

**MUNICIPALITY OF ROBLIN
BY-LAW NO. 7-24**

WHEREAS, 40(2) of *The Planning Act*, being C.C.S.M. c. P80 of the Statutes of Manitoba, directs the council of a municipality to prepare a development plan for the municipality;

AND WHEREAS, Section 45 of The Planning Act requires a council to adopt a development plan;

AND WHEREAS pursuant to the provisions of Section 51 of The Planning Act, the Minister of Municipal and Northern Relations approved the Municipality of Roblin's Development Plan By-law No. 7-24 on the 30th day of January of 2025;

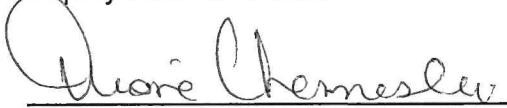
NOW THEREFORE, the Council of the Municipality of Roblin in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and forming part of the By-law as Schedule "A" is hereby adopted, and known as the *Municipality of Roblin Development Plan By-law No. 7-24*.
2. This Development Plan shall take force and effect on the date of third reading of this By-law.
3. The Roblin Planning District Development Plan By-law No. 29-05 and all amendments thereto, are hereby rescinded.

DONE AND PASSED by the Council of the Municipality of Roblin in regular session assembled this 11th day of February, A.D. 2025.



Gail Chescu
Deputy Head of Council



Dione Cherneski
Chief Administrative Officer

Read a first time this 23rd day of July, 2024.

Read a second time this 8th day of October, 2024.

Read a third time this 11th day of February, 2025.

MUNICIPALITY OF ROBLIN DEVELOPMENT PLAN

A by-law to guide future growth and
development in the Municipality of Roblin.

PREPARED FOR
The Municipality of Roblin, MB

PREPARED BY
Landmark Planning & Design Inc.



Landmark
Planning & Design Inc.

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Municipality of Roblin

Development Plan

By-law No. 7-24

Prepared for:
Municipality of Roblin

Prepared by:
Landmark Planning & Design Inc.

This Development Plan is prepared for the sole use of the Municipality of Roblin. No representations of any kind are made by Landmark Planning & Design Inc. or its employees to any party whom Landmark Planning & Design Inc. does not have a contract.

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1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

A Development Plan is a statutory policy document that defines a high-level vision for land use and development within a municipality and identifies the objectives and policies required to achieve it. A Development Plan serves as a roadmap for Council, guiding decision-making on matters related to land use, transportation, environmental considerations, infrastructure investment, heritage preservation, and overall community development.

The intent of this Development Plan is to provide The Municipality of Roblin Council with clear direction for managing growth and guiding development in an orderly and sustainable manner, while respecting the unique local history and context that makes Roblin what it is today.

1.2 ENABLING LEGISLATION

All Development Plans in Manitoba are mandated by *The Planning Act (The Act)*. *The Act* requires that a Development Plan must:

- Set out the plans and policies of the municipality respecting its purposes and its physical, social, environmental and economic objectives;
- Through maps and statements of objectives, direct sustainable land use and development in the municipality;
- Set out measures for implementing the plan; and
- Include such other matters as the minister or Council considers advisable.

The *Provincial Planning Regulation 81/2011* outlines the Province's interest in land use planning and development across Manitoba. The interest is expressed through the Provincial Land Use Policies (the 'PLUPs') which are meant to aide in the preparation of Development Plans to ensure they support the Province's strategic priorities and prevent undesirable outcomes. The PLUPs outline expectations for nine areas of Provincial interest: General Development, Settlement Areas, Agriculture, Renewable Resource, Heritage and Recreation, Water and Shoreland, Infrastructure, Transportation, Mineral Resources, and the Capital Region.

All Development Plans in the Province must be consistent with the PLUPs and must meet certain general requirements contained in subsection 42(1) of *The Act*.

The policies within this Development Plan do not apply to any Crown Lands within the municipality. The administration of Crown Lands is legislated under the *Crown Lands Act*.

1.3 PLAN ORGANIZATION

The Development Plan is divided into nine (9) core parts:

Part One provides a general introduction to the Municipality and this Development Plan and gives an overview of its structure, enabling legislation, and a guide for how it should be used.

Part Two outlines key background information to provide context for the policies and objectives of this Development Plan.

Part Three provides the *vision* and guiding principles that embody the overall intent of this Plan and that will guide land use planning in the Municipality for the next 20 years.

Part Four provides economic and social policies including those for sustainable development, cultural celebration, tourism, planning for schools and economic development.

Part Five provides general planning policies that are applicable to all lands within the Municipality, regardless of their specific land use designation.

Part Six provides objectives and policies to guide land use and development within designated areas.

Part Seven provides policies for the management and implementation of the Development Plan.

Part Eight outlines the key administrative processes and definitions for the Development Plan.

Part Nine provides the land use maps and reference maps for the Municipality that form part of this Development Plan.

1.4 HOW TO USE THIS PLAN

A Development Plan is intended to advance high-level objectives and policies of a Municipality over the course of time. However, specific planning decisions must also be sensitive to local conditions and opportunities that are presented.

For a Development Plan to be effective, it must be easy to comprehend and navigate. While providing broad objectives and policies, the Development Plan also provides specific direction in relation to proposed developments, amendments to the plan, or other development issues.

The following should be considered when using this Plan in relation to a proposed development, a proposed amendment, or other land use or development-related issue:

- Review the Land Use and Reference Maps in Part 9 to determine the current land use designation of the subject land and any additional considerations.
- Review the applicable General Planning Policies in Part 5 and the specific Land Use Policies in Part 6
- Consider if the proposal conforms to the intent, objectives and policies as written in this Plan.

Words and expressions used in this Development Plan have meanings ascribed to them in the PLUPs and *The Act*. In instances where a clear definition of a word is not provided for, the definitions contained in the Zoning By-law shall apply to this Development Plan.

Some policy statements in this Development Plan are mandatory, whereas others are suggestive in nature. The degree to which a policy should be adhered to can be distinguished and interpreted as follows:

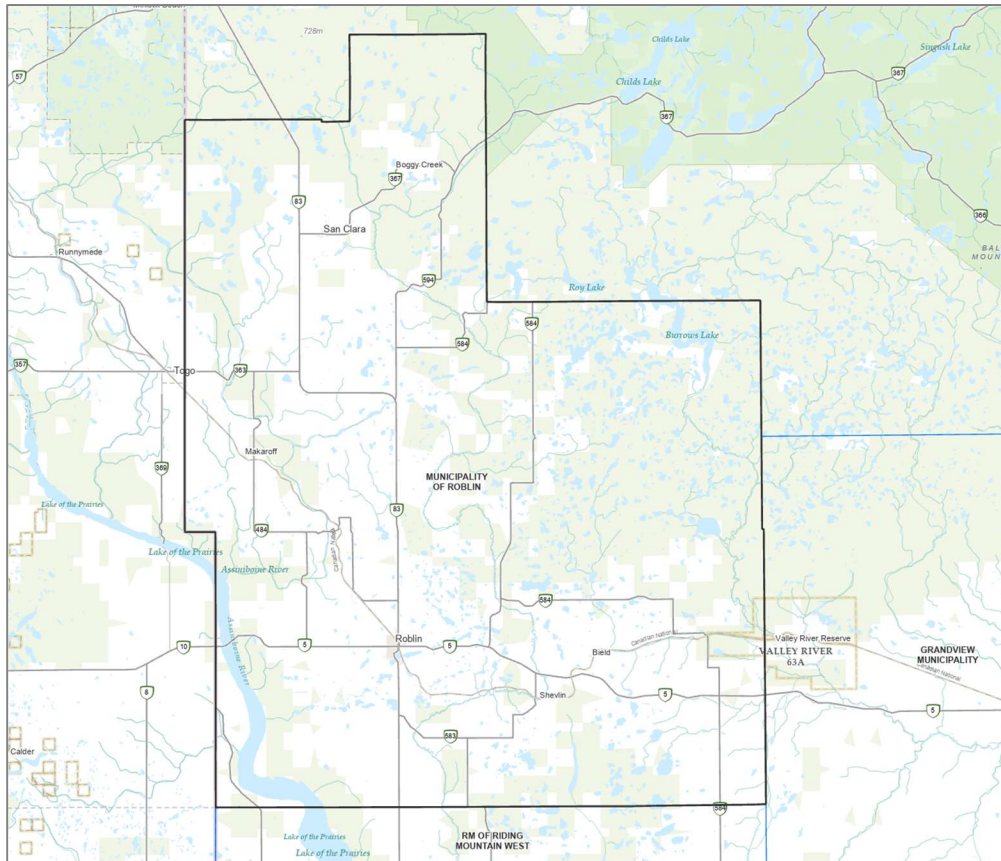
- Where the word “shall” is used, a policy is mandatory and is to be interpreted as “is required to”;
- Where the word “should” is used, a policy is encouraged but not mandatory and is to be interpreted as “is encouraged to”; and
- Where the word “may” is used, a policy is permissive and is to be interpreted as “is permitted to”.

The boundaries of the designated areas shown on the land use maps in Part 9 are intended to demonstrate the general arrangement of future development and land use in the Municipality. Where a boundary coincides with a physical feature on the map, such as a roadway or waterway, the boundary shall be deemed to be that feature. However, where a boundary does not coincide with a physical feature on a map, it is intended that Council have some latitude in determining the precise location of the boundary, with more precise boundaries provided in the Zoning By-law.

