing shelterbelts, fence lines, and any physical or natural features. The farmstead site can include those buildings and facilities normally associated with a farming operation. The minimum lot size for a farmstead subdivisions shall be provided in the Zoning By-law; and
 - (6) The residual parcel must comply with the minimum site area recommended under Policy 3.3.3 and established in the Zoning By-law.

Agro-commercial and Agro-industrial and Other Uses

- 3.3.20 In general, Commercial and Industrial developments should locate in the agricultural areas only when no suitable urban location exists, or where their activities or nature makes it essential to have a rural location. Commercial and Industrial development proposals that require a small land base, urban services, or are non-agricultural in orientation will only be permitted in Urban Centres. The following uses, and others that may be identified from time to time by Council, will

be allowed in the General Agriculture and Restricted Agriculture areas and shall be listed as either Permitted or Conditional Uses in the Zoning Bylaw:

- (1) Uses, such as fertilizer storage, implement sales and services, or produce handling and storage, that directly serve the agricultural industry and can provide this service most effectively from a rural location;
- (2) Uses, such as auto wrecker yards, that may be unsightly, wasteful of serviced village land or otherwise unsuitable in an Urban Centre;
- (3) Resource based uses such as sand and gravel operations; and
- (4) Uses such as solid waste management sites, sewage treatment lagoons, cemeteries, communications installations, and other public utilities.

- 3.3.21 Council will encourage and investigate municipal and/or inter-municipal proposals for establishing an Agro-related Commercial/Industrial Development Area (AC) with suitable transportation, water, and waste disposal services to attract a wide range of industries. The intent of the agro-related commercial/industrial park is to accommodate and concentrate the establishment of agricultural-related or resource based businesses generally associated with a rural setting. The park should be sited so as to avoid potential flood damage, minimize conflict with adjacent land uses, make provision for buffering, and screening, and mitigation of potential noise, dust, and visual conflicts with adjacent uses. The existing and future sites will be identified as Agro-Commercial/Industrial Development Area (Industrial Park) on the Development Plan maps, and the Zoning By-law will specify which industries and/or commercial uses will be considered.
- 3.3.22 The subdivision of land for agro-commercial/industrial related developments outside the Agro-Commercial/Industrial Development Area may be allowed within the General Agriculture and Restricted Agriculture areas provided conflict with adjacent land uses is not created. Uses that directly serve the agricultural industry (farm machinery sales and service or seed plants) or that are hazardous in an Urban Centre (bulk fuel, anhydrous ammonia or crop protection warehouses) may be considered under this policy. Land division for this purpose should be directed away from areas that are subject to flooding, Urban Centres and prime agricultural land.
- 3.3.23 Certain specialized or small-scale agricultural activities such as nurseries, horticulture, and beekeeping will be considered in both the General Agriculture and Restricted Agriculture areas provided that they are compatible with surrounding agricultural activities. These agricultural activities are generally secondary to the primary residential or agricultural uses and modest in scale and investment, and typically should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses. The subdivision of land for specialized agricultural use will be considered if Council determines that the agricultural activity is specialized and viable. For sites that are subject to flooding the applicant must demonstrate that there is a compelling need for the location, as well as providing appropriate flood protection infrastructure.
- 3.3.24 Home occupations may occur generally in the General Agriculture and Restricted Agriculture areas. Council has determined that, while home occupations are a viable and important part of the community, their size and method of operation must be modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses. Home occupations are subject to the criteria outlined in the Zoning by-law.

Rural Residential

- 3.3.25 Rural Residential development will generally occur in a cluster pattern and shall only be allowed in areas designated as Rural Residential (RR) on Maps 5 to 13 of this Development Plan. Any area identified for rural residential development, shall be designed to:
- (1) Provide a parcel size that will preserve the rural character of the area and meet the intended use but not be wasteful of agricultural land;
 - (2) Protect natural features, such as creeks and trees; and
 - (3) Provide for adequate surface drainage.
- 3.3.26 Designating future Rural Residential (RR) development areas shall require a Development Plan amendment and Provincial approval prior to development. All proposals for new Rural Residential development must include a written proposal and Conceptual Development Plan. The proposal and Conceptual Development Plan will be evaluated on the basis of the following criteria:
- (1) The in-fill of existing Rural Residential areas should take priority over the establishment of new Rural Residential areas;
 - (2) Rural Residential development must be directed towards sites with low potential for agriculture due to adverse topography, poor soil conditions, other physical constraint, or where existing fragmentation of land encumbers farm operations;
 - (3) Rural Residential development should not interfere with or restrict nearby agricultural production, including livestock operations. The developer must demonstrate that the rural residential use will be compatible with existing and prospective land uses in the vicinity, and comply with the use separation distances established in the Zoning By-law;
 - (4) Rural Residential development will not be allowed to locate in close proximity to aggregate operations/quarries or restrict the extraction of aggregate resources;
 - (5) Rural Residential development approvals will be based on the supply and demand of Rural Residential lots. Council will ensure that a reasonable supply of vacant lots exist in terms of both location and ownership;
 - (6) Rural Residential development should be planned so that it does not impede the orderly expansion of Urban Centres and does not require the extension of urban services;
 - (7) If Rural Residential development is considered appropriate, the development pattern should efficiently allocate land, infrastructure and services;
 - (8) Rural Residential development shall provide for a safe and adequate potable water supply and for the safe disposal of domestic waste;
 - (9) When new Rural Residential developments propose private sewage disposal systems, the location and size of building lots should reflect the capability of local soils to adequately support an approved on-site wastewater disposal system;
 - (10) Rural Residential developments must not be located where potential for groundwater contamination exists; and
 - (11) New Rural Residential development will not be considered in areas that are subject to flooding or in areas that are prone to erosion or other hazards.
- 3.3.27 Designated Rural Residential areas may be considered for further development without a Development Plan change if the additional lots are in-fill lots and the total land area of the development site is not increased. New lots must conform to the criteria outlined in Policy 3.3.26 and the Zoning By-law requirements.
- 3.3.28 Notwithstanding Policies 3.3.26 and 3.3.27, in order to protect the long-term options for the future expansion of the Urban Centres, no new Rural Residential areas shall be established

within either 1.6 kilometres (1 mile) of the Town of Morris, the LUD of Rosenort and the Unincorporated Villages of Lowe Farm and Sperling.

- 3.3.29 The "hamlets" of Aubigny, Kane, McTavish, Riverside and Sewell have had limited urban growth in recent years. These hamlets have been designated as Rural Residential Areas on Map 1 to acknowledge the existing development and provide for future infill development. Other areas recognized as Rural Residential enclaves in the Development Plan and shown on Map 1 include: Cannon School District Area, southeast of Sperling on the Brown Drain; Kronsweide, southwest of Lowe Farm; Pleasant Valley on the Little Morris River, and Meridian Road along PR 422.
- 3.3.30 In Aubigny, McTavish, Riverside, Cannon School District Area, Pleasant Valley, and Meridian Road Rural Residential areas any building or structure proposed on titles existing at the time of the adoption of this Development Plan or any new titles approved under Rural Residential Policies above must be in compliance with the flood-proofing requirements of the municipality and the provincial *Designated Flood Area Regulation*.
- 3.3.31 Council will investigate the opportunity to create a commercial site near the crossroads of PTH 75 and PR 205 at Silver Plains.

Rural Areas General

- 3.3.32 Any non-agricultural use proposed for the General Agriculture or Restricted Agriculture areas shall be subject to the following criteria:
- (1) Wherever possible non-agricultural development should be directed toward the land with a lower classification for agricultural use.
 - (2) Non-agricultural uses shall not restrict existing livestock operations or cropping practices.
 - (3) Non-agricultural uses shall not cause expenses for road, drainage or other infrastructure services not generally related to local agricultural needs.
 - (4) 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 private/public utilities and services.
- 3.3.33 Uses lawfully established prior to the adoption of this Development Plan, whether agricultural or non-agricultural, should be protected, and new uses may be restricted or may not be approved where they may conflict with established uses.
- 3.3.34 Expansion of Urban Centres onto agricultural areas may be necessary within dyke areas and Council will assist in the planning and implementation of this expansion; however, the direction of growth and the amount of land taken must not be wasteful of agricultural land and must result in minimal interference with established agricultural uses.
- 3.3.35 Council shall support the protection of soil from wind and water erosion by encouraging the development of shelterbelts and other conservation measures.
- 3.3.36 In areas with soils capable of being irrigated, and where water sources for irrigation may be available, Council shall encourage the retention of parcel sizes that can be most economically and efficiently irrigated.

- 3.3.37 The design and construction of all private sewage systems proposed in the RM of Morris shall be suitable to the local soil conditions and lot sizes proposed for development, and shall comply with all requirements under the *MR 83/2003 Wastewater Management Systems Regulation* under *The Environment Act*.
- 3.3.38 To ensure that the residents of the RM of Morris receive the required municipal services in the most economical manner, the RM will explore cooperative solutions through inter-municipal service delivery and tax sharing prior to duplicating services that are available in the region.

PART 4: URBAN CENTRES

4.1 Introduction

This section outlines objectives and policies for the Urban Centres within the RM of Morris. The Urban Centres consist of the Local Urban District (LUD) of Rosenort, and the Unincorporated Villages of Lowe Farm and Sperling. These Urban Centres represent a concentration of population within the municipality that function as service centres for both urban and rural residents. Urban Centres are differentiated from Rural Areas by more dense development, smaller lots, and a higher level of municipal services. Some of the Urban Centres offer a range of commercial and public services and facilities (e.g. retail stores, businesses, schools, government offices, and recreation facilities). Urban Centres also offer a greater variety of housing types than do the Rural Areas, including single-family, multi-family, senior and special needs housing. It is in the best interest of the municipality to encourage effective, sustainable future growth patterns and to ensure that the important role the Urban Centres play within the municipality is maintained.

The three Urban Centres in the RM of Morris contained a total population of about 1300 people in 2012. The LUD of Rosenort with a population of approximately 700 people and had experienced strong residential and industrial growth in response to the economic growth in the region. The Unincorporated Villages of Lowe Farm and Sperling functioned as service centres for the municipality and provided a mix of residential, commercial and industrial uses. The settlements of Aubigny, McTavish, Riverside, Sewell, Kane, Kronsweide, Cannon School District Area, Pleasant Valley, Meridian Road primarily represented concentrations of lower density residential development and did not provide many urban services. For this reason the Development Plan has designated those settlements as Rural Residential areas.

In general, urban land uses, such as commercial, industrial, recreational and small lot urban residential and multiple residential uses should be accommodated only in the Urban Centres. Residences in the three Urban Centres rely on regional water services or water hauling for their potable water, while their wastewater is treated at municipal lagoons. Growth has been strong in the Local Urban District (LUD) of Rosenort since the mid-nineteen seventies, and continued growth is anticipated. Since further growth will likely create a demand for more and improved urban services, growth should take place in a planned manner that allows public services to be provided as efficiently and economically as possible. Growth in Lowe Farm and Sperling has been slower but should still occur in an efficient and economical manner. The development limits of each Urban Centre should incorporate the land area required to meet future needs at the locations best suited to accommodate anticipated growth. The long-term viability of the three Urban Centres may depend on an appropriate mix of land uses and the provision of public services that are affordable, efficient, safe, and environmentally sound.

4.2 Objectives

- 4.2.1 To promote and sustain the service centre role and function of the existing Urban Centres by encouraging new development, revitalization, and renewal;
- 4.2.2 To promote the three Urban Centres as the principal locations for new residential development within the municipality;
- 4.2.3 To balance growth with the measurable cost of growth in terms of services, utilities, taxes, public facilities and environmental quality;

- 4.2.4 Within Urban Centres to provide a range of Commercial, Industrial, Recreational land uses, and Community Services for local residents and the regional population;
- 4.2.5 To identify locations for Residential, Commercial, Industrial, Recreational, Institutional and Community Services that reflect the different needs of each Urban Centre, particularly related to flood protection requirements;
- 4.2.6 To encourage development and growth of Urban Centres that uses land, infrastructure, and services efficiently and sustainably, and
- 4.2.7 To promote development that is compatible with adjacent land uses, both existing and anticipated.

4.3 Policies

General Development

- 4.3.1 Rosenort is a Local Urban District (LUD), so Council has formally established the boundary for this Urban Centre. The formal boundary of the Rosenort will represent the "urban development limits for this Urban Centre. Urban Centre policies shall apply to the area within the LUD boundaries. Recently constructed dykes provide an opportunity for planned semi-urban growth outside the established boundary but within a flood protected environment. The Rural Area policies will apply to the development of the area outside the LUD boundaries but within the dyke area; however, the long-term expectation is that land within the dyke area will be developed with uses compatible with the Urban Centre designation. Development will follow the pattern identified on Map 2. Development must comply with the use and site requirements set out in the Zoning by-law.
- 4.3.2 The Urban Centres of Lowe Farm and Sperling do not have legal boundaries or dykes to define the future urban growth limits. Council has therefore identified the development limits for these Urban Centres on Maps 3 and 4, respectively. The development limits represent the urban growth limits for each Unincorporated Village. Development will occur within the areas shown on the maps and future land use decisions will be based on the policies and guidelines provided in this section and the specific use and site requirements provided in the Zoning By-law.
- 4.3.3 In general, urban uses such as commercial, industrial, indoor recreational, institutional and small lot residential uses should be directed to existing Urban Centres.
- 4.3.4 Urban Centres should provide for an appropriate mix of land for residential, commercial, industrial, institutional, recreational and community service uses, in quantities reasonably related to demand.
- 4.3.5 Land development in the LUD of Rosenort will follow the land use pattern identified on Map 2. Due to the limited growth rate of the UVs of Lowe Farm and Sperling the land within the development limits of these villages will generally be designated as General Development area to allow for maximum flexibility. The General Development (GD) areas for Lowe Farm and Sperling are shown on Maps 3 and 4, respectively. Both UVs also have areas specifically designated Industrial (M).

- 4.3.6 Land uses or activities that are permitted in Urban Centres should be located so as to be compatible with other existing or proposed uses.
- 4.3.7 Lot sizes and densities shall be governed by the limitations of existing sewer and water services within each Urban Centre. Where no existing piped services are available within the Urban Centre, lot sizes should be sufficiently large to minimize the risk of soil contamination from domestic wastewater. Where piped services are available, lot sizes may be smaller to provide for a higher density of development, and thus more efficient operation of piped services. In the case of commercial and industrial developments, lot sizes should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage and service areas. Lot sizes should not be so large that they are wasteful of land.
- 4.3.8 Where large undeveloped areas are being considered for future development, an overall concept plan shall be prepared for the area, in order to provide for an efficient, well-planned development. The concept plan should illustrate the general arrangement of future roadways, building lots, open spaces, piped services, area drainage, and other major features. The design of the roadways, piped services, and building lots should be integrated with existing roadways and services and should generally conform to recognized engineering and planning standards.

Residential

- 4.3.9 Residential development in the LUD of Rosenort shall be directed to those areas designated as Urban Residential (UR) on Map 2. Sufficient land has been designated on the map to provide for an adequate supply of residential lots and location choice for the near future. For the other Urban Centres of Lowe Farm and Sperling, Council will use the policies in this section to determine where residential development shall be located to avoid potential conflicts with other incompatible uses.
- 4.3.10 Development of a variety of housing types will be encouraged in the Urban Centres (e.g., single-family and two-family, multiple-family, seniors housing, and special needs housing) and should be developed in such a way that a compact, dense urban form results.
- 4.3.11 Multiple-family dwellings include triplex, four-plex, row housing and apartments. In general, multiple-family dwellings should be located and sited so as to minimize any potential negative impacts on adjacent single-family dwellings. Multiple-family dwellings can be located in close proximity to complementary commercial, institutional and recreational land uses.
- 4.3.12 Special needs housing includes seniors housing, nursing homes and group homes. In general, special needs housing should be located and sited in a manner compatible with surrounding developments and be accessible to complementary medical and commercial services.
- 4.3.13 Mobile homes shall be located within a site specifically designated for this type of residence. If no designated mobile home site exists mobile homes may be located on a standard single-family lot. Sites for mobile homes could be a series of lots or a designed mobile home park.
- 4.3.14 Notwithstanding Policy 4.3.10, if Council is of the opinion that certain lands located within the development limits of an Urban Centre do not lend itself to a compact urban form, due to servicing or other development constraints, the land may be considered for a less dense (large-lot) development with the understanding that the standard level of urban services may not be provided.

- 4.3.15 In general, large-lot developments will be planned and adequately serviced to ensure that aesthetic and environmental considerations are addressed in accordance with the following criteria:
- (1) That appropriate on-site water and wastewater systems are in place where piped urban services are not available;
 - (2) That the large-lot development is planned so as to be able to accommodate efficient and economical piped sewer and water services in the future;
 - (3) That lot sizes and road access are adequate to maintain and enhance the character of the surrounding area and do not preclude the cost effective provision of urban services in the future; and
 - (4) That the development does not unduly restrict public access to rivers or natural areas.
- 4.3.16 Lands within the designated Residential areas will only be considered for subdivision and development when the existing supply and location choice of housing lots cannot, in the opinion of Council, provide adequate location options or reasonably meet short term residential demand (5 years). This will ensure that the municipality is maximizing its return on investment for existing services and infrastructure in the Urban Centres.
- 4.3.17 Residential development will be encouraged to locate in proximity to complementary public (e.g. recreation facilities and parks) and institutional uses (schools), and should be located to avoid potential conflict with other incompatible uses (e.g. industrial uses, highways and sewage lagoons).
- 4.3.18 Where large undeveloped areas or partially developed areas are being proposed for Residential development, particularly if new infrastructure services are proposed, Council may require that the developer prepare a detailed concept plan illustrating lot structure, street systems, proposed services (i.e. sewer, water, drainage, electrical and telephone) and associated community infrastructure such as parks and playgrounds.
- 4.3.19 Public open space for schools and parks and other institutional uses that are, in the opinion of Council, compatible with residential development will be considered as part of the Residential areas. Specific uses and siting requirements will be provided in the zoning by-law.
- 4.3.20 Home occupations are a viable and important part of the community; however this use is secondary to the principle residential use and must be in harmony with the Residential areas in which they are located. The Zoning By-law will specify maximum square footage, standards of operations, signage, etc., to ensure that the integrity of the Residential area is maintained.

Commercial and Industrial

- 4.3.21 Commercial and Industrial uses will be encouraged to locate within the Urban Centres in order to support and strengthen the viability of the Urban Centres. Within the LUD of Rosenort Commercial and Industrial development shall be directed to those areas designated on Map 2 as Commercial (C) or Industrial (M). In the other Urban Centres, Council will use the policies of this section to make decisions regarding the location and compatibility of any Commercial and Industrial development proposal to the overall urban environment. Generally significant Industrial development proposals should be directed to the Industrial areas shown on Maps 3 and 4 for Sperling and Lowe Farm, respectively.

- 4.3.22 The commercial core area of the Urban Centres (Central Business District) shall be promoted as the principal location for a wide range of services including specialized retail, professional offices, financial institutions, as well as government offices, cultural and indoor recreation amenities.
- 4.3.23 Commercial and Industrial uses that may pose safety, health or nuisance hazards, require a large tract of land, or require reduced levels of services, should be developed at locations within an Urban Centre where they will be compatible with the adjacent uses and will not endanger public health and safety. If an appropriate site is not available within a particular Urban Centre, a suitable site in the adjacent Rural Area may be considered.
- 4.3.24 Commercial uses that cater to the travelling public (e.g. motels, service stations) will be allowed to locate adjacent to the highways on pre-designated sites and should be designed to least interfere with the flow of traffic on the provincial highway system (served by an internal road system). A high standard of design, site development and property maintenance will be encouraged for developments adjacent to major traffic routes in order to promote a favourable visual image of the community.
- 4.3.25 Commercial and Industrial development in any Urban Centre shall occur in such a manner as to minimize conflicts with adjacent land uses. Where Commercial or Industrial uses are adjacent to Residential developments, appropriate measures (buffering and screening) shall be undertaken to minimize any negative impact of Commercial or Industrial activities on the Residential use.
- 4.3.26 New Commercial (C) and Industrial (M) developments will be encouraged to locate on vacant land within designated areas. Where development on existing vacant land is not feasible, new commercial and industrial development shall be encouraged to redevelop land and buildings within existing designated areas. New Commercial and Industrial area designations will only be considered if the two aforementioned options cannot accommodate a proposal.
- 4.3.27 Industrial uses which are likely to be unsightly due to the nature of the operations, exterior storage, building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to Urban Centres. If such uses are proposed in these areas, the activity should be conducted wholly within a building and/or landscape/buffering, or other mitigating measures, should be put in place to screen these Industrial uses from view.

Parks, Recreation & Open Space

- 4.3.28 New Institutional and Recreational uses including schools, recreation facilities parks and open space areas should be located in accordance with the following criteria:
- (a) Major recreational facilities and parks should be located where they can be economically serviced and will be accessible to the entire community; and
 - (b) Minor recreational facilities, such as neighbourhood parks and tot lots are considered complementary to other land uses and may be established within other land use designations.
- 4.3.29 Public Reserve (PR) areas, such as parks and tot lots are considered essential components of Residential areas:
- (a) Land for neighbourhood parks and recreation areas should be appropriately located within the development area in order to be conveniently accessible to local residents. Where land is being subdivided for Residential purposes, land required for Public Reserve purposes will

be dedicated in accordance with the provisions of The Planning Act; and this Development Plan; and

- (b) As an alternative to land dedication, Council may require the dedication of funds in lieu of land, as provided in *The Planning Act*. Any financial contributions received in this manner or through the sale of lands conveyed for public purposes will be used for the acquisition of other parklands or the development of existing parks within that Urban Centre.

- 4.3.30 Landscaped buffers will be used as a means of separating incompatible developments and as a means of improving the aesthetic qualities of the community. In the case of Residential subdivisions, land for buffers may be acquired through the public reserve dedication process as prescribed in *The Planning Act*.
- 4.3.31 Where a parcel of land is being subdivided and it contains an area(s) that in the opinion of Council is unsuitable for development by reason of being flood prone, a natural drainage course or otherwise unsuitable due to its topography, this area may be required to be dedicated as public reserve (open space) in accordance with the provisions of *The Planning Act*. These open space areas should be maintained in an undeveloped state or used for low intensity uses such as recreation or wildlife habitat.

Urban Services

- 4.3.32 Council will ensure that essential urban services (e.g. sewer, water, roads, solid waste disposal, and recreation facilities) are available in the Urban Centres and that they have sufficient capacity to meet the current and future needs of the area being served.
- 4.3.33 Expansion or major upgrades to any of the existing sewage treatment facilities should be based upon the *RM of Morris Wastewater Management Plan* (AECOM, 2013). A demand and capacity analysis should be undertaken to assess the financial and servicing implications of a proposed upgrade or expansion to any major urban facility.
- 4.3.34 To ensure a constant and safe supply of potable water for the residents of the Urban Centres, the existing municipal (regional) water treatment and distribution system will be monitored and expanded.
- 4.3.35 Where new development is proposed, Council will specify the standards for new infrastructure (such as roadways or piped services) and, at their discretion, may require the proponent to contribute towards the cost of establishing new infrastructure that will be needed to adequately service the new development.
- 4.3.36 In evaluating and approving any subdivision design or development proposal, Council will assist Manitoba Hydro, Manitoba Telecom Services, and other similar public or private utilities, to provide their service in the most economical and efficient manner.

Transitional and Institutional Development

- 4.3.37 In order to ensure land will be available for the future growth of each Urban Centre, lands have been identified for urban expansion based on land use compatibility and future servicing costs. The areas will be zoned the same as the Restricted Agricultural Area (AR) to restrict uses or development that may not be compatible with the proposed long-term uses and development. The affected land will be rezoned for the appropriate use when Council approves the area for subdivision and development.