2.0 BACKGROUND

2.1 DEVELOPMENT PLAN AREA

Known as the “Jewel of the Parkland”, the Municipality of Roblin is situated at the western gateway to Manitoba’s Parkland Region and features direct access to some of the Province’s best hunting, fishing, and recreational opportunities. The municipality is known for its extensive natural areas including forests, lakes and grasslands, its proximity to National and Provincial parks, its abundant recreational opportunities, and its unique local history.



The municipality covers approximately 1,690 square kilometers comprised of expansive farmland, forest, the Town of Roblin, and several seasonal / recreational areas. The Municipality is bordered by the Province of Saskatchewan to the west, Duck Mountain Provincial Park to the north, Valley River First Nation and Grandview Municipality to the east, and the Rural Municipality of Riding Mountain West to the south. The southwest corner of the Municipality features the Lake of the Prairies – a 67 km-long constructed reservoir, built as a flood control measure for the Assiniboine River.

2.2 HISTORICAL CONTEXT

The Municipality of Roblin has a storied past including a long history of Indigenous peoples which pre-date western settlement and cultivation. The area known as Roblin is home to the Anishinabewaki, Sioux, Cree and Metis peoples, and is located on Treaty 2 and Treaty 4 Territories.

The Metis had an immense impact on the history of Manitoba, and the Municipality of Roblin. Several trading posts and early settlements laid the foundation for many of the municipality's villages and hamlets, including the Town of Roblin.

The first inhabitants of the community of Roblin (formerly the community of Goose Lake) lived off the land until the railway reached the area in the early 1900s, which brought many farmers and families to the area.

Agricultural development in the area led to economic growth in the Town, including the development of five grain elevators, a flour mill, and a lumber mill. Similarly, the areas formerly known as the RM of Hillsburg and the RM of Shell River offered an abundance of rich farmland, and the Shell Valley railway route attracted new settlers.



In 2015, the Municipality of Hillsburg-Roblin-Shell River was created as a result of *The Municipal Amalgamations Act*. In 2017, the Municipality of Hillsburg-Roblin-Shell River was renamed the Municipality of Roblin.

2.3 TRENDS AND LOCAL CONTEXT

2.3.1 Land Use

The Parkland Region has a mix of landscapes, ranging from prairie grasslands, woodlands, boreal forest, lakes, wetlands, forested highlands, meadows, sandy beaches, farmland, rivers and streams. These various natural habitats house a diversity of wildlife and vegetation.

The area surrounding Roblin is characterised by rolling hills and valleys that are traversed by numerous small streams and rivers. Roblin also features East and West Goose Lake, while Lake of the Prairies snakes through the Municipality's southwestern boundary.

Land ownership is generally held in quarter section (160-acre) parcels, observing the original Dominion Land Survey conducted in the late 1800s after Manitoba entered Confederation. There are several protected areas throughout the municipality, including a large tract in the northeast that forms part of the Duck Mountain Provincial Forest.

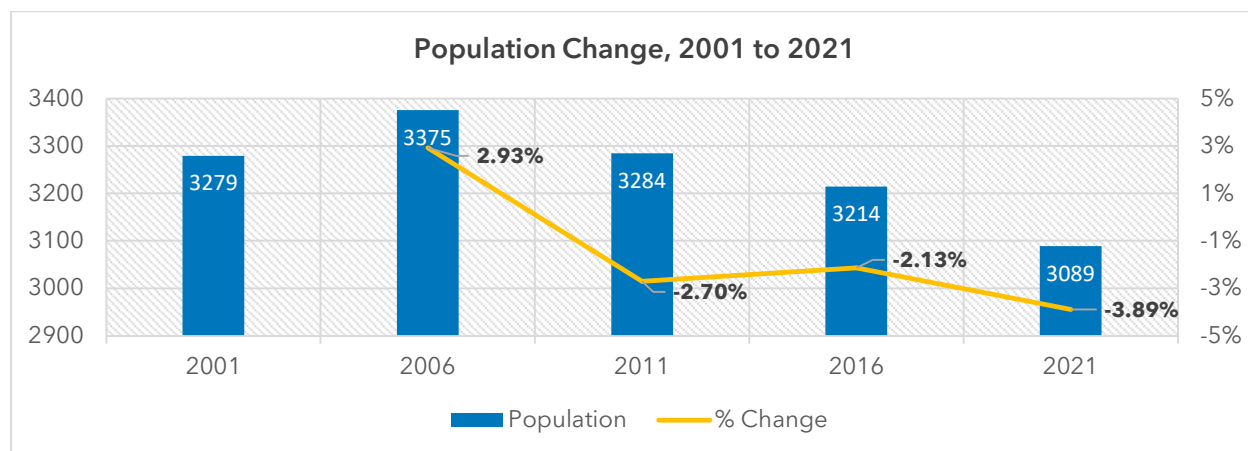
2.3.2 Settlements

The Municipality of Roblin features a small number of settlements, with the core settlement centre being the Town of Roblin. Most of the Municipality's smaller villages and hamlets fall near railways or Provincial roads and highways. These include Deepdale, Makaroff, San Clara, Boggy Creek, Zelena, Merridale, Shortdale, Shevlin, Bield, Tummel and Walkerburn. There are also several recreational and seasonal developments which can be found along the shore of Lake of the Prairies.

2.3.3 Population and Demographics

As of 2021, the population of the Municipality of Roblin is 3,089 people, a modest decline from the municipality's combined population of 3,375 in 2006. Over the last five years, the population decreased by 3.9 percent. The last positive growth rate came in 2006 with an increase of nearly 3 percent.

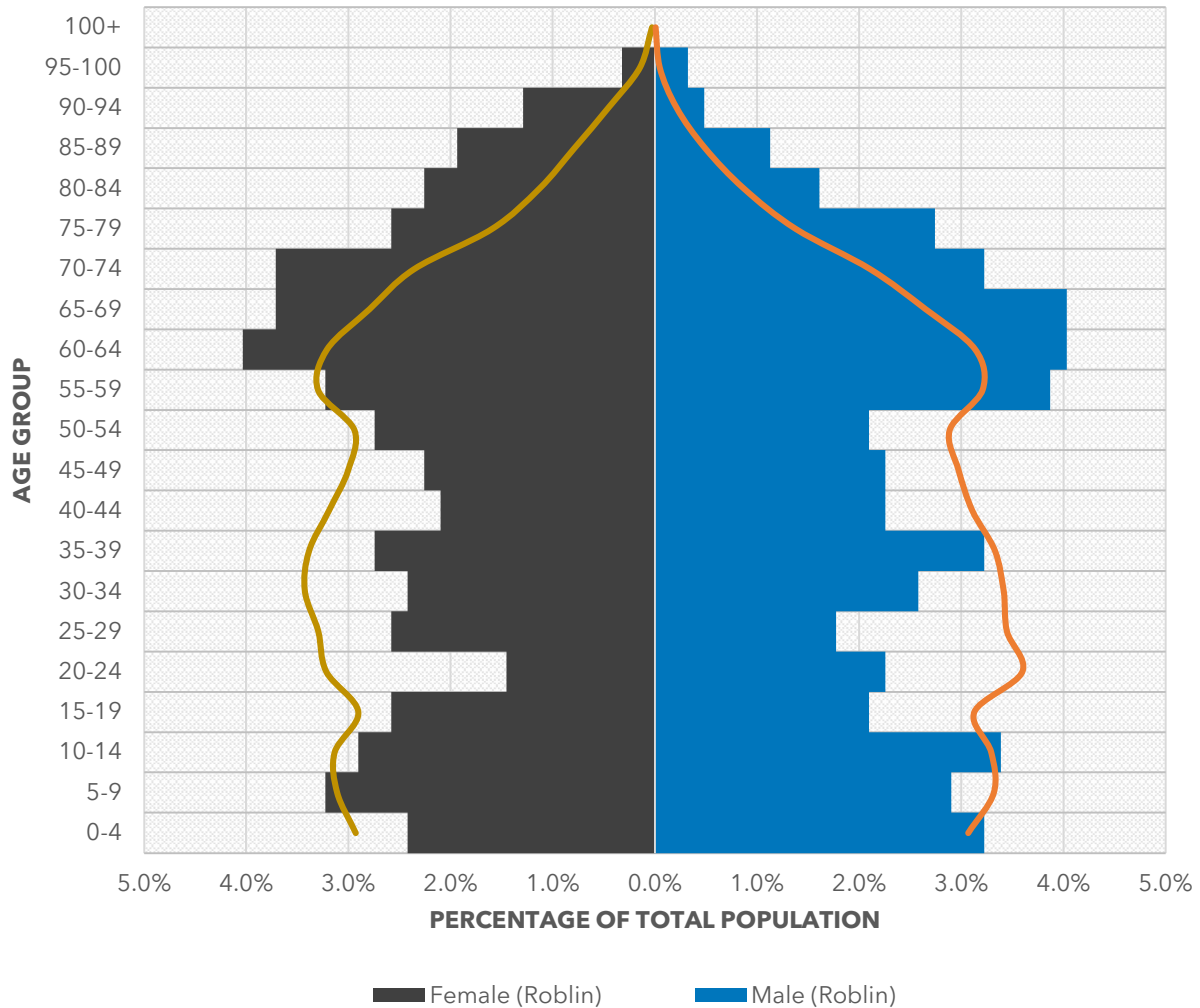
The following graph provides a summary of population change within the municipality over the last 20 years. The graph shows population on the left with growth rate on the right.



While permanent populations have declined, the overall population of the Municipality greatly increases during summer months with returning seasonal residents and recreational visitors.