- 4.3.38 Uses within a particular land use designation should conform to the suggested uses for that area; however, in the short term, some areas may be zoned to reflect existing uses. The existing non-conforming uses will be allowed to continue until transformed to a land use intended for the area. Future zoning changes in the transition areas should conform to the proposed land use plans.
- 4.3.39 In order to strengthen and diversify existing Urban Centres, the development of institutional, recreational or cultural facilities, shall be encouraged at appropriate locations within these communities. Locations for institutional and recreational uses should be selected that can be adequately serviced and that will be reasonably compatible with other nearby developments. The placement and site requirements of such uses will be outlined in the Zoning By-law.
- 4.3.40 Council will use the following policies to guide the location and development of future institutional uses (including schools, health care facilities), recreational and cultural facilities:
- (1) Social and cultural institutions serving an Urban Centre or the municipality shall be encouraged to locate in or close to the Central Business District so that these facilities are easily accessible to the entire community and minimize any negative impacts on Residential areas;
 - (2) Large scale Institutional facilities requiring large tracts of land or major service extensions may be required to undertake site location studies;
 - (3) Where practical site area requirements will be established in the Zoning By-law;
 - (4) Neighbourhood institutional uses that are being proposed in Residential (UR) areas shall give due consideration to minimizing any adverse impact on the surrounding residential environment;
 - (5) The design of institutional buildings shall be in keeping with the character of the area; and
 - (6) In the best interest of the community, in terms of minimizing capital expenditure, a coordinated effort will be taken to provide future school sites in order to maximize the advantages of joint use facilities.

PART 5: GENERAL POLICIES

5.1 Introduction

This section of the Development Plan outlines the general objectives and policies that will guide the overall use, planning and development of land in the RM of Morris. These objectives and policies apply generally throughout the Municipality and apply to both Rural Areas and Urban Areas.

5.2 Objectives

- 5.2.1 To provide well planned areas for living, working, shopping and recreation, which are visually attractive, efficient of land and public services, with a minimum of incompatibility both within and between areas.
- 5.2.2 To ensure that development does not occur on lands which are not suitable for the proposed development, unless appropriate mitigation measures are taken to reduce any potential negative impacts and/or enhance the capability of the land to support the proposed development.
- 5.2.3 To minimize risks to people and property that is associated with natural hazards or human-made features.
- 5.2.4 To encourage use and development of land in a manner that is consistent with the principles and guidelines of sustainable development, pursuant to *The Sustainable Development Act*.
- 5.2.5 To preserve and manage the natural resources of the municipality, including water, wildlife, gravel, and natural treed areas in a way that provides the greatest benefit to present and future residents.
- 5.2.6 To promote wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils and water.
- 5.2.7 To preserve and enhance areas which have natural beauty, scenic value, recreational potential, or historic/cultural significance.
- 5.2.8 To ensure that new development is compatible with existing and anticipated land uses, utility and transportation networks, and minimizes the risks to quality of life, public health and safety.
- 5.2.9 To provide and maintain an economical, safe and efficient municipal road system which is integrated with the provincial highway system to provide the most effective service.
- 5.2.10 To identify, preserve and protect the heritage resources of the RM of Morris and to encourage public awareness and appreciation of these resources.
- 5.2.11 To protect past, present and future investments in public and private infrastructure, including utilities and transportation networks in order to maintain cost-effective operations of new, upgraded or extended infrastructure services.

- 5.2.12 To promote inter-municipal co-operation and consensus in order to undertake joint land use planning, municipal servicing and sustainable development initiatives that will benefit the community-at-large.

5.3 Policies

The policies outlined in this section address issues, which may arise throughout all land use designations of the municipality.

Utilities

- 5.3.1 Essential activities of government and public and private utilities will be permitted in any land use designation subject to requirements in the Zoning By-law. Such uses should be located and developed in a manner, which will minimize any incompatibility with neighbouring land uses.
- 5.3.2 Cooperation will be encouraged with Manitoba Hydro, Manitoba Telecom Services, and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.
- 5.3.3 Existing public and private utilities should be protected from incompatible or potentially incompatible land uses, which may threaten or adversely affect their operation.
- 5.3.4 Cooperative and inter-municipal servicing initiatives will be encouraged including possible revenue sharing agreements to equitably share costs and benefits of future development in the region.
- 5.3.5 In order to minimize exposure to the undesirable effects of wastewater stabilization ponds and solid waste disposal sites, development in the vicinity of these facilities will be limited to agricultural, industrial and specific open space or recreational uses that would not be adversely affected by these facilities.

Hazardous Uses

- 5.3.6 Facilities or developments, exclusive of railways and highways, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
- (a) Wherever possible, new facilities should be separated from Urban Centres and buildings used for human occupation;
 - (b) Hazardous facilities should not be located closer to dwellings than permitted or recommended by Manitoba Conservation; and
 - (c) Where new development of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water; the nature of outside storage requirements; the compatibility of surrounding land uses; and plans for buffering such activities from adjacent uses.

Natural Areas & Environmental Conservation

- 5.3.7 Natural areas and habitats should be protected from incompatible or potentially incompatible uses where:
- (a) Rare or endangered flora and fauna have received provincial designation and protection under *The Endangered Species Act* or the *Federal Species at Risk Act*;

- (b) Lands have received provincial designation and protection under the Protected Area Initiative;
 - (c) Lands have been identified as Wildlife Management Areas, and
 - (d) Landowners have voluntarily protected private lands.
- 5.3.8 Council shall encourage the retention of wildlife habitat and the preservation of native vegetation in the form of natural treed areas or un-cleared land along creeks, drains, unused road allowances or other areas that are not suitable for agriculture or which may create more benefit when left in a natural state.
- 5.3.9 Public access to natural areas and wildlife/fisheries habitat will be encouraged to foster appreciation for and enjoyment of nature but such access should not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity.

Hazard Lands, Flooding & Erosion

- 5.3.10 Development will generally be directed away from hazard lands. Hazard lands include the following:
- (a) Lands subject to flooding – all lands which would be flooded by the 100 year flood or by a recorded flood exceeding the 100 year flood-the 1997 flood within the Red River Valley Designated Flood Area;
 - (b) Lands subject to water erosion – all lands which would, within a 50 year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body; and
 - (c) Lands subject to other hazards such as landslides or subsidence, particularly those lands where actual effects of such hazards have occurred or have been predicted.
- 5.3.11 Land subject to significant flooding, erosion or bank instability should be left in its natural state or only developed for low intensity uses such as open space recreation, grazing, cropping, forestry and wildlife habitat.
- 5.3.12 Consistent with Policy 5.3.11 above, any development permitted on or near hazard lands shall:
- (a) Minimize property damage, public expenditures and danger to public health and safety;
 - (b) Maintain the natural capability of waterways to convey flood flows;
 - (c) Prevent the acceleration or promotion of environmental damage; and
 - (d) Build at an elevation required by a provincial agency or RM of Morris Council.
- 5.3.13 The subdivision of land within the Red River Valley Designated Flood Area, shown on Map 11 in Appendix B to this Plan, will be restricted to flood protected Urban Centres, agricultural operations and limited Commercial and Industrial uses demonstrating a need to be located in the flood area.
- 5.3.14 Any building or structure proposed on titles existing at the time of the adoption of this by-law or any titles approved under Policy 5.3.13 above must be in compliance with the flood-proofing requirements of the municipality and the Provincial *Designated Flood Area Regulation*.
- 5.3.15 Council will refer development proposals in suspected flood prone areas to the municipal engineer and/or Manitoba Conservation and Water Stewardship Department for review and recommendation prior to approval.

- 5.3.16 Where more intensive development, including structures, is proposed in hazard areas, Council may require the applicant to complete a professional environmental, geotechnical or hydrological studies, including recommendations regarding preventative and mitigation measures that eliminate the risk or reduce the risk to an acceptable level.

Waterways and Groundwater

- 5.3.17 Development will be encouraged in a manner that ensures that waterways and the limited groundwater resources are sustained.
- 5.3.18 In areas where flood level or erosion information is not available, the following policies shall be implemented:
- (a) Development shall generally not be permitted within the meander belt of the waterway and will not be permitted in areas which would normally be eroded away; and
 - (b) In areas where the specific hazard has not been defined, permanent structures will be set back from all waterways a distance of at least 10 times the height of the bank or 61 m. (200 feet) from the top of the bank, whichever is greater.
- 5.3.19 In the case of development proposals that require significant volumes of surface water and/or groundwater, the proponent may be required to obtain a Water Rights License. If a permit is required, development approval may be withheld until such time as a license is issued.
- 5.3.20 Development proposals that may have a detrimental effect on water quality shall provide for safeguarding areas susceptible to surface and groundwater pollution. These include intensive livestock production operations, lagoons, solid waste disposal sites, septic systems, commercial and chemical fertilizer storage facilities, fuel tanks, and similar uses.
- 5.3.21 Developments or activities that may cause pollution or impact on fish or fish habitat under normal operating conditions or by accident will be directed away from major surface water bodies such as the Red and Morris Rivers, as well as large drains and creeks such as the Little Morris River. Where this is not feasible or practical, developments or activities, which could cause pollution or impact on fish or fish habitat, may be considered adjacent to major surface water bodies provided:
- (a) It can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the surface or groundwater supply;
 - (b) Appropriate precautionary measures 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, or
 - (c) Council has referred major developments proposed near waterways and water bodies to Manitoba Conservation and Water Stewardship for review prior to approval.
- 5.3.22 The preservation, enhancement and rehabilitation of native vegetation will be encouraged in sensitive environmental areas such as the riparian zones associated with the shorelines of all rivers, creeks and streams in order to stabilize banks, filter run-off and to promote surface water quality.

Transportation

- 5.3.23 All new development shall have access to an all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the municipality to upgrade an

existing road, or develop new road access to a standard agreed upon by the municipality. The proponent may then be responsible for part or all of the costs of this roadway construction.

- 5.3.24 Setback distances for all buildings, structures, hedges, or similar obstructions adjacent to roads, shall be specified in the zoning by-law for the purpose of protecting the safety and efficiency of the road system. This setback shall apply to all roads in the RM of Morris except provincial highways, for which the province establishes setback requirements. Setbacks for buildings and structures, and access to Provincial Trunk Highways and Provincial Roads shall be in accordance with *The Highways Protection Act* and *The Highways and Transportation Act*.
- 5.3.25 Commercial uses that primarily serve the travelling public may be permitted to locate adjacent to a provincial highways, provided direct access to the highway system is minimized and the efficiency and safety of the adjoining highway is not jeopardized.
- 5.3.26 For development near a Provincial Trunk Highway (PTH) or a Provincial Road (PR) the following restrictions shall apply:
- (1) Strip development along a highway that requires direct connections to the highway for access, shall not be permitted;
 - (2) Development that, in the opinion of Manitoba Infrastructure and Transportation (MIT), may have a detrimental impact on the safe operation of the provincial highway system shall not be permitted;
 - (3) Subdivision/development will not be permitted in areas designated for highway widening or expansion, unless provisions suitable to the province are made to accommodate future widening or expansion (See Map 3 – Transportation, in Appendix A);
 - (4) Developers may be responsible for the cost of any highway improvements deemed necessary by MIT to accommodate a proposed development;
 - (5) A permit is required from the Highway Traffic Board for any new, modified or relocated access to PTH 3, 23 and 75. A permit is also required for any construction/structure above, below or at ground level, or any change in use of land, structures and access within the control lines and control circles of these highways; and
 - (6) A permit is required from MIT for any new, modified or relocated access to all Provincial Roads in the RM of Morris. A permit is also required for any construction/structure above, below, or at ground level within the control areas of these highways.
- 5.3.27 Satisfactory storm drainage must be provided to service any development adjacent to the provincial trunk highways and provincial roads. Permission must be obtained from MIT to drain any water into the highway drainage system. Costs of any revisions to the existing drainage system, which are directly related to the development, will be the responsibility of the developer.
- 5.3.28 Where an area of development is bordered on one side by a major transportation corridor or facility, such as a highway or rail line, new development should, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor or facility.
- 5.3.29 Land uses that generate significant amounts of regional vehicular traffic and/or significant truck traffic will be encouraged to locate in proximity to major roadways, including provincial roads and provincial highways; however, direct access to the provincial highway system will be discouraged. Access to the provincial highway system should be via the municipal road system for these land uses.

- 5.3.30 Any development that is to occur within the control areas of provincial trunk highways and provincial roads, under provincial authority, will be subject to approval by Highway Traffic Board and MIT respectively.
- 5.3.31 In areas with existing or anticipated high volumes of truck traffic, the municipality may designate certain municipal roads as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors within urban and rural residential areas. The designated truck routes will be identified as truck routes on a map and adopted as a transportation by-law for the municipality. These truck routes are intended to complement the provincial highway system as major traffic carriers and as such will be subject to the following considerations:
- (a) Truck routes shall receive priority consideration for maintenance and snow removal; and
 - (b) Truck routes shall be designed to carry heavy farm traffic, although restrictions may be placed on these roads at certain times of the year.
- 5.3.32 Private and public airstrips within the municipality should be protected from incompatible or potentially incompatible land uses that may adversely impact their operation and/or endanger public safety.

Aggregate and Mineral Resources

- 5.3.33 In areas with known aggregate resources, or areas having high discovery potential for these resources, uses should be limited to non-intensive Agriculture (e.g., grazing, cropping and forestry), temporary uses or other uses that will permit direct access to the resource land.
- 5.3.34 Certain types of development, such as residential, commercial, institutional and recreational uses that could be sensitive to the characteristics of aggregate extraction, including noise, dust and heavy vehicle traffic, should be adequately separated and buffered from the deposits which are identified by the Manitoba Innovation, Energy and Mines.
- 5.3.35 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, and is compatible with adjoining land uses.
- 5.3.36 All aggregate and mineral extraction operations shall require an End-use Plan approved by the municipality and the province.

Heritage Resources

- 5.3.37 Council shall encourage and facilitate the identification of heritage resources within the municipality.
- 5.3.38 Existing heritage resources should be protected from incompatible or potentially incompatible land uses that may threaten their integrity or operation.
- 5.3.39 Heritage resources should be protected where:
- (a) Heritage buildings or landscapes have received municipal, provincial and/or federal heritage designation, including Centennial Farms;
 - (b) Buildings or landscapes are in the process of receiving or are being considered for municipal, provincial and/or federal heritage designation; and

(c) Buildings or landscapes have been developed and operate as heritage sites.

- 5.3.40 The designation, preservation and development, of heritage resources should be coordinated with other heritage and recreational resources in the region, both existing and proposed, in order to maximize interpretive and tourism potential.
- 5.3.41 Sites and groupings of sites with heritage potential will be considered for designation as municipal heritage sites under *The Heritage Resources Act*, and/or municipal heritage conservation zones under *The Planning Act*.
- 5.3.42 As a condition for an approval of subdivision, demolition permit or the issuance of a development permit, Council may require the applicant to show that a significant heritage resource is not being adversely impacted or endangered.

Outdoor Recreational Resources

- 5.3.43 Areas with high recreational capability, and/or interesting natural features should be protected for outdoor recreation and related uses. This includes riparian areas along the Morris and Red Rivers.
- 5.3.44 Existing outdoor recreational uses and areas should be protected from incompatible or potentially incompatible land uses, which could threaten their integrity and/or operation.
- 5.3.45 Proposed recreational development should not create barriers to access and use of public resources such as ponds and streams.
- 5.3.46 Proposed recreational developments will be encouraged to carefully match the type and intensity of recreational activities to the capability of the land to sustain the use over an extended period of time.

Buffering

- 5.3.47 Where a development is considered necessary or desirable, as well as generally compatible with surrounding land uses, Council may approve it subject to a requirement for buffering to ensure that the proposed development will not adversely affect the health, safety, general welfare, convenience, and amenity of persons residing or working in the vicinity, or be injurious in any way to existing developments.
- 5.3.48 Where buffering is deemed to be required to mitigate the impact of a new development, such buffering should address concerns related to visual impacts on existing land uses and residents, and noxious or offensive impacts and emissions, including noise, glare, dust, odour, and/or hazardous materials. Council shall be provided with information confirming that such concerns can be appropriately mitigated through construction of fencing, walls or other screening, landscaping, and/or the provision of additional setback space. A requirement for buffering does not preclude Council from attaching further conditions, through the development approvals process, with respect to the responsibility of the applicant to ensure that any adjacent land use impacts resulting from new development are appropriately mitigated.

PART 6: SUSTAINABILITY POLICIES

"Sustainable development is an approach to land use that views the goals of economic development, quality of life, public health and environmental protection as interrelated and not 'either or' situations"

6.1 Economic Sustainability

Economic prosperity will be sustained through strategies that build on the municipality's existing strengths and create new opportunities for employment and development in the future.

- 6.1.1 Council should prepare a Strategic Plan for Economic Development based on a Community Vision/Community Round Table process; the Strategic Plan should:
- (a) Support and build on local entrepreneurial strengths, maintaining and enhancing the existing Industrial and Commercial activities in the Urban Centres, as well as Agro-industrial and Agro-commercial in Rural Areas;
 - (b) Propose approaches to attracting new investment to the municipality through advertising the benefits of joining strong local employment clusters, particularly in agro-industrial, manufacturing and trucking sectors, and providing needed commercial services;
 - (c) Propose a strategy to retain jobs, particularly in the Industrial and Commercial sectors, and develop new job opportunities, which build on the existing economic base of the municipality; and
 - (d) Identify strategies to attract and retain lower paid workers, particularly strategies related to affordable housing and transportation, and The Development Plan should provide sufficient land, particularly Industrial land, in LUD of Rosenort and the Unincorporated Villages of Sperling and Lowe Farm, to support economic prosperity and create opportunities.
- 6.1.2 Council should encourage a range of education and training opportunities in the municipality, including supporting existing and future collaborations between local school divisions to provide a range of job-related technical training opportunities.
- 6.1.3 Council should work with the Province to develop infrastructure that will maintain viable transportation, power and communication linkages in major flood events, including maintaining supply and distribution linkages.

6.2 Social Sustainability

Successful modern communities support diversity and respect a range of different social values and cultural practices. The following are approaches to increasing social sustainability in the RM of Morris.

- 6.2.1 Enhance sense of community, recognizing the diverse cultural backgrounds of people living and working in the community;
- 6.2.2 Provide affordable and low income housing and alternative housing types for a range of age groups and family types, including seniors and new immigrants;
- (a) The municipality should encourage development of multiple housing units in a price range that is affordable for workers in local industries;
 - (b) The municipality should provide areas within Urban Centres with the potential for development of mobile home parks, and should permit manufactured housing on Residential lots in Urban Centres and Rural Residential lots; and
 - (c) The municipality should permit the development of Secondary Suites in Urban Centres;

- 6.2.3 In conjunction with the Town of Morris, and the municipal Community Centre Districts, provide a diversity of recreational opportunities for all age groups;
- 6.2.4 Develop land use and housing strategies that, in the long run, will attract and retain new immigrants, professionals (i.e. medicine and education), students and seniors in the community;
- 6.2.5 Provide opportunities for enjoyment of a rural lifestyle in the RM of Morris, and
- 6.2.6 Encourage new Residential development to incorporate a range of features supporting community social networking/integration, including playgrounds and multi-use pathways.

6.3 Cultural Sustainability

Identity is a strong component of local culture. The RM of Morris has a unique history and identity, which should be preserved and protected. The municipality should work to:

- 6.3.1 Recognize the municipality's unique community identity;
- 6.3.2 Foster a sense of belonging on the part of all citizens;
- 6.3.3 Identify, protect and interpret historical buildings and historical and archaeological sites within the municipality;
- 6.3.4 Support local artists and artisans, and
- 6.3.5 Encourage participation in local cultural celebrations and events.

6.4 Environmental Sustainability

Environmental sustainability includes protecting natural beauty and critical habitat areas. Protection of riparian areas in the municipality, particularly along the Red and Morris Rivers, is particularly important to sustaining natural beauty and natural habitat within the municipality. Wherever possible the municipality should work to restore healthy ecosystem functions.

The municipality should prioritize the maintenance of green space within the municipality and community access to natural areas.

- 6.4.1 Create future development patterns with long-term economic, social and cultural sustainability, designating land for future development that can flexibly accommodate a range of economic and development opportunities;
- 6.4.2 Address the need to construct local wastewater infrastructure on a timely basis to address current needs and long-term development goals;
- 6.4.3 Develop targets for municipal energy efficiency and Greenhouse Gas Emissions reduction: The RM of Morris will be a "Sustainable Community";
- 6.4.4 Maintain green space, particularly within Urban Centres, and create, enhance and protect healthy ecosystems, particularly along the Morris and Red Rivers;
- 6.4.5 Create user-friendly public spaces and pathways, and

- 6.4.6 Construct durable and healthy buildings and facilities, with lower embodied energy.

6.5 Environmental Sustainability in New Developments

“A sustainable development approach...recognizes and places value on the important functions of the ecosystem and ensures these can be protected from or incorporated into development to provide the best outcomes for both the built and natural environment, both now and into the future”

The Municipality will consider the impact of any new development on the natural environment. Potential considerations include, but are not limited to the following: water conservation, energy conservation, waste reduction, land and soil remediation/reclamation, air quality, aquifer protection, biodiversity, protection of environmentally sensitive lands and cultural and historic sites.

The Municipality purchases potable water from the Pembina Valley Water Cooperative, water conservation is an important component of environmental sustainability. Setting realistic water rates for residential, industrial and agricultural uses is one way to encourage conservation, without severely impacting one sector or another.

When approving new developments the RM of Morris should:

- 6.5.1 Encourage water conservation, with all new developments designed to integrate natural systems with human activities, including xeriscaping in residential yards, and use of rainwater capture for irrigation;
- 6.5.2 Encourage water reuse and recycling in the design of new developments, as well as individual dwelling units and lots, where such projects can adhere to Manitoba Health requirements;
- 6.5.3 Require that the design and construction of residential, commercial, industrial, institutional and recreational developments (buildings and sites) incorporate 'green' stormwater management approaches, including constructed wetlands;
- 6.5.4 Require that the design of residential, commercial, industrial, institutional and recreational land uses encourage active transportation modes, including walking and biking, in part through reducing areas typically dedicated to automotive parking;
- 6.5.5 Require municipal facilities to incorporate energy efficient building design based on LEED principles;
- 6.5.6 Encourage alternative energy use for buildings and transportation, including wind, solar, biomass and geothermal systems for buildings, and use of hybrid or alternative energy vehicles; and
- 6.5.7 Encourage plans to reduce energy in commuting to jobs within the municipality through organized car-pooling, van pooling and/or bussing.

6.6 Municipal Governance and Sustainability

Municipal governance should be open and consultative, and provide all residents of the RM of Morris with opportunities for input regarding major land development and public policy decisions.

Council should prepare a "Sustainable Vision for the Future" based on a general municipal public participation/community round table process, which will serve to develop goals and objectives, and to prepare action plans that are based on evaluating alternatives, and incorporating priorities and trade-offs serving the widest public interest.

- 6.6.1 Municipal Action Plans should address municipal finances, energy use and greenhouse gas emissions, water conservation, and many of the other sustainability considerations outlined in this section;
- 6.6.2 Action Plans should set measurable targets, and include ongoing plans for monitoring results;
- 6.6.3 Council should convene public meetings/community round tables on an annual basis to address new action plans, and to discuss progress on existing plans; and
- 6.6.4 The RM of Morris should work with other municipalities, particularly the Town of Morris, and planning districts to address inter-municipal issues and concerns, including potable water supply (Pembina Valley Water Cooperative) and flood hazard.

PART 7: IMPLEMENTATION

7.1 Basic Implementation Measures

The policies outlined in this Development Plan will be implemented by the following measures and methods pursuant to *The Planning Act*.