Roblin's population is made up of all age groups, with the highest age demographic being the 55 to 74 cohort (2021 census data). As shown in the population pyramid below, the Municipality has a substantial senior population by proportion. The median age is 49.2, much higher than the Provincial median age of 38.4.

Municipality of Roblin Population Pyramid, 2021



2.3.4 Population Projections

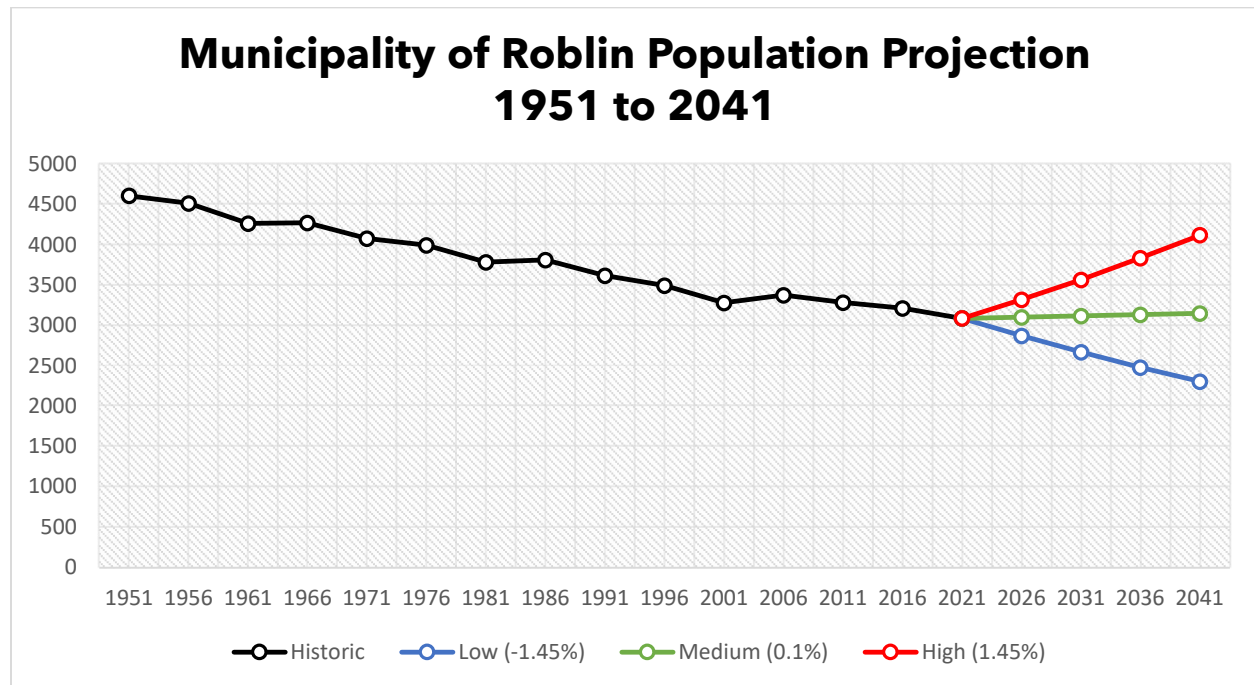
Population projections provide a basis for understanding future demands for land and services. Using historical data going back over 70 years, we can chart Roblin's change in permanent population. Looking at historical data, we can see there has been a slow but steady decline in population.

Three population scenarios have been developed for Roblin, including low, medium, and high growth scenarios. These scenarios are based on historical population change rates and incorporate local and national growth trends. However, they do not factor seasonal residents that may reside in the municipality over the summer months.

Under the low growth scenario, the population follows the average growth rate from the last 15 years at negative 1.45%. This results in a total population of 2306 by 2041.

The medium growth scenario depicts a marginal growth rate of 0.1% which would result in a population of 3151 by 2041.

Lastly, the high growth scenario applies a more optimistic growth rate of 1.45%, which results in a total population of 4120 by 2041. The high growth scenario represents potential for a new industrial, agricultural, or natural resource development that could serve as a catalyst for new growth.



2.3.5 Economy

Roblin's economy is, and will continue to be for the foreseeable future, based in the agricultural sector. In addition to agriculture, health care and retail trade represent the core sectors of employment within the municipality. Approximately 27% of the workforce was employed in the agricultural sector, highlighting the importance on maintaining the agricultural land base and ability for agricultural development.

2.3.6 Infrastructure

Much of the rural areas in the municipality utilize private well systems and holding tanks or septic fields for water and wastewater infrastructure. However, the Town of Roblin has a full range of piped services and several mechanisms for water and wastewater control. Based on a high-level municipal engineering assessment of water and wastewater infrastructure for the Town, there is sufficient capacity for future development to occur.

Based on the original design capacity of the Water Treatment Plant (constructed in 2009) and utilizing flow rate data from 2021, there is an estimated additional water capacity for approximately 790 residents. Similarly, based on the original design capacity of the Town lagoon system and 2021 data, there is additional lagoon capacity for an additional 735 residents (approximately).

The current wastewater collection system utilizes gravity sewer piping with the aid of two lift stations and several forcemains. Over the last five years, the system has experienced capacity issues due to infiltration during significant rainfall events. Further study and expansion of the wastewater collection system will be required into the future.

Stormwater drainage is handled through the Town of Roblin through curb and gutter and open ditches. There is a limited stormwater drain that serves the west side of Town and carries water to West Goose Lake, which acts as a retention pond as well as a recreational amenity.

2.3.7 Housing

The vast majority of housing in Roblin comprises single-unit detached dwellings. According to the 2021 census, there were 1,405 total private dwellings, with 84.5% being classified as 'single-detached', 0.7% as 'semi-detached', 0.4% as 'row house', 8.6% as 'apartment', and 6% classified as 'movable dwelling'. In recognition of increasing costs of servicing and utilities, and an aging population, there has been a recent trend toward denser, low-rise multi-family residential dwellings.

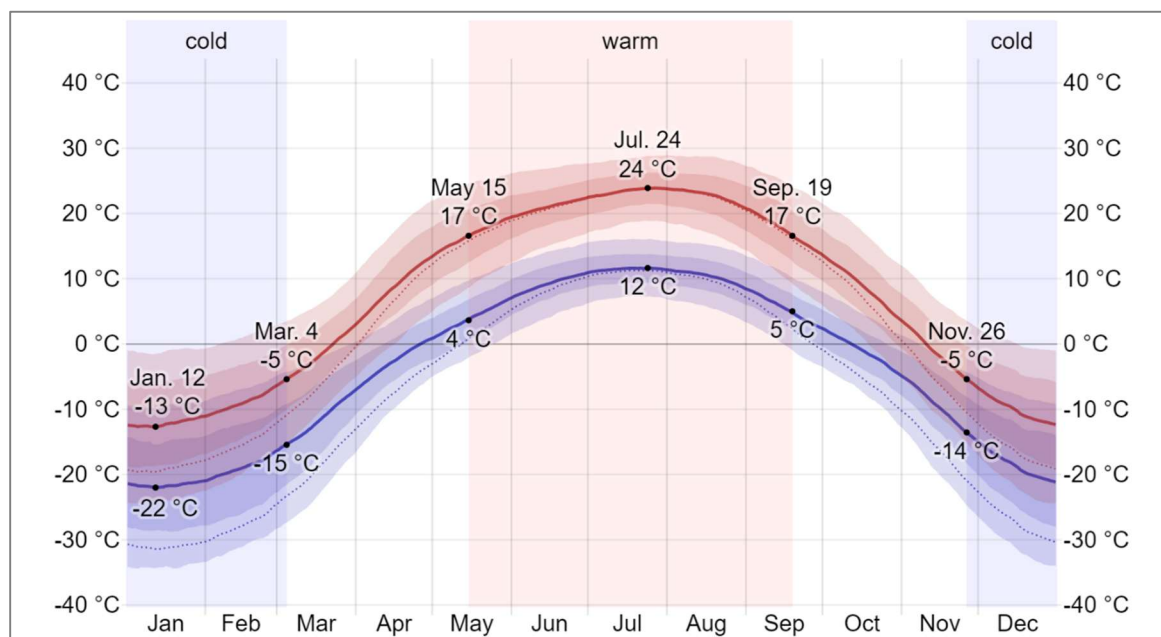
In accordance with the medium growth population projection present above, an additional 62 persons will need to be accommodated in the Municipality by 2041. This equates to roughly 28 new dwellings in the Municipality. Currently, the municipality has an adequate supply of residentially designated lands and should be able to accommodate any future growth over the next 20 years.

2.3.8 Soils

Soils in the Municipality of Roblin are classified using the dryland agricultural capability classification system which recognizes prime (Class 1 to 3) and lower class (Class 4 to 7) lands. The Municipality of Roblin is predominantly comprised of Class 2, 3, 4, 5 and 7 lands, with no lands identified as Class 1. The vast majority of prime agricultural lands are located within the western portion of the municipality within the low-lying valleys flanking the Assiniboine River, Shell River, and Big Boggy Creek.

2.3.9 Climate

Roblin has a humid continental climate with warm, sunny summers and cold, sunny winters. Continental climates are characterized by large seasonal variations in temperature and precipitation. Afternoon temperatures in July and August average upwards of 20 degrees, and average minus 14 from November to February.



2.3.10 Climate Change

Data projections indicate that Manitoba will experience rising temperatures, longer summers, warmer and wetter winter weather, and more frequent extreme weather events like flooding and drought. These changes will have a significant impact on farming and agriculture, transportation, and will ultimately impact decision-making about land use.