7.1.1 Adoption of this Development Plan

Council will adopt this Development Plan by by-law. Once adopted, no development or land use change may be carried out within the municipality that is inconsistent or at variance with the policies or directions set out in the Development Plan (*The Planning Act*). Adoption of the Development Plan does not require Council to undertake any proposal suggested or outlined in the plan.

7.1.2 Adoption of a Secondary Plan

Council may require preparation of and adopt by by-law a Secondary Plan document and/or maps for any part of the municipality. Secondary plans deal with objectives and issues:

- (a) affecting any matter dealt with in the Development Plan By-law;
- (b) dealing with the subdivision, design, road patterns, or other land use and development matters; or
- (c) respecting economic development or the enhancement or special protection of heritage resources and sensitive lands.

7.1.3 Adoption of Zoning By-Law

Following adoption of the Development Plan, the municipality is required to enact a Zoning by-law that will set out specific regulations for land use and development. Zoning By-laws designate areas for certain types of development. Permitted and conditional uses and development standards are prescribed for each zone. The Zoning By-law must generally conform to the Municipal Development Plan. The objectives and policies in the Development Plan provide guidance to Council when preparing the Zoning By-law or considering an amendment to the Zoning By-law.

7.1.4 Conditional Use Approvals

Within the Zoning By-law, there will be provisions for the approval of various types of development as a Conditional Use in each zone. This will provide Council with the flexibility 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 appropriate for each proposal. In utilizing the Conditional Use process, Council will have an opportunity to influence the location of some types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community. The Development Plan principals, objectives and policies provide guidance for the conditional approval process.

7.1.5 Variation Orders

The Planning Act enables Council to issue variation orders for the purpose of varying or altering the application of its Zoning By-law. The ways that the Zoning By-law may be varied are outlined in *The Planning Act*. Council may attach conditions to a variation order to maintain the intent and purpose of the

Development Plan or the Zoning By-law. Council may authorize its Development Officer to grant or refuse a minor variation as set out in *The Planning Act*.

7.1.6 Development Permits

New development generally requires a Development Permit issued by Council. Before a permit is issued, proposals should be reviewed to determine compliance with the RM of Morris Development Plan and the RM of Morris Zoning By-law.

7.1.7 Development Officer

Council may authorize the Development Officer to issue Development Permits, Zoning Memoranda, Non-conforming Certificates and other similar documents and allow minor variations to some requirements of the RM of Morris Zoning By-law.

7.1.8 Subdivision Approvals

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving Council, utility companies and certain provincial government departments (*The Planning Act*). 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/or the provincial approving authority may attach conditions to approval of a Subdivision Application in accordance with *The Planning Act*.

7.1.9 Development Agreements

Municipal approvals of subdivisions and zoning amendments can be conditional on the preparation of development agreements that will protect both the applicant and the municipality. A development agreement for a subdivision 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 the use of the land, the siting of buildings, the installation of services, provision of open space, etc.

7.1.10 Review & Amendment

The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the municipality. The Development Plan may be amended at any time when considered appropriate or necessary by Council.

The Planning Act states that Council shall review the Development Plan no later than five (5) years after the date on which the plan came into effect or after the date of the previous review.

7.2 Additional Measures

In addition to the measures outlined above, the municipality may also utilize the following additional tools for implementing the principles, objectives, policies and actions described in the Development Plan:

7.2.1 Acquisition & Disposal of Land

The municipality or a community development corporation may acquire an interest in land, or sell, lease or otherwise dispose of land for the purpose of implementing the Development Plan. This could be applied, for example to the protection of riparian areas.

7.2.2 Adoption of Other By-Laws

The municipality has the capability to adopt and administer other by-laws concerning the use, development and maintenance of land. This can include measures such as the adoption of a Building By-law, Property Maintenance By-law, Access Approval By-law, Drainage By-law and other types of by-laws affecting the use of land.

7.2.3 Special Studies

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required for development proposed for lands affected by flooding hazards, endangered species, potential for groundwater/surface water pollution, and general risk to health and the environment. Developers/proponents may also be required to conduct traffic studies to support their development proposal.

7.2.4 Public Works

The Capital Works Program and public improvements of the municipality should conform to the policies set out in this Development Plan and the *RM of Morris Wastewater Management Plan*. These are important implementation tools since a municipality may influence the rate and direction of growth through the provision of municipal services.

7.2.5 Capital Expenditure Program

Council should consult the Development Plan and related strategies when revising the municipalities annual (5) Five Year Capital Expenditure Program.

7.2.6 Strategic Plans for Economic Development

As outlined in *The Municipal Act*, the RM of Morris may adopt a Strategic Plan for Economic Development. As part of a strategy for long-term economic sustainability, and to ensure consistent objectives, policies and programs, the Strategic Plan should be consistent with the goals, objectives and policies set out in the Development Plan and build upon a Community Vision statement and action plans prepared as part of a community round table process.

One component of an economic development plan would be identifying opportunities for new commercial development, and including restaurants and other services, to address a growing employment base, particularly in the LUD of Rosenort.

7.2.7 Energy Conservation and Greenhouse Gas Emissions Reduction Strategy

The RM of Morris may prepare a GHG Emissions Reduction Strategy as part of an overall Community Sustainability Plan. The strategy should set municipal emissions reduction targets and approaches to

monitoring emissions from direct and indirect sources. Targets should be consistent with provincial and AMM targets for Manitoba municipalities.

The GHG Emissions Reduction Strategy will require preparation of a baseline inventory, forecast, and assessment of reduction opportunities. Part of the benefit of the strategy will be identifying clean energy options for the municipality including energy efficiency improvements and renewable energy options, and their suitability to the local context. The strategy would also build municipal understanding and capacity for energy management and future energy-based decision making.

7.2.8 Municipal Cooperation

Implementation of the Development Plan may benefit from, or require cooperation between one or more adjacent municipalities and planning districts. *The Municipal Act* provides for tax sharing agreements, service sharing agreements and cost sharing agreements between municipalities.

The RM of Morris is part of the Pembina Valley Water Co-operative, along with the Town of Morris; the RMs of Montcalm, Roland, Thompson, Dufferin and Stanley, and the City of Winkler. The Municipality should continue to work with the Town of Morris, in particular, related to sharing of recreation services. Joint approaches to tourism and to consultation on fringe development around the Town of Morris should also be developed.

7.3 Interpretation

General land use classifications shown on the Development Plan Maps illustrate the RM's long-term development strategy with respect to land uses and define land use boundaries.

It is assumed that the achievement of the land use objectives will occur over a period of years as the existing land use pattern evolves, subject to the periodic review of this Development Plan.

The land use boundaries shown on the Development Plan Maps should be considered as defining general spatial relationships between different land use areas.

Any lot size, distance and area requirements mentioned throughout the Development Plan are meant to serve as guidelines only. Certain situations may demand flexibility in the application of these standards.

Individual Policies should not be considered or interpreted in isolation, but rather in the context of the general spirit and intent of all other Objectives and Policies of the Development Plan.

Words and expressions used in this Development Plan have the meanings ascribed to them in *Manitoba Planning Regulation*, unless the context requires otherwise.

- "Council" shall mean the Rural Municipality of Morris Reeve and Councilors.
- "municipality" typically applies to the Rural Municipality of Morris.
- "Development Plan" shall mean the RM of Morris Development Plan, 2014.
- "Zoning By-law" shall mean the RM of Morris Zoning By-law, 2014.

7.3.1 Glossary of Terms

Aggregate: Sand and gravel, or crushed rock.

Approving Authority: Means either:

- (i) the Minister, or
- (ii) the Council of the Municipality duly authorized by an order of the Minister to act as an approving authority within its area of jurisdiction.

Archaeological Site:	Any site containing historical resources which are buried or partially buried on land, or submerged or partially submerged beneath the surface of any water course or permanent body of water.
Buffer Zone:	An area of land intended to separate one land use activity from another.
Compatible Land Use:	Land use activities which are able to co-exist without creating undesirable effects or interference.
Concept Plan:	A plan which shows the general arrangement of future roadways, building lots, major physical features, drainage patterns, and open spaces. A Concept Plan can also show how a proposed parcel of land or development is integrated into the existing roadways and services of the area.
Conditional Use:	Use of land or a structure, which is permitted in the Zoning By-law only upon approval of Council with potential development conditions.
Detrimental:	Undesirable or harmful, as determined by Council.
Development:	The carrying out of the construction, erection, or placement of any building or excavation or other operation on, over, or under land; or the making of any change in the use or intensity of use of any land or buildings or premises.
Farmstead:	The land area used by the farm operator for residence, animal shelters, and buildings used for the farm operation, normally in a single cluster.
Full Range of Farming Activities:	Any farming activity within the laws of the Province of Manitoba including all types and sizes of farming of fields, and livestock and poultry production operations.
Heritage Designation:	Refers to the process of legally protecting sites, whether by the Province, as set forth in Part II of The Heritage Resources Act, or by the local municipality, as set forth in part III of the said Act.
Heritage Resource:	Includes: <ul style="list-style-type: none">(i) a heritage site; and(ii) any work or assembly of works of nature or of human endeavour that is of value for its archaeological, paleontological, prehistoric, historic, cultural, natural scientific or aesthetic features.
Heritage Site:	Any site containing heritage resources that has been designated by either the Province or the municipality.

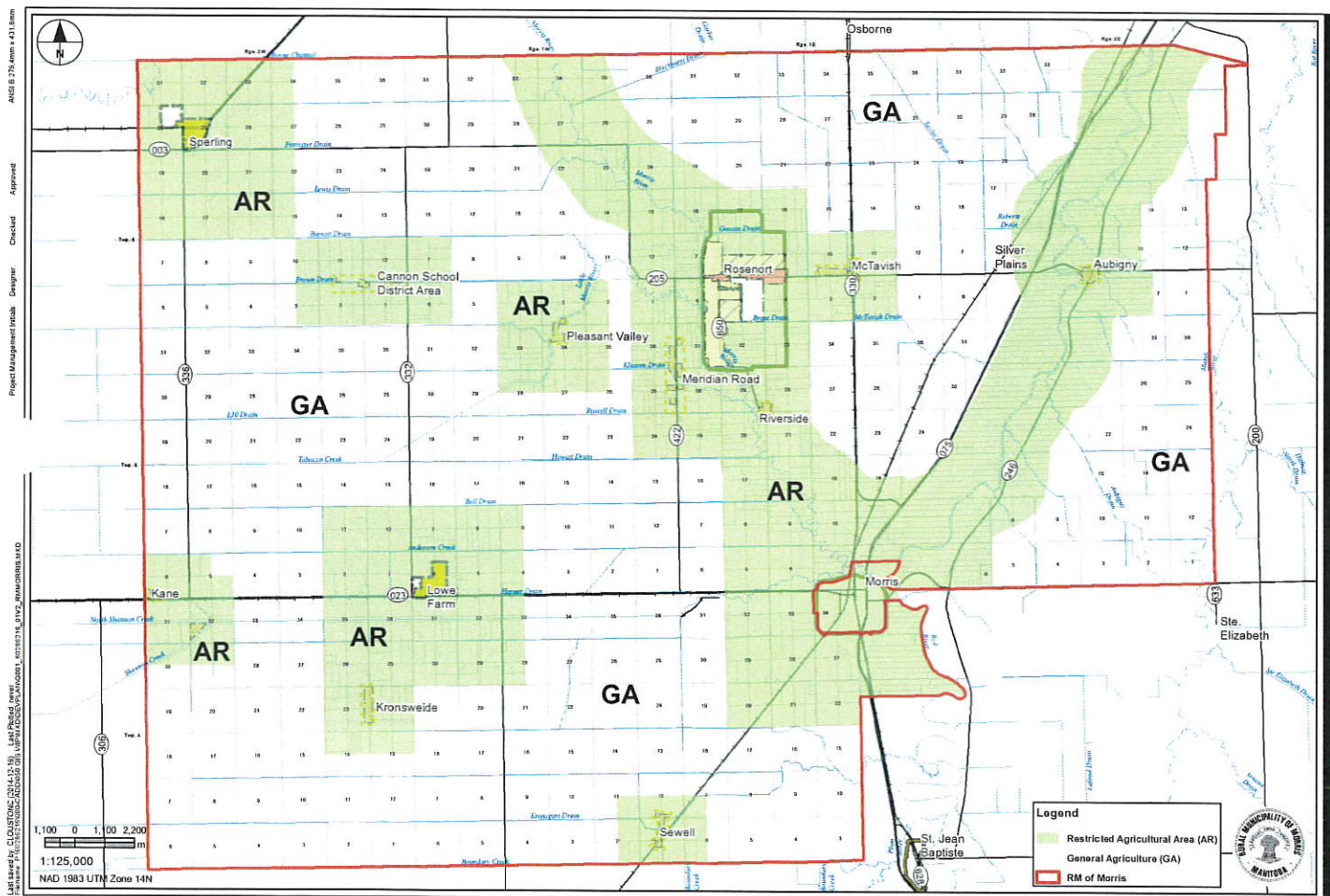
Municipal Heritage Committee:	Means a group of persons appointed, by by-law by the municipality, to provide advice to the municipality on heritage issues as described in The Heritage Resources Act.
Land Subject to Flooding:	Lands subject to flooding are all lands subject to flooding by the 100 year flood, a recorded flood exceeding the 100 year flood, or a flood specified by the Water Resources Division in areas protected by flood control works. In the RM of Morris the 1997 Flood is the defining flood.
Limited Range of Farming Activities:	Shall mean a restricted range of farming activities as opposed to "full range" of farming activities.
Intensive Livestock Operation (ILO):	Means an agricultural operation in which livestock are confined and maintained in a permanent or semi-permanent facility or location, where the livestock are partially or totally kept indoors or confined in outdoor, non-grazing sites for long periods of time by fences, topography, or any structures such as feedlots, barns, paddocks, corrals, pens, exercise yards, or holding areas, and includes associated manure collection facilities.
Lower Class Agricultural Land:	Land which is not prime agricultural land but which is used for farming or has the potential of being used for farming.
Major Provincial Highways:	Means a highway designated as a major provincial highway or Provincial Trunk Highway (PTH) by the Manitoba Infrastructure and Transportation because of its importance as a regional, provincial, interprovincial or international highway. It is important to note that unless the Highway Traffic Board declares otherwise by regulation all Provincial Trunk Highways (also some Provincial Roads) have limited access status under The Highways Protection Act.
Mitigation Measures:	Refers to any steps or procedures used to reduce the impact of a development on adjacent land uses, environmental reserves or historical resources, ranging from field salvage to project re-design. The concept can also be used to address resource, and urban and rural development issues.
Mobile Home Park:	A parcel of land upon which mobile home spaces are provided as approved by the Council.
Mobile Home Subdivision:	A parcel of land subdivided to provide mobile home sites.
100 Year Flood:	A flood which is likely to occur, on the average, only once in 100 years or more specifically, a flood which has a one percent chance of being equaled or exceeded in any years; also described as a one percent flood, or a flood having a return period of 100 years.

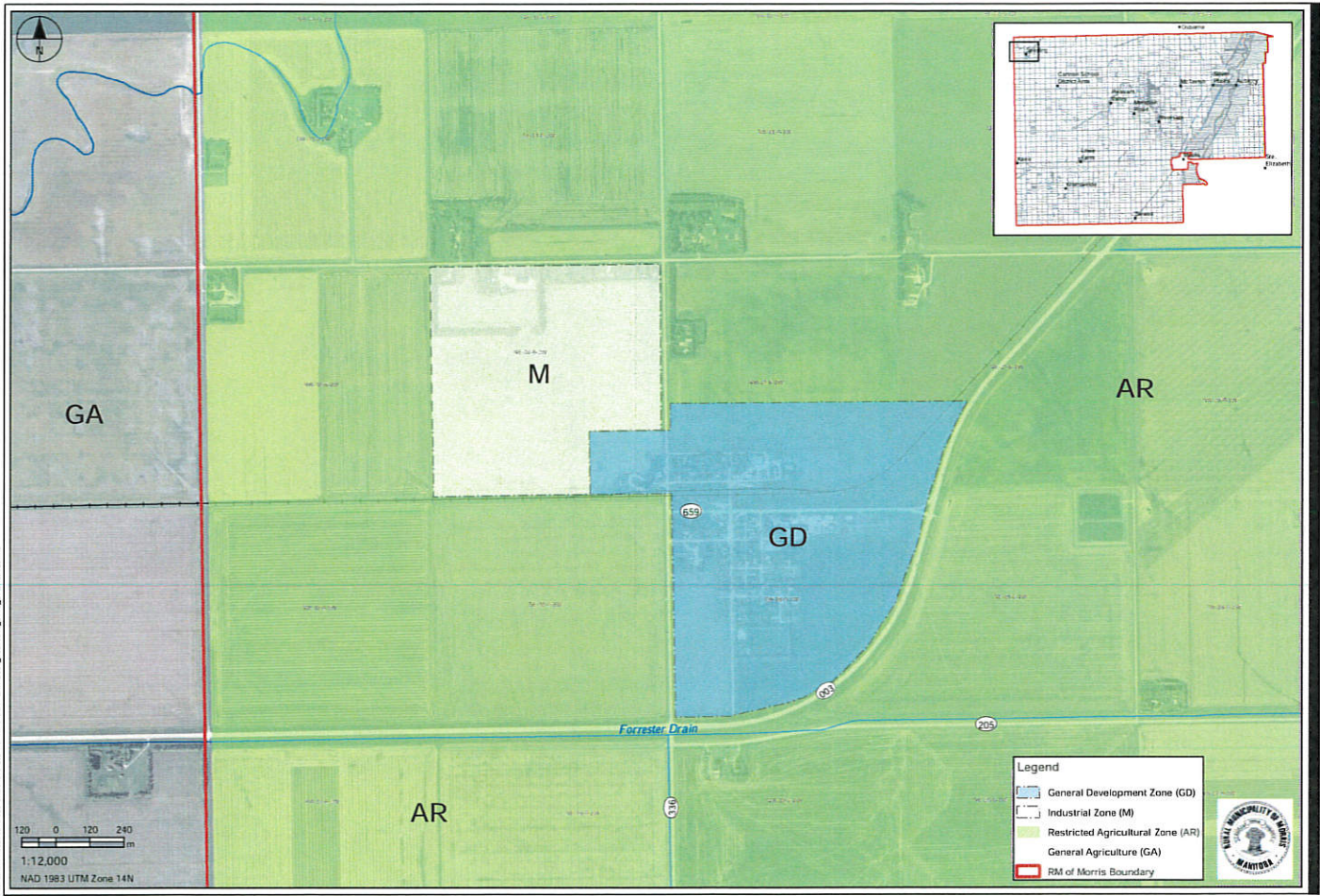
Ordinary High Water Mark:	The highest level of water that normally occurs; the occurrence of said level being so common as to mark on the soil a character, in respect to vegetation distinct from that of the bank.
Permitted Use:	Use of land or a structure permitted in the Zoning By-law.
Prime Agricultural Land:	Land having Classes 1, 2 and 3 soils as classified by the Agricultural Land Capability System of the Canada Land Inventory and interpreted as such by the Manitoba Soil Survey, Manitoba Department of Agriculture and Food.
Quarry Minerals:	Means the following minerals obtained by quarrying: shale, clay, peat, silica rich sand, dolomite, limestone or any other quarry minerals as defined in Manitoba Regulation 226/76.
Recreation Development:	Any development, whether intensive or extensive which facilitates recreation in a special area e.g. campground development, trails cottages, etc.
Riparian Areas:	An area of land on the banks or in the vicinity of a water body, which due to the presence of water, or in the absence of human intervention supports vegetation and that is different from that of adjacent upland areas.
Rural Residential Development:	The establishment of rural non-farm residences on small acreage lots, excluding cottages or resort type development.
Seasonal Home:	A residence for part of the year used primarily for recreation pursuits and not as a permanent residence, often referred to as a cottage.
Small Scale Farming/Hobby Farms:	Farming activities usually utilizing a small parcel of land where the activities are largely "hobby" and non-commercial in nature.
Sustainable Development:	Sustainable development is an approach to land use that views the goals of economic development, quality of life, public health and environmental protection as interrelated and not 'either or' situations.
Water Body:	A body of flowing or standing water, whether naturally or artificially created, and whether the flow or presence of water is continuous, intermittent or occurs only during a flood, including but not limited to a lake, river, creek, stream, slough, marsh, swamp and wetland, including ice on any of them.
Water Course:	An open, defined channel, river, drain or ditch either naturally or artificially created, which intermittently or continuously contains moving water.
Wetlands:	Class 2 or 3 land as defined by the land capability system of the Canada Land Inventory for Waterfowl.