It is expected that Roblin's average annual temperature will increase between 2021 and 2050. The number of very hot days, or those above 30 degrees, are projected to increase. The number of frost-free days is also expected to increase over the coming decades.

The average annual precipitation is expected to increase 7% by 2050, with average rates expected to rise.

2.4 KEY ISSUES AND CONSIDERATIONS

The background research and community engagement undertaken as part of the planning process for this Development Plan identified a number of important issues and considerations that were taken into account when preparing the vision, objectives, and policies of this Plan. In planning for the future of the Municipality of Roblin, the following issues and considerations were noted:

- Ensuring population stability and attracting young people and families to the area
- Providing opportunities for aging in place, including amenities, services, and housing options for seniors
- Enhancing existing and future growth in tourism and recreation throughout the region
- Providing opportunities for new businesses including commercial and industrial options
- Ensuring development opportunities can be flexible to adjust to new business ventures or developing trends
- Preserving agricultural lands and maintaining the farming industry
- Capitalizing on the Municipality's status as the *Jewel of the Parkland*, enhancing tourism by highlighting regional amenities and natural resources
- Providing quality infrastructure and shared services that are sustainable
- Ensuring a diversity of housing options are provided including low density multi-family, large detached residential, and rental opportunities

3.0 VISION AND GUIDING PRINCIPLES

3.1 VISION

"The Municipality of Roblin is the *Jewel of the Parkland*. This Development Plan is aimed at protecting what makes us unique while embracing opportunities for growth and development. We will capitalize on our strengths and work together to provide the highest quality of life for our residents and visitors while reducing conflicts and adapting to change."

3.2 GUIDING PRINCIPLES

- Building Healthy, Active and Age-Friendly Communities
- Enhancing Tourism and Recreational Development
- Supporting Local Business and Strengthening the Local Economy
- Protecting and Promoting Agricultural Interests
- Establishing Environmental Resilience
- Cultivating Partnerships and Embracing Collaboration
- Celebrating Our Community

4.0 ECONOMIC AND SOCIAL POLICIES

4.1 SUSTAINABLE DEVELOPMENT

Objectives

- a. To ensure the use and development of land is consistent with the Municipality's vision for the future, with special consideration for current and planned economic development opportunities,

4.1.1 Sustainable Development Policies

1. All new development shall be consistent with the objectives, policies and intent of this Development Plan. Land uses shall be generally consistent with the Land Use Policy Map, with further provisions for permitted and conditional uses established in the Zoning By-law.
2. In approving new developments for residential, commercial, or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use, as to avoid unnecessary infrastructure investments, market instability, and/or premature land fragmentation.
3. Lands that are currently serviced or contiguous to existing built-up areas shall have the highest priority for new development.
4. To protect the health of people and the environment, proposed developments which may have a detrimental effect on air or water quality shall be directed to locations where the threat to humans and the environment can be minimized, while also incorporating adequate measures to mitigate the potential negative impacts and/or enhance the capability of the lands.
5. New developments are encouraged to incorporate the following:
 - a. Compact and integrated development patterns in more urban areas that promote active modes of transportation and minimize costs associated with constructing and maintaining infrastructure, as well as providing municipal services;
 - b. Renewable energy sources such as solar, wind and geothermal energy to reduce greenhouse gas emissions; and/or
 - c. Naturalized stormwater retention facilities to strategically store water during wet events, create wildlife habitat, and reduce pressure on existing municipal wastewater systems.

4.2 RENEWABLE ENERGY

Objectives

- a. To support and encourage the development and use of renewable energy sources to promote environmental sustainability.

Renewable Energy Policies

1. Investment, exploration and development of alternative energy opportunities, such as biomass, geothermal, solar and wind energy systems, will be encouraged to reduce reliance on carbon-based energy sources.

2. Generally, commercial-scale solar farms shall be directed away from prime agricultural lands.
3. Generally, commercial-scale wind farms shall be directed away from:
 - a. Airports and aircraft landing strips;
 - b. Heritage and cultural resources;
 - c. Park lands;
 - d. Residential developments;
 - e. Significant bird migratory and staging areas; and
 - f. Wildlife habitats.
4. The Municipality of Roblin will cooperate with Provincial Government departments, First Nations, watershed districts and other public or private conservation-oriented organizations in efforts to locate wind energy turbines away from areas negatively impacted by wind energy development.
5. The Municipality shall promote alternative energy sources where possible.
6. Commercial-scale solar and wind farms shall be conditional uses in the Zoning By-law and subject to prescribed standards and requirements. Individual or small-scale solar and wind energy installations may be allowed as permitted uses, subject to prescribed standards and requirements.

4.3 SCHOOLS

Objectives

- a. To integrate school sites and school bus route planning into the land use planning process.

School Land Use Policies

1. New school sites shall be connected by active transportation pathways to nearby residential neighbourhoods and public roads to accommodate student drop-off and school bus transit.
2. New school sites should adhere to recognized green building standards and Crime Prevention through Environmental Design (CPTED) principles to maximize accessibility and safety.
3. Applications for multi-lot residential subdivisions and development of school sites shall be circulated to the responsible Provincial Government department and the local school division to ensure area schools have capacity to accommodate projected student numbers resulting from housing development.
4. The Municipality of Roblin shall encourage mutual sharing of beneficial information with the school division and the Public Schools Finance Board (PSFB).

4.4 CULTURAL AND HERITAGE RESOURCES

Objectives

- a. To identify and preserve cultural and heritage resources in the Municipality of Roblin and protect them from development that may threaten their integrity, operation, or communal value.

- b. To provide opportunities for cultural experiences throughout the Municipality.
- c. To celebrate and promote interest in the Municipality's history and cultural make-up.

4.4.1 Cultural Policies

- 1. Initiatives to raise public awareness and promote appreciation of cultural diversity in the Municipality shall be encouraged, such as the naming of streets, parks or facilities, or the protection of culturally significant sites.
- 2. Investments in public spaces and amenities should be provided to accommodate a variety of cultural events or observations.

4.4.2 Heritage Resource Policies

- 1. The identification of heritage resources, including buildings and sites with historic, cultural, architectural, or archeological significance, shall be encouraged throughout the Municipality.
- 2. Municipal governments may legally protect sites and structures of heritage significance through *The Heritage Resources Act*.
- 3. Heritage resources should be protected where:
 - i. Buildings or landscapes have received Municipal and/or Provincial heritage designation;
 - ii. Buildings or landscapes are in the process of receiving or are being considered for Municipal and/or Provincial heritage designation; or
 - iii. Buildings or landscapes have been developed and operate as heritage sites.
- 4. Municipalities may utilize provisions of *The Heritage Resources Act* to establish and seek the advice of a municipal heritage advisory committee, or designate an existing local historical society, museum, archaeological or other heritage group to recommend on the identification, commemoration, and protection of heritage resources.
- 5. Heritage resources shall be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation where buildings or landscapes have received, or are in the process of receiving, Municipal or Provincial heritage designation.
- 6. Any proposed development that may impact a heritage resource should be forwarded to the Province of Manitoba for review and comment.

4.5 TOURISM, ECONOMIC INVESTMENT AND DIVERSIFICATION

Objectives

- a. To further enhance the Municipality of Roblin as the *Jewel of the Parkland*.
- b. To identify activities and partnerships that can enhance the Municipality of Roblin's economic outlook.

4.5.1 Tourism Policies

- 1. To celebrate the municipality's moniker as the *Jewel of the Parkland*, a tourism action committee may be established by Council to create a tourism action plan for the municipality.
- 2. Communication campaigns may be developed to promote the natural amenities, recreational

opportunities, rural character, and affordability of living in the Municipality of Roblin.

3. The development, designation and preservation of heritage resources should be coordinated with other heritage and recreational resources throughout the Parkland Region, both existing and proposed, to maximize interpretive and tourism potential.

4.5.2 Economic Investment and Diversification Policies

1. Activities that diversify the economy to provide more local opportunities and increase the tax base will be supported.
2. Ongoing engagement with local business owners and development proponents should be undertaken to identify local market trends, gaps and current supply and demand for economic investment.
3. Joint investment and tax-sharing agreements to stimulate development may be pursued by Council.

5.0 GENERAL PLANNING POLICIES

5.1 NATURAL ENVIRONMENT AND CLIMATE CHANGE

Objectives

- a. To conserve the biodiversity of the municipality and support the ecological health of the region.
- b. To protect wildlife and fish habitats from incompatible or potentially incompatible uses.
- c. To support partnerships with other levels of government and specialized organizations in developing and implementing conservation initiatives.
- d. To mitigate climate change and adapt to the demands of a changing climate.

5.1.1 Natural Area Policies

1. In accordance with the Water Rights Regulation under *The Water Rights Act*, all proposed developments that would cause an existing Class 3, 4 or 5 wetland to be drained, filled, and/or permanently altered shall be prohibited unless a license has been obtained from the appropriate Provincial department and sufficient measures are implemented to mitigate the environmental risk.
2. The conservation and enhancement of wetlands throughout the municipality shall be encouraged.
3. A buffer of natural vegetation should be maintained or, wherever possible, restored in riparian areas along waterways and adjacent to waterbodies throughout the municipality. As a general rule, the buffer should be no less than 10 metres from the edge of the waterway or waterbody, unless otherwise identified in consultation with the Provincial or Federal government. Limited development may be permitted in this area to permit access for recreational or agricultural purposes.
4. The identification and protection of natural areas that are critical to the existence of rare, endangered or ecologically significant plants, wildlife and fish is encouraged throughout the municipality.
5. Wherever possible, existing forested areas should be retained in their natural state.
6. The preservation of mature trees in urban areas shall be encouraged. In addition, the Municipality shall ensure public parks and pathways feature adequate tree cover to provide shaded areas.
7. Public access to natural areas is encouraged to foster appreciation for and enjoyment of nature. However, such access should not lead to levels of activity which could cause a threat to the ecological integrity or sustainability of the affected area.
8. Proposed developments next to a protected area should be forwarded to the appropriate Provincial authority for review to ensure the development will not adversely impact the area or the resident flora and fauna.