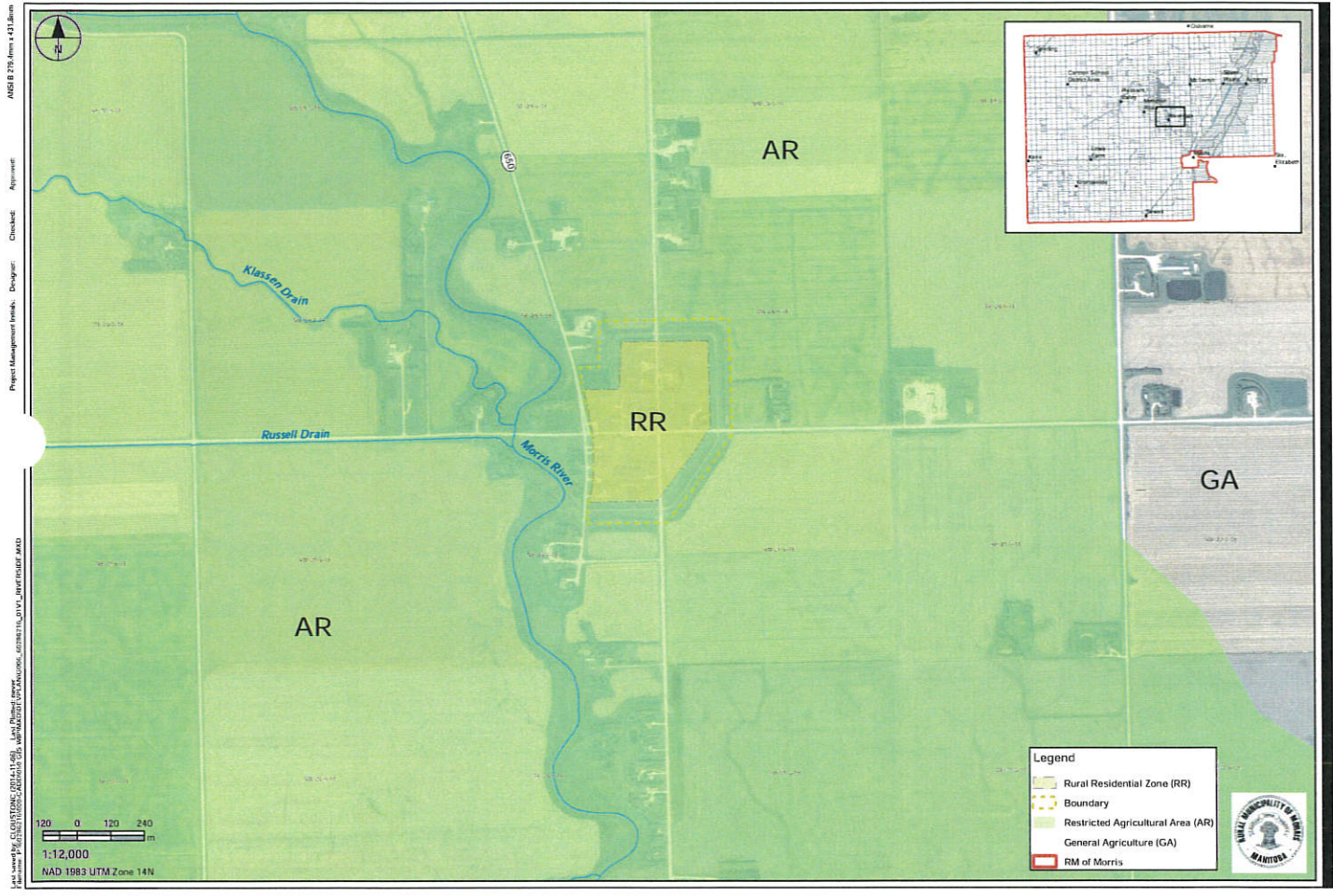
Appendix A

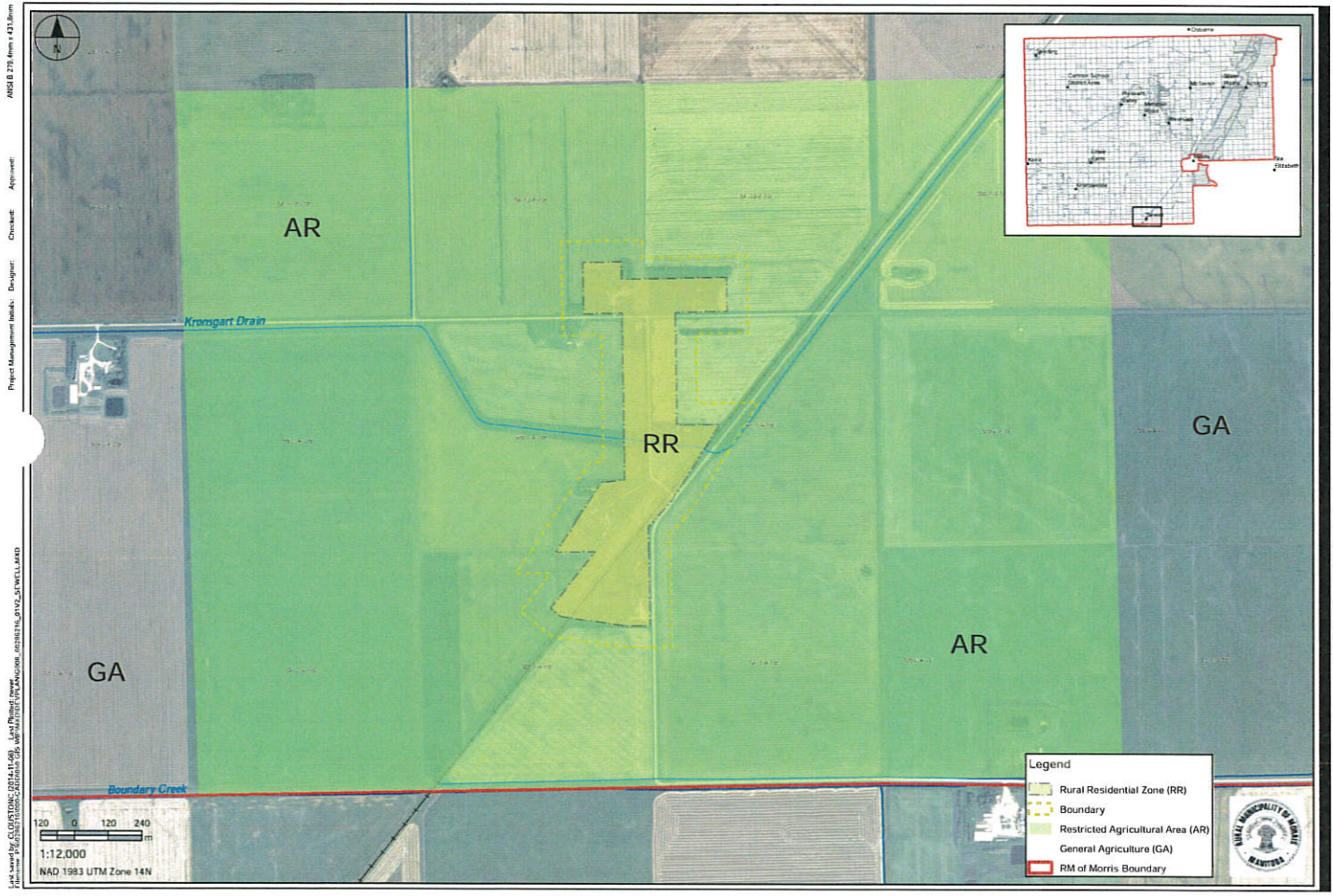
Development Plan Maps

- Map 1 RM of Morris
- Map 2 LUD of Rosenort
- Map 3 Lowe Farm
- Map 4 Sperling
- Map 5 Riverside
- Map 6 Aubigny
- Map 7 Sewell
- Map 8 McTavish
- Map 9 Kane
- Map 10 Canon School District Area
- Map 11 Kronsweide Farm
- Map 12 Meridian Road
- Map 13 Pleasant Valley