5.1.2 Climate Change Policies

1. The Municipality of Roblin will seek partnership opportunities with other levels of government, relevant organizations, and neighbouring municipalities to develop a thorough understanding of the issues relating to climate change and create coordinated strategies.

2. In light of changing weather patterns, including more hot days (those above 30 degrees Celsius), droughts, and extreme weather events, Council should explore strategies and plans for emergency response and coordination to mitigate potential future impacts.
3. Agricultural producers are encouraged to increase on-farm water storage capacity for future redistribution to build local resilience during potential drought scenarios.
4. The planting of native plants and vegetation that are drought resistant or tolerant shall be encouraged throughout municipally managed public spaces, including parks and municipal facilities.
5. Periodic reviews should be undertaken regarding development policies for hazard lands to ensure standards are adequate to meet changing precipitation patterns and flood risk levels.

5.2 WATER RESOURCES

Objectives

- a. To maintain the natural capacity of the Assiniboine West Watershed to perform key ecological functions.
- b. To ensure that the quality and integrity of waterways, waterbodies and groundwater sources is a priority when considering new development or changes in land use.
- c. To protect public access to the Municipality's water resources, including lakes, rivers, and streams.
- d. To ensure the Municipality maintains a clean and abundant water supply for all its residents and visitors.

5.2.1 Watershed Planning Policies

1. Council shall coordinate water management and conservation efforts with the Assiniboine West Watershed District and/or with the Provincial and Federal Government agencies on matters concerning the protection, maintenance and/or enhancement of the watershed.
2. The *Shell River Integrated Watershed Management Plan* should be referenced for any initiatives to improve local water retention capacity or build resilience to drought and flooding events.

5.2.2 Groundwater Policies

1. Development proposals requiring significant volumes of groundwater and/or surface water shall be required to investigate the need for a Water Rights License. If a Water Rights License is required, development approval shall be withheld until such time as the license has been issued.
2. The Municipality shall work collaboratively with the Province of Manitoba to monitor groundwater levels and groundwater pollution. A Drought Plan that includes policies and strategies to mitigate and plan for the impacts of potential water-scarcity may be required.
3. Potential impacts to groundwater resources shall be considered when reviewing all development applications that may, whether due to excavation, water access, drainage, or other such reasons, affect the yield and quality of water from underground aquifers in the Municipality.
4. Abandoned drinking water wells shall be sealed in accordance with Provincial legislation and guidelines and in partnership with the local watershed district to maintain the integrity of the groundwater supply and protect the health and safety of residents.

5. Developments with a high risk of pollution, meaning land uses such as chemical / fertilizer storage facilities, disposal fields, fuel tanks, waste disposal grounds, and wastewater treatment facilities, should be restricted in public drinking water source zones. Where restriction is not possible, development may be considered in these zones, provided that:
 - a. The development proponent can prove by adequate engineering or hydrogeologic investigation that the proposed activity will not pollute the public drinking water supply; or
 - b. Appropriate precautionary measures have been taken to sufficiently mitigate the risk of endangering the quality of the water supply for public drinking water supply purposes.
6. Stream and shore alterations shall not be undertaken without the express approval of the appropriate Provincial and/or Federal government departments.

5.3 TRANSPORTATION, ACCESS AND MOBILITY

Objectives

- a. To create safe, economical and efficient multi-modal transportation functions, and integrate transportation planning with land use planning.
- b. To ensure new roadways are compatible with existing and planned transportation networks.
- c. To prevent incompatible development along the Provincial highway system.
- d. To enhance connectivity throughout the Municipality.

5.3.1 Local Roads Policies

1. The Municipality will integrate land use planning with the protection of key transportation corridors and related Provincial roadways to ensure a convenient, efficient and economical road transportation system to enable the movement of people and goods. The nature and location of development shall take into account the availability of suitable transportation facilities and shall be sensitive to the constraints imposed by the safe and efficient operation of transportation facilities.
2. The Municipality shall foster land use patterns and development designs that encourage multi-modal transportation options. Practices that ensure safe, convenient and attractive walking and bicycling routes to key destinations with dedicated bicycle parking are encouraged.
3. Local road networks should be planned and designed to service both existing and future development. Council may designate certain roadways as truck routes to limit deterioration of the local road system and to minimize safety problems and nuisance factors within communities.
4. New multi-lot subdivisions with a proposed public road should have two points of access/egress to facilitate safe traffic circulation and allow for adequate emergency access as recommended by the *Subdivision Regulation (MR 127/2006)*.
5. The use of flag shaped lots with private roads or shared driveways in subdivision design should be limited to ensure direct access to public roads is provided, civic addressing standards are maintained, emergency service liabilities are limited, and potential conflicts regarding access are avoided.
6. New development which has the potential to generate significant vehicle traffic should be directed away from areas and land uses where such levels of traffic could endanger public safety.

7. Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances should be approved by the Municipality. Wherever possible, unimproved road allowances should be left in their natural state until such time as they are required for road development.
8. All new developments shall have access to an all-weather public road that is of sufficient standard and capacity to service the proposed land use, unless the proponent enters into an agreement with the Municipality to upgrade an existing road or develop new road access to an agreed upon standard. The proponent may be responsible for all, or a portion of the costs associated with constructing a new access, as per the terms of the agreement.
9. New developments are encouraged to feature minimal cul-de-sacs and shorter residential blocks to improve connectivity and create alternative options for reaching local destinations.
10. New subdivisions should be planned and designed to not limit future development on adjacent lands. Applicants may be required to provide a portion of lands for future road allowances in strategic locations to serve as connection points for future development. Proponents should consult the requirements for Concept Plans outlined in Section 8.3 of this Development Plan.

5.3.2 Provincial Highways and Roads Policies

1. A permit from the Province of Manitoba shall be required to construct, modify, relocate, or intensify the use of an access to a Provincial Trunk Highway or Provincial road.
2. A permit from the Province of Manitoba shall be required to construct, modify, or relocate any structure or sign, or to change or intensify the use of a structure within the controlled area adjacent to a Provincial highway.
3. Proposed developments that may have a detrimental impact on the operation, safety, function or expansion of provincial highways shall not be permitted unless appropriate mitigation measures can be incorporated into the development. Council may require the analysis of a professional traffic engineer to demonstrate appropriate measures.
4. Proposed developments adjacent to the Provincial highway and road system should be guided by a concept plan that outlines access and connections to the Provincial highway and road network. New development should be served by service roads, internal roads and/or municipal roads which do not gain direct access from the Provincial highways or roads.
5. Development should be directed to areas that have an existing improved intersection to a Provincial highway in place or rely on an internal road network.
6. Strip development, or a development that contributes to the evolution of a row of lots that front on and require direct connection to a Provincial highway, shall not be permitted.
7. Development that may negatively affect plans for road widening or expansion must not be permitted unless provisions are made to accommodate future widening or expansion.
8. Expansion of existing development that is bordered on one side of a transportation corridor, such as a Provincial highway, major road or rail line, should be kept to the developed side of the corridor so as not to jeopardize user safety and efficiency.

5.3.3 Active Transportation Policies

1. Urban Areas throughout the Municipality shall be encouraged to provide active transportation infrastructure, including paths, trails, and/or sidewalks, to offer an alternative to vehicle use.
2. Active transportation facilities, including public trails, adjacent to Provincial trunk highways should be:
 - a. Physically separated from the travel lanes of the highway; and
 - b. Should not incorporate pedestrian crossings on said highways.
3. All sidewalks, paths and trails should be designed to allow for barrier free access, ensuring users of all ages and abilities are accommodated, and to safely and efficiently facilitate two-way travel.
4. New paths, trails and sidewalks should, whenever possible, connect to existing transportation networks and establish convenient routes to key local destinations, such as parks, schools and areas of commerce.
5. Traffic calming measures on local roads may be considered at the discretion of Council to ensure the safe movement of pedestrians, cyclists and other modes of active transportation.
6. Decommissioned railway tracks are encouraged to be used as active transportation paths and as tracks for recreational vehicles. Wherever possible, railway paths and tracks should be expanded upon to promote tourism opportunities and to optimize enjoyment for residents.
7. Recreational trails may be developed in public parks, open spaces and seasonal facilities such as golf courses to allow for year-round use.

5.3.4 Rail Policies

1. Development that would require new crossings over existing railways should generally be discouraged. When residential development is proposed for land near a railway, Council may require the developer to allocate a portion of land as public reserve to provide a buffer between dwellings and the railway.
2. New developments adjacent to railways should consult the *Federation of Canadian Municipalities and Railway Association of Canada (FCMRAC) Guidelines for New Development in Proximity to Railway Operations*.

5.3.5 Airports and Aircraft Landing Field Policies

1. Existing airports and aircraft landing fields should be protected from incompatible land uses that may adversely impact their operation or endanger public safety. The Federal government's guide for "*Land Use in the vicinity of Aerodromes*" should be referenced as needed when reviewing development applications in close proximity to aircraft landing facilities.
2. The Zoning By-law shall outline separation distances for land development in proximity to approach and takeoff zones associated with airports and aircraft landing fields.
3. Airports and aircraft landing fields shall be identified as a conditional use in the Zoning By-law.

5.4 INFRASTRUCTURE AND MUNICIPAL SERVICES

Objectives

- a. To strategically plan for new infrastructure investment throughout the municipality.
- b. To facilitate the economical and efficient delivery of municipal services.
- c. To protect local investments in infrastructure and utilities.
- d. To work collaboratively with development proponents, as well as private and public sector utility providers to ensure high quality utilities and services are available throughout the Municipality.

5.4.1 Water and Wastewater Policies

1. New developments within the town of Roblin shall be required to connect to municipal piped water and/or piped sewer systems where available. Costs to upgrade and/or extend water and wastewater services shall be borne by the development proponent in consultation with Council.
2. All new rural developments in rural areas shall have access to an adequate supply of potable water.
3. Onsite wastewater management systems, for areas not included under the Town of Roblin wastewater collection system, must meet the requirements of the *Onsite Wastewater Management Systems Regulation (MR 83/2003)* pursuant to *The Environment Act*.
4. Where a wet industry will be directing industrial effluent or wastewater to a municipal wastewater treatment facility, an industrial use agreement should be established between the Municipality and the owner.

5.4.2 Stormwater and Drainage Policies

1. Development proponents may be required to complete a drainage study and/or a drainage plan, showing the expected impact on existing drainage systems and surrounding properties and the proposed method of addressing future drainage. The cost of a drainage study and/or drainage plan shall be the responsibility of the development proponent.
2. Drainage for new development should be designed and constructed to restrict surface water discharge to pre-development flows in accordance with the applicable Municipal and Provincial regulations.
3. On-site drainage and/or water retention or detention systems may be required for new development.
4. Development proposed in proximity to the Provincial highway drainage system should be circulated to the applicable Provincial authority for review. No water shall enter the Provincial highway drainage system unless approval from the Province of Manitoba has been secured. Where approved, any costs incurred from altering or revising the highway drainage system shall be the responsibility of the development proponent.

5.4.3 Solid Waste Management Policies

1. The layout for new developments shall allow for and consider the efficient collection of solid waste.
2. Minimum buffer areas restricting development around waste disposal sites shall be identified in the Zoning By-law, in accordance with Provincial guidelines.

5.5 MINERAL AND FORESTRY RESOURCES

Objectives

- a. To protect mineral resources and active extraction operations from conflicting land uses.
- b. To promote the environmentally sound exploration and extraction of mineral resources, as well as the rehabilitation of lands impacted by such activities to a safe and stable condition.
- c. To work with the applicable Provincial authorities in managing mineral resources sustainably.

5.5.1 Mineral Resource Policies

1. Areas with potential for aggregate and mineral extraction, and existing mineral extraction operations, including quarry mineral withdrawals and aggregate pits, should be protected from incompatible and potentially incompatible land uses that would interfere with their ongoing operation and future exploration.
2. Proposed extraction operations shall be subject to all permit and licensing requirements under *The Mines and Minerals Act*, which Council may request during application review.
3. In recognition of operational factors associated with mineral resource extraction, such operations shall be considered conditional uses in the Zoning By-law to allow Council to impose conditions as deemed necessary and to allow members of the community to express any potential concerns at the required public hearing.
4. Minimum setback regulations and buffering requirements shall be established in the Zoning By-law for extraction operations and adjacent land uses to promote compatible development patterns.
5. Prior to approving a proposed extraction operation, proponents may be required to demonstrate how the exploration, development, production, termination and rehabilitation of the operation shall be undertaken in a manner that is environmentally sound and compatible with adjacent land uses.

5.5.1 Forestry Policies

1. Property owners who carry out timber harvesting activities on private lands shall be encouraged to ensure that:
 - a. Roads, landings, and excavated trails are:
 - i. Constructed and maintained or deactivated in a manner that minimizes soil erosion and landslide hazards and ensures that nearby streams are maintained in their natural or existing courses; and
 - ii. Rehabilitated to the extent necessary to ensure that reforestation requirements are achieved.
 - b. Woodland debris on the site does not result in damage to lakes, rivers, creeks, streams, and wildlife habitat areas.
2. The re-establishment of tree cover and restocking of harvested areas shall be encouraged through public works, private initiatives and cooperative programs between private landowners and Provincial departments.

5.6 HAZARD LANDS, FLOODING AND EROSION

5.6.1 Objectives

- a. To minimize risks to people and property associated with hazardous areas and uses.
- b. To restrict activities which would accelerate or promote environmental damages arising from causes such as erosion or bank instability.
- c. To restrict development and activities in hazardous areas unless measures are taken to mitigate negative impacts or increase the capability of the land to support development or activity.
- d. To work with other levels of government to enhance flood projection measures.
- e. To ensure existing flood control works are not negated by future development or activity in flood lands or hazard lands.

5.6.2 Hazard Lands, Flooding and Erosion Policies

1. Development should not be permitted within areas where specific flood hazards have been determined, including:
 - a. all lands which would be flooded by a 1:200 years flood or the flood of record, whichever is greater: and
 - b. lands that are subject to periodic local flooding, or a flood specified by the applicable Provincial authority in areas of protected flood control works.
2. Where it is not practical or desirable to restrict development in known flood hazard areas, at the discretion of the Municipality, development may occur but must be planned and designed to eliminate or mitigate potential risks. Where such exceptions are made, the following criteria shall be applied:
 - a. There should be no added risk to life, health, or safety;
 - b. The proponent shall be required to provide a hydro-geologic study or investigation, or a geotechnical report, prepared by a professional engineer licensed to practice in Manitoba;
 - c. All permanent structures should be situated at a suitable elevation above the 200-year flood level or the flood of record, whichever is greater, as determined in consultation with the Provincial authority;
 - d. Activities such as dumping, excavation and clearing, which could accelerate or promote damages due to causes such as erosion or bank instability, shall be prohibited;
 - e. Buildings, structures, and accesses (including driveways) shall be designed to function under hazard conditions;
 - f. Permanent structures should be set back a sufficient distance from the normal high-water mark of any adjacent waterway or waterbody, as determined by the Development Officer, unless an engineering investigation can demonstrate, to the satisfaction of the Development Officer, that such limits may be safely reduced;
 - g. There should be no adverse alteration, obstruction, or increase in water flow, flood velocities or flood stages as a result of development; and
 - h. Applications shall be circulated to the applicable Provincial authority for review.
3. Lands that may be eroded within a 50-year period, become unstable due to the erosive forces of water in an adjacent waterway or waterbody, or feature steep natural slopes that are known or predicted to be unstable, shall be excluded from development unless it can be demonstrated that erosion processes have halted or that adequate bank stabilization measures have been implemented.

4. Land use activities that would alter existing slopes and contribute to increased rates of erosion, bank instability, and slumping, shall not be permitted. Wherever possible, these lands should be left in their natural state, allowing for existing tree and vegetative cover to reduce erosion and help maintain bank stability.
5. Potentially hazardous developments, exclusive of railways and roadways, which manufacture, handle, store, and/or distribute hazardous materials shall be subject to the following requirements:
 - a. New hazardous developments shall not be located closer to urban areas or dwellings than what is permitted or recommended under the applicable Provincial guidelines and/or legislation and should be situated in areas of the Municipality where health risks to residents, guests and wildlife can be minimized.
 - b. Where the development of a potentially hazardous use is proposed, the following information should be provided to the municipality:
 - i. The nature of the potential discharges into the soil, water or air;
 - ii. The nature of the outside storage requirements;
 - iii. The compatibility of surrounding land uses; and
 - iv. Plans for the buffering and containment of such activities from adjacent land uses;
 - c. Any required environmental studies or engineering assessments, as deemed necessary by the Municipality to support the review process, shall be the sole responsibility of the development proponent.

6.0 LAND USE POLICIES

Land Use in the Municipality is governed using land designations which divide the municipality into specific policy areas to which specific objectives and policies apply. In the Municipality of Roblin, land is divided into distinct policy areas.

While the Development Plan outlines high-level objectives and policies for land use, it is designed to work in tandem with other implementation tools, like the Zoning By-law, to provide further direction and outline specific standards and regulations that all forms of development within the Municipality must adhere to.

At its highest level, policy areas can be divided into two categories: Areas of Stability and Areas of Change.

Areas of Stability are those areas of the municipality not expected to experience significant growth or change over the next 25 years. This can be because their land use characteristics are not conducive to development, or the lands currently operate at their highest and best use. Areas of Stability include the following:

- **Agricultural Policy Areas**
 - o *General Agricultural Policies*
 - o *Agricultural Land Subdivision Policies*
 - o *Livestock Operation Policies*
 - o *Non-Farm Related Development Policies*
- **Natural Lands Policy Areas**
 - o *General Natural Lands Policies*

Areas of Change are those areas of the municipality where growth and/or change are expected and encouraged. These are areas where local infrastructure, economic activity, proximity and desirability all provide opportunities for growth and development. This could also mean new (greenfield) development areas, or areas available for redevelopment or intensification. Areas of Change include the following:

- **Urban Centre Policy Areas**
 - o *General Urban Centre Policies*
 - o *Main Streets Policies*
 - o *Residential Policies*
 - o *Commercial and Industrial Policies*
 - o *Community Uses and Services Policies*
- **Rural Centre Policy Areas**
 - o *General Rural Centre Policies*
- **Rural Residential Policy Areas**
 - o *General Rural Residential Policies*
- **Seasonal / Recreational Development Policy Areas**
 - o *General Seasonal Recreational Policies*
 - o *Cottage Development Policies*

6.1 AGRICULTURAL POLICY AREAS

Objectives

- a. To protect prime agricultural land and lower class viable agricultural land from undue expansion of urban areas or other land uses that would prematurely remove agricultural land from production.
- b. To minimize the unnecessary fragmentation of large land parcels as a means to protect the long-term viability of agricultural areas.
- c. To protect agricultural lands for sustainable agricultural development and diversification of rural areas in an orderly and efficient manner.
- d. To allow limited rural residential development provided that it does not conflict with the agricultural function of the Municipality.
- e. To allow for livestock operations and intensive forms of agriculture in accordance with Provincial regulations and that do not conflict with surrounding land uses or pose significant environmental or health concerns.