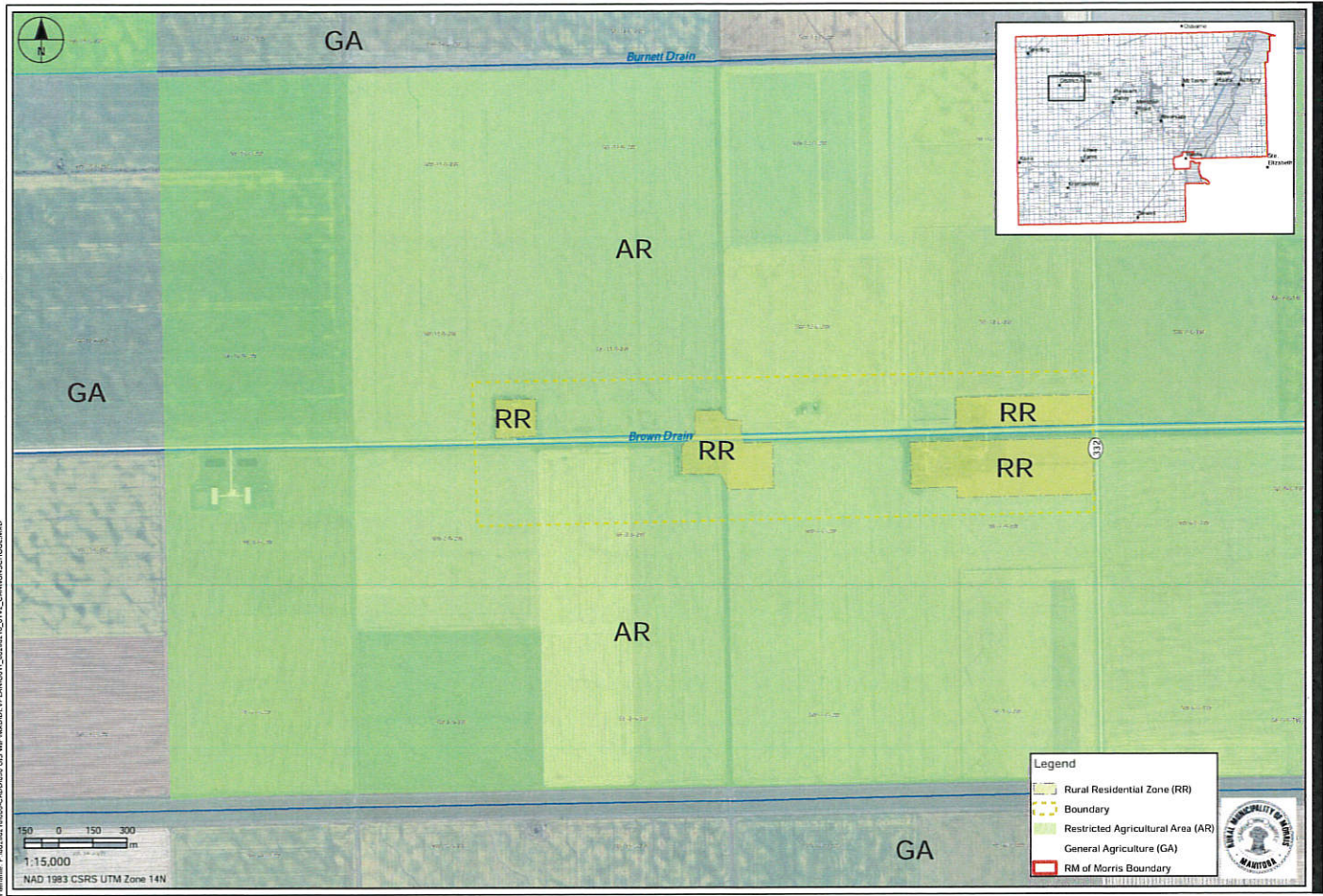




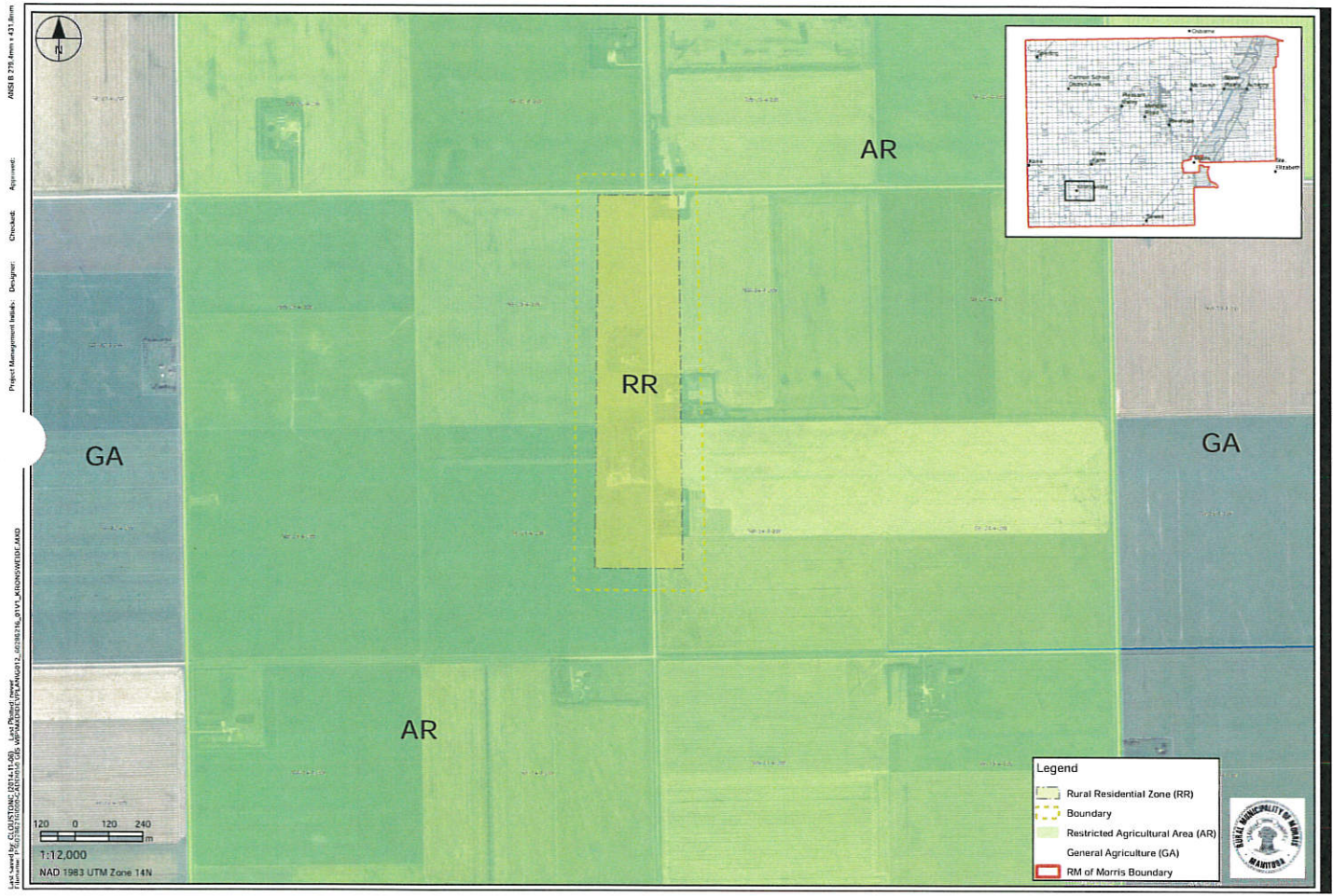


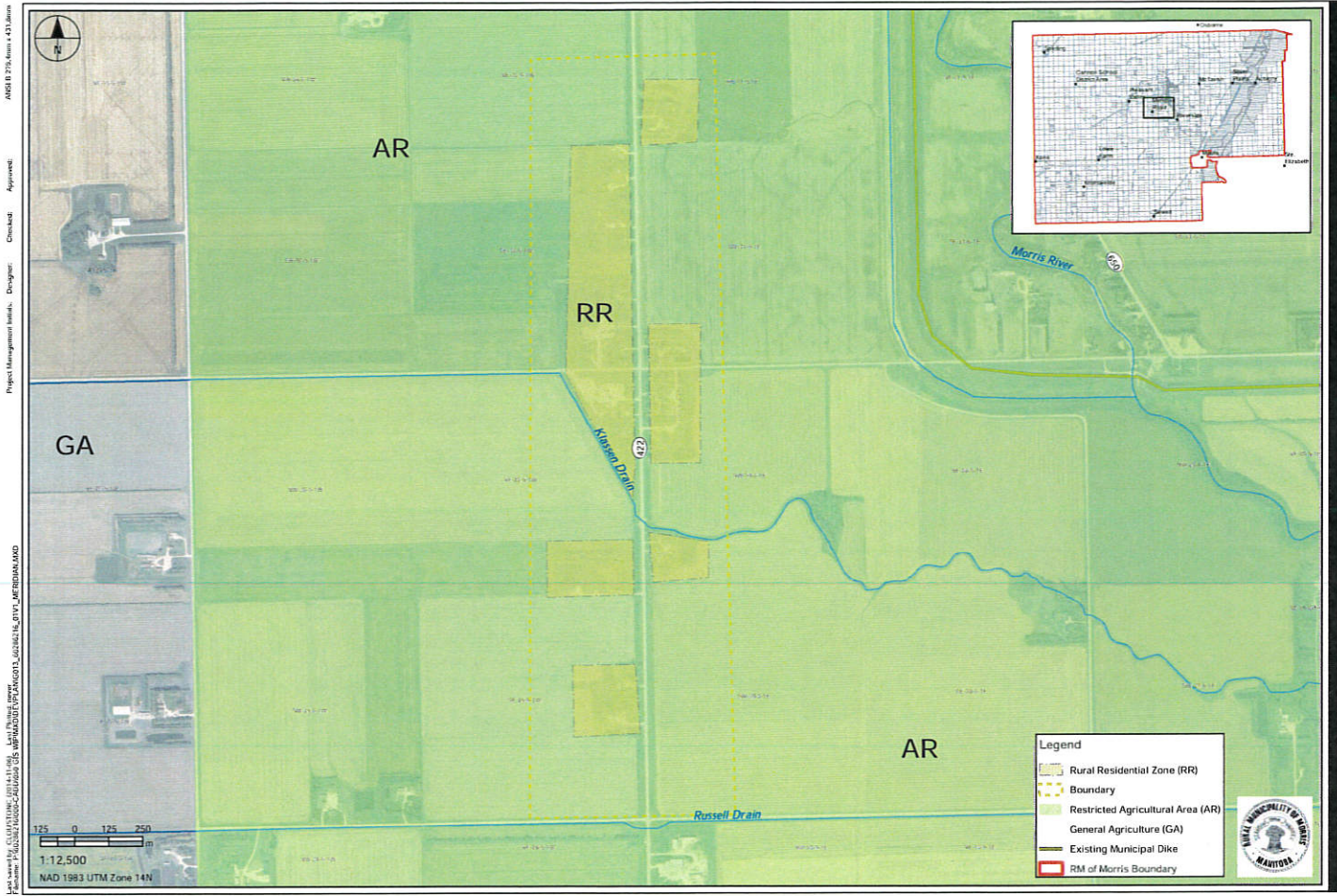


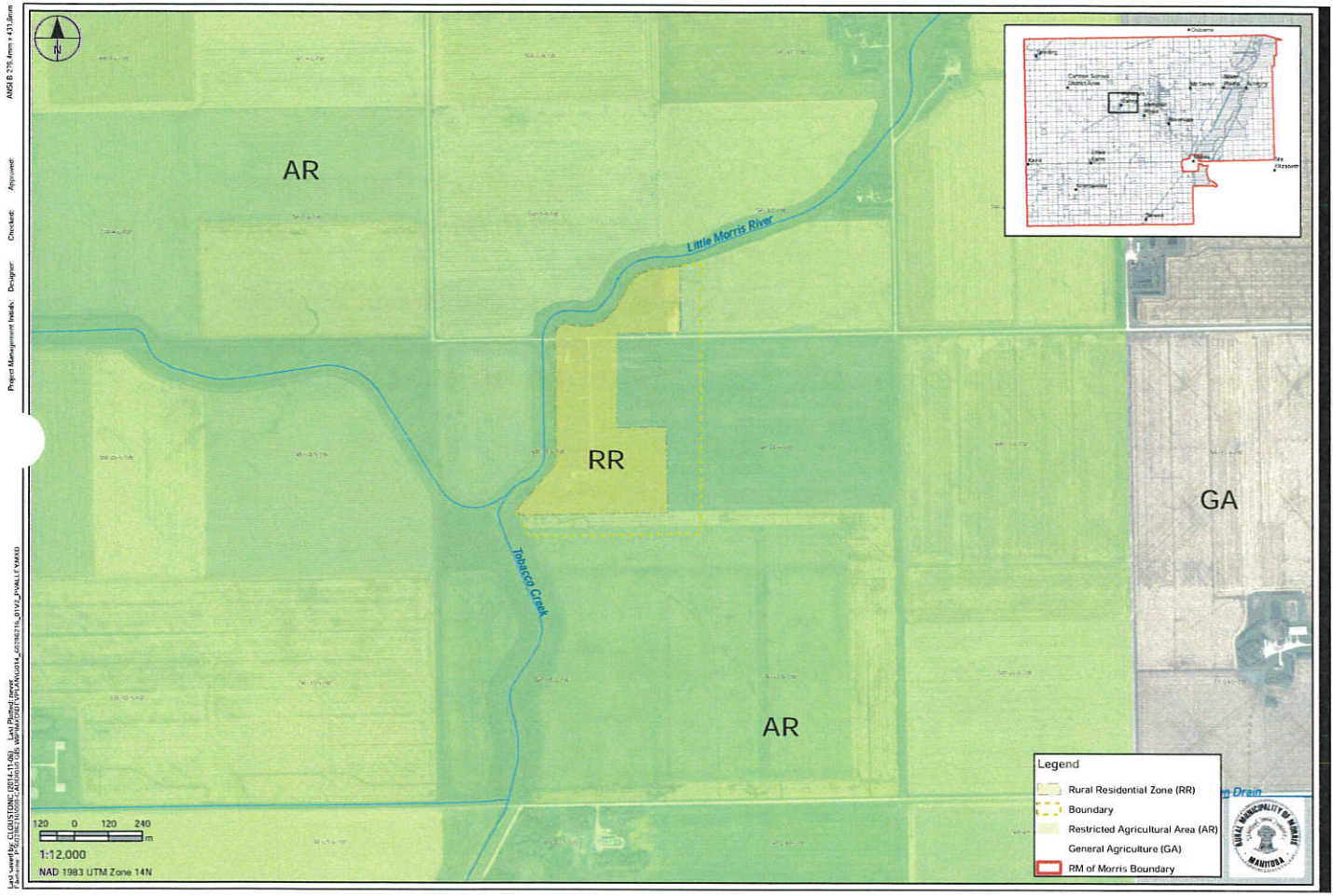
Project Management: J. L. Smith, Jr. (JLSmith@cityofmorriss.com) | Date: 10/14/2014 | Scale: 1:15,000 | NAD 1983 CSRS UTM Zone 14N



RM of Morris Development Plan | Cannon School District Area



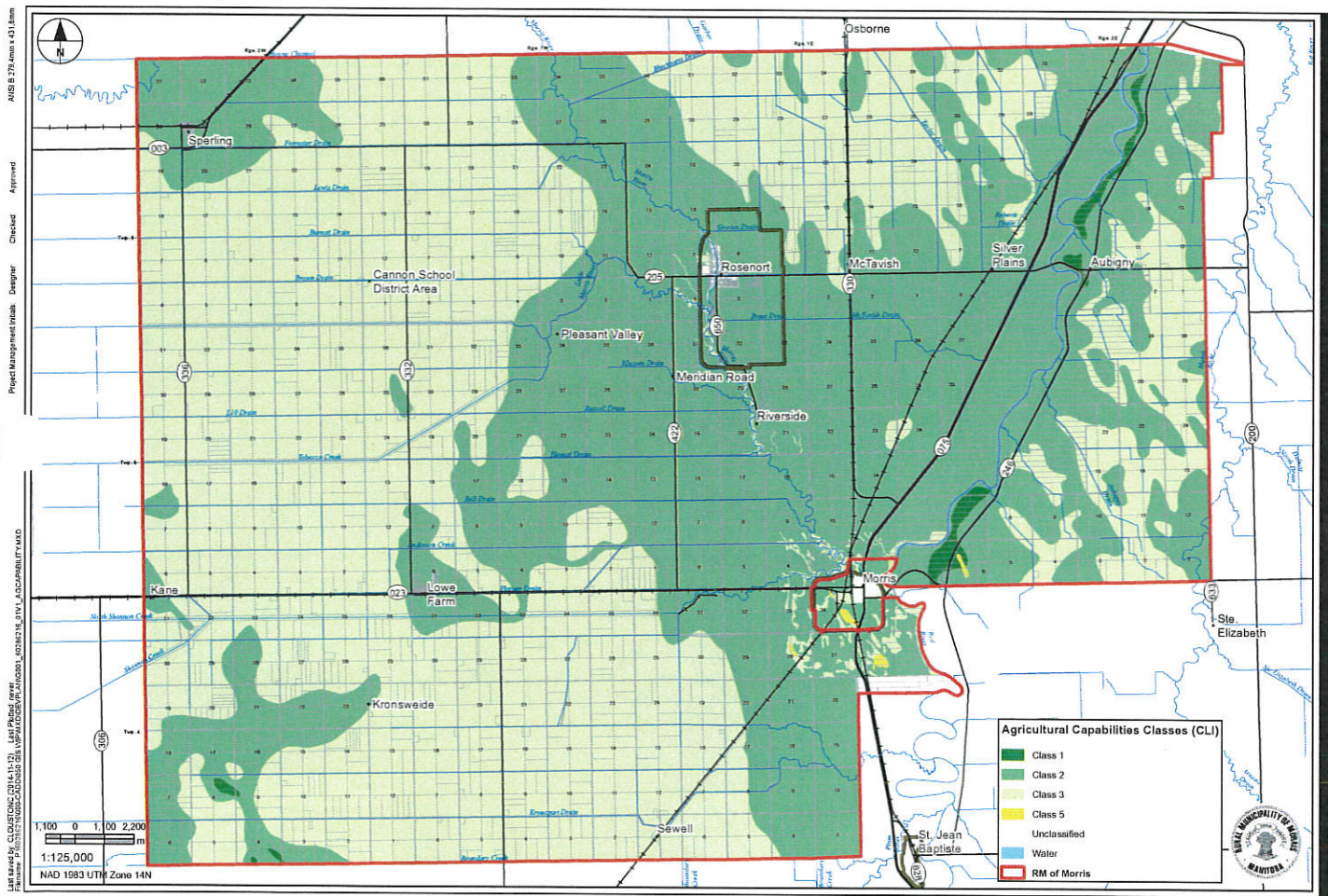




Appendix B

Reference Maps

- A1 – Agricultural Capabilities
- A2 – Red River Valley Designated Flood Area
- A3 – Sand and Gravel Aquifers
- A4 – Archaeological, Heritage Sites & Centennial Farm Locations



Agricultural Capabilities

RM of Morris
Development Plan