6.1.1 General Agricultural Policies

1. Lands designated as Agricultural Policy Area are intended for a full range of agricultural activities and livestock operations.
2. The unnecessary fragmentation of lands designated as Agricultural Policy Area shall be minimized to protect the long-term viability of large-scale agricultural activities and livestock operations.
3. Existing agricultural enterprises shall be protected from development that may unduly interfere with their continued operation.
4. Communal settlements should be allowed to operate and exercise their way of life within the Agricultural Policy Area provided they do not contravene the objectives and policies of this Plan, including those pertaining to livestock operations. However, this does not exempt communal settlements from the requirement to obtain development permits and building permits in accordance with the Zoning By-law. Proponents intending to establish a new communal settlement shall be encouraged to consult with Council prior to submitting a development application to ensure alignment with the Municipality's planning vision.
5. Council may require a special study or concept plan to be prepared in support of any non-agricultural uses.

6.1.2 Agricultural Land Subdivision Policies

1. All subdivisions of Agricultural Policy Areas shall be subject to the following criteria:
 - a. Proposed subdivisions shall accommodate the provision of water and wastewater services in accordance with Provincial regulations;
 - b. The proposed subdivision shall, wherever possible, be directed away from prime or viable lower class agricultural lands, livestock operations, and other resource-related uses to avoid land use conflicts. If applicable, the site shall be confined to any existing shelterbelts that form part of a farmstead site;
 - c. The proposed subdivision shall not impede the orderly expansion of Urban Policy Areas or Seasonal Recreational Development Policy Areas;
 - d. The proposed subdivision can be adequately protected from hazards associated with flooding, erosion or inadequate drainage; and
 - e. The proposed subdivision shall comply with the minimum mutual separation distances for livestock

operations, industrial areas, waste disposal grounds, or other incompatible land uses, as outlined in the Zoning By-law.

2. The consolidation of smaller parcels into larger land holdings is encouraged.
3. Lands designated as Agricultural Policy Area shall observe a minimum parcel size of 80 acres (generally).
4. Lands designated Agriculture Policy Area may be subdivided into smaller parcels less than 80 acres under the following circumstances:
 - a. Where a specialized agricultural operation requires a smaller land holding. The proponent may be required to submit a business plan that supports the proposal for a specialized agricultural operation prior to subdivision.
 - b. Where an existing farmstead site is no longer required as part of an agricultural operation or has become surplus.
 - c. Where subdivision of the existing farmstead site is necessary to allow the agricultural producer to continue to reside in the farm residence upon retirement.
 - d. Where a single lot subdivision is required for an individual who significantly participates in the farm operation on an ongoing basis and derives an income from it.
 - e. Where a farm is incorporated and it is necessary to establish a separate residential site from the company holdings for business or mortgage purposes.
 - f. Where a single-lot subdivision for a commercial or industrial use is proposed that is intended to provide services, machinery, equipment, or goods specifically required by an agricultural operation or store and process products grown or raised by an agricultural operation.
 - g. Where a distinct boundary is formed by rivers, streams, highways, drains and other features, if deemed necessary for agricultural purposes and provided no new lots are created.
 - h. An existing subdivided farmstead site may be re-subdivided to create two non-farm residential parcels, subject to the following circumstances:
 - i. The existing farmstead site was created under the policies of this Plan or was in existence prior to the adoption of this Plan;
 - ii. The new parcels are wholly contained within the existing farmstead site boundaries;
 - iii. Each of the new non-farm residential parcels is a minimum of two acres in area;
 - iv. Access to both new parcels may be achieved directly from the municipal road, a shared driveway or other legal means of access approved by Council; and
 - v. All applicable Provincial requirements for water and wastewater management and municipal zoning requirements can be met.
5. Only two subdivisions less than 80 acres shall be considered per quarter section of land designated Agricultural Policy Area.
6. Single lot subdivisions may be allowed where an area of a parcel has been physically isolated by way of a transportation route or water course, but only if the parcel is of a size, shape or nature that makes farming physically impractical.

6.1.3 Livestock Operation Policies

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

2. Livestock operations shall not be located on Class 6, 7 or unimproved organic soil as identified on the Province's Dryland Agricultural Capability Map. If detailed soil survey information is not available, the applicant may be required to provide a detailed soil survey for the site, acceptable to Provincial standards.
3. All new or expanding livestock operations must adhere to the minimum mutual separation distances from dwellings and designated areas established in the Zoning By-law that are consistent with the *Provincial Planning Regulation*. For the purposes of this Development Plan, designated areas shall be any:
 - a. Urban Centre Policy Area;
 - b. Rural Centre Policy Areas;
 - c. Rural Residential Policy Areas;
 - d. Seasonal / Recreational Development Policy Areas; or
 - e. Wildlife Management Areas.
4. To avoid land use conflicts with existing development, the following maximum animal unit (AU) thresholds for new or expanding livestock production operations shall apply:
 - a. No new or expanding livestock operations shall be permitted within areas identified as **Livestock Operation Restricted** on the Livestock Policy Map. Existing livestock operations in these areas will be restricted to the number of AUs existing at the time of adoption of this Development Plan.
 - b. New or expanding livestock operations within areas identified as **Livestock Operation Limited** on the Livestock Operation Policy Map shall be allowed a maximum of 200 AUs, cumulative across species and subject to the applicable policies found herein and the mutual separation distances set out in the Zoning By-law.
 - c. New or expanding livestock operations of any size may be considered in areas identified as **Livestock Operation Permitted** in the Livestock Operation Policy Map, subject to the applicable policies found herein and the mutual separation distances set out in the Zoning By-law.
5. New or expanding livestock operations 300 AUs or more within the Agricultural Policy Area shall be a conditional use in the Zoning By-law and will be subject to review by the Technical Review Committee and all applicable Zoning By-law provisions.
6. All new or expanding livestock operations that require conditional use approval may, at the discretion of Council, be required to incorporate measures to mitigate offensive odours that may arise from said operations, including, but not limited to, the following:
 - a. Shelterbelts;
 - b. Covers for manure storage facilities;
 - c. A survey confirming separation and setback distances created by a Manitoba Land Surveyor; and/or
 - d. A copy of any Manure Management Plan as required by Provincial regulation.
7. Council encourages developers of proposed intensive livestock operations (ILOs) to conduct meaningful and transparent consultation with affected landowners and stakeholders.

6.1.4 Non-Farm Related Development Policies

1. New non-farm developments should be directed away from prime agricultural lands, viable lower-class lands, and existing livestock operations.

2. Commercial and industrial uses that are directly related to agriculture, better suited to a rural environment, or that may cause potential hazards or nuisances may be permitted in the Agricultural Policy Area provided that:
 - a. The land is suitable for the proposed development;
 - b. The applicant provides sufficient justification for the land use including demand and viability of the land use; and
 - c. All Zoning By-law conditions can be met.
3. Farm diversification operations should be encouraged as value-added accessory uses in the Agricultural Policy Area, in addition to home-based occupations, businesses and industries, provided they comply with the provisions of the Zoning By-law.
4. Specialized agricultural operations such as tree nurseries, apiaries, market gardens and other bona fide agricultural practices shall be allowed provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.

6.2 NATURAL LANDS POLICY AREAS

Objectives

- a. To protect existing protected areas, water quality, natural lands, and critical wildlife habitats, including the Duck Mountain Provincial Forest.
- b. To provide for a balanced and equitable system of parks, recreation and natural areas to support environmental and community health.
- c. To ensure public access to natural and recreational resources such as the Lake of the Prairies without compromising the recreational or ecological integrity of the resource.

6.2.1 General Natural Lands Policies

1. Developments in the Natural Lands Policy Area shall be reserved for non-intensive uses and shall remain, for the most part, in a natural state, and shall complement and not be detrimental to natural features in the areas. Such uses shall include wildlife conservation reserves, campgrounds or hiking areas and limited agricultural activities.
2. Limited agricultural activities occurring in the Natural Lands Policy Area shall:
 - a. Retain existing natural features such as treed areas and riparian buffers along watercourses as a means of preserving natural habitat areas and as a soil conservation technique to control erosion and minimize wind damage; and
 - b. Incorporate safeguards to control the release of any pollutants.
3. The use of Crown lands shall be in accordance with the Province of Manitoba regulations and requirements. Council may also consult with the appropriate Provincial government agencies in this regard.
4. The retention, enhancement or re-establishment of existing woodlands, wetlands, and other significant habitats shall be encouraged.

5. Proposed multi-lot residential subdivisions within the Natural Lands Policy Area shall require an amendment to the Development Plan to re-designate the subject lands to a more appropriate designation. This process is subject to Council and Provincial approval and the associated rezoning is pursuant to the applicable provisions of the Zoning By-law.

6.3 URBAN CENTRE POLICY AREAS

Objectives

- a. To strengthen the Municipality's urban centres by encouraging sustainable economic and community development that complements existing land use patterns and generally maintains or improves the quality of life in these areas.
- b. To encourage development and growth through efficient use of land, infrastructure and public services through infill and redevelopment.
- c. To encourage the creation of neighbourhoods that are enhanced by parks, open spaces, community services, and active transportation.
- d. To provide a wide range of land uses including residential, commercial, employment, recreational and institutional uses that can contribute to a complete community by supporting the needs of both permanent and seasonal residents as well as the needs of residents living rurally in the Municipality.
- e. To diversify the housing supply, including the type, size, and tenure of dwellings to meet housing demand for people of all ages and income levels.
- f. To provide an adequate supply of developable land that can be efficiently serviced to meet demand for present and future growth.

6.3.1 General Urban Centre Policies

1. Generally, a mix of urban land uses, including residential, commercial, employment, recreational, and institutional should be directed to Urban Centre Policy Areas.
2. Contiguous development that capitalizes on existing infrastructure and orderly growth shall be encouraged. Council shall consider the capacity and location of existing services when reviewing and approving development proposals.
3. New infrastructure, including piped water or wastewater services or new roads required to support new or existing development in Urban Centres shall be designed and constructed to municipal standards. Where municipal water or sewer services are provided, new development shall be required to connect to these services at the time of development. Where municipal water or sewer services are not provided, new development should be planned to accommodate such services in the future.
4. Smaller lot sizes are encouraged to provide higher densities of development and efficient operation of services.
5. Placemaking initiatives that improve the appearance and amenity of public spaces, gateways and focal points within Urban Centres through the use of landscaping, public art, lighting and wayfinding shall be encouraged.
6. Flag shaped lots are generally discouraged within Urban Centre Policy Areas.

7. Infill development should respect and reinforce the physical patterns and forms of the surrounding neighbourhood, with respect to:
 - a. Patterns of street, blocks and lanes, parks and public building sites that provide connections to surrounding streets and open spaces;
 - b. General size and configuration of lots;
 - c. Heights, massing, scale and type of dwelling unit in accordance with what is permitted in the Zoning By-law;
 - d. Lot sizes and densities;
 - e. Setbacks; and
 - f. Landscaping or built form features that contribute to the unique character of the adjoining lands.
8. Development proponents may be required, as a condition of approval, to enter into a development agreement with the Municipality specifying the obligations of the proponent to provide key infrastructure and/or improvements, including but not limited to:
 - a. Road construction;
 - b. Drainage;
 - c. Water and wastewater infrastructure;
 - d. Solid waste management systems;
 - e. Public amenities; or
 - f. Active transportation facilities.
9. Compatible land uses may be mixed within buildings or on individual sites, in accordance with the provisions of the Zoning By-law.
10. The Municipality encourages innovative development forms and patterns that are compatible with the existing Urban Centre land uses and structure.
11. Access to East and West Goose Lake for recreation and leisure activities shall be protected, provided it does not lead to levels of activity that will exceed the capability of the lakes to sustain their integrity. Any proposed developments on lands around East and West Goose Lake shall ensure they:
 - a. Meet the needs of the community;
 - b. Permit the sustainable use of the recreation resource; and
 - c. Are sensitive to factors such as crowding and resource degradation so that the intended recreational and leisure experience is achieved.
12. Council can investigate opportunities to offer incentives for landowners or developers to infill or redevelop vacant, under-utilized or brownfield lots within the Urban Centre Policy Areas.
13. The siting of buildings shall accommodate, wherever possible, views of parks, as well as natural and landscaped areas both on- and off-site.
14. Where possible, new developments shall minimize shadows that may cause negative effects to adjacent properties. Shadow studies may be required by Council to understand how building heights may affect shadows in the area.
15. Where proposed developments are adjacent to residential areas, consideration shall be given to the proposed location of mechanical equipment, outdoor storage and garbage collection areas.

6.3.2 Main Street Policies

1. Main streets located within Urban Centre Policy Areas are identified in Section 9.0 of this Development Plan. The boundaries of main street areas contained herein are intended to be approximate only and should be considered as such.
2. Council shall promote the mixing of uses, infill development and re-use of existing buildings within main street areas. Both commercial and multi-unit residential buildings are encouraged.
3. Main streets are encouraged to be social and cultural gathering areas. Amenities should include public art, public spaces, pedestrian infrastructure, or other community-identifying building features to support main streets as unique destinations for both residents and visitors.
4. Mixed-use buildings are encouraged to contain retail/commercial uses on ground floors and residential and office uses on upper floors.

6.3.3 Residential Development Policies

1. All forms of residential development shall be regulated by the Zoning By-law to ensure general compatibility with existing community character.
2. Priority for new residential development shall be given to vacant and underutilized sites within existing residential areas where services and infrastructure are already in place.
3. Secondary suites and two-unit dwellings should be accommodated in residential zones as a way of incrementally increasing residential density, improving housing affordability, and creating additional opportunities for living arrangements.
4. New multi-lot residential subdivisions may be permitted, provided that:
 - a. They are generally contiguous with existing residential areas to ensure connectivity to existing roads, services and amenities;
 - b. The applicant is able to demonstrate the demand for the proposed development;
 - c. All provisions of the Zoning By-law are met; and
 - d. A concept plan has been prepared and approved with any supporting studies, if required by Council and in accordance with this Plan.
5. New and innovative approaches to housing typologies, tenure arrangements, ownership structures and construction techniques are encouraged (tiny homes, modular construction, RTMs, shipping container homes, etc.), subject to all Building Codes and Zoning By-law standards for development.

6.3.4 Commercial and Industrial Development Policies

1. Commercial operations which primarily serve the travelling public, should be located at planned locations with access to major roadways including Provincial Roads and Provincial Trunk Highways. Direct access to the Provincial highway system will be discouraged.
2. A mix of commercial uses shall be accommodated within Urban Centre Policy Areas.
3. Commercial or industrial developments with extensive site requirements, such as outdoor storage or displays or large parking and loading areas, should be located where convenient highway access, via

municipal roadways, is available and where they do not conflict with more pedestrian-oriented local commercial and residential areas. These developments should be located and designed to complement the viability of Main Streets and or other commercial agglomerations within Urban Centre Policy Areas.

4. The development and servicing of new commercial areas on the periphery of Urban Centres should only be undertaken if there are no existing serviced lands available that can accommodate projected demand. The servicing of new commercial areas should be done to minimize the costs of extending infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.
5. Industrial land uses shall be accommodated in Urban Centre Policy Areas in compliance with the provisions of the Zoning By-law.
6. Industrial development should generally be located adjacent to major transportation routes and/or railway lines, while still adhering to the policies of Section 5.3.2 of this Plan.
7. Outside storage areas found in industrial lands shall be well screened in accordance with provisions in the Zoning By-law.
8. Industrial uses which are incompatible or potentially incompatible with other land uses shall be developed at suitable locations where they will be compatible with other uses and do not pose risk to public health and safety.
9. Unsightly commercial or industrial developments shall be adequately buffered from adjacent residential uses or public areas.
10. Access to the provincial highway system should be via the municipal road network.

6.3.5 Community Uses and Services Policies

1. New developments should include parks and open space areas or connect to existing parks and open space areas whenever possible. Council may request land dedication or cash-in-lieu for public reserve purposes as part of a development application.
2. Trail systems should seek to connect residential areas with commercial and community services areas throughout the community.
3. Council will work with local recreation stakeholders to encourage and promote a variety of recreational opportunities that respond to changing demographic needs.

6.4 RURAL CENTRE POLICY AREAS

Objectives

- a. To maintain the character and makeup of existing rural centres within the Municipality.
- b. To accommodate a variety of residential, commercial, industrial, recreational and institutional uses in the Rural Centre Policy Area.

6.4.1 Rural Centre Policies

1. Residential, commercial and industrial uses are encouraged to establish within rural centres at locations

that best suit their needs and that are compatible with surrounding land uses. Proposed uses that present potential conflicts between adjacent existing uses shall be discouraged.

2. Infill development and redevelopment of existing built-up areas are encouraged.
3. Expansion of Rural Centres shall be directed away from prime agricultural lands, viable lower class land, livestock operations, and other resource-related land uses to avoid conflicts.
4. Access to the provincial highway system should be via the municipal road network.

6.5 RURAL RESIDENTIAL POLICY AREAS

Objectives

- a. To provide opportunities for non-farm rural residential development.
- b. To ensure development occurs in a manner that is compatible and harmonious with adjacent agricultural land uses and does not preclude the future orderly expansion of Urban Centre Policy Areas.
- c. To ensure development is appropriately serviced in a safe and efficient manner that meets Provincial regulations.

6.5.1 Rural Residential Policies

1. New Rural Residential Policy Areas should generally be directed toward areas with low potential for agricultural activities due to:
 - a. Adverse topography;
 - b. Poor soil conditions (Class 4 to 7);
 - c. Physical land constraints; or
 - d. Those areas not currently or previously under agricultural cultivation.
2. Rural Residential Policy Areas shall not be considered on prime agricultural lands (Class 1 to 3) and should be directed away from existing livestock operations.
3. Rural Residential Policy Areas shall be located with access on an all-weather road.
4. Rural Residential development shall be planned in manner that will not produce unacceptable social or economic costs. The approving authority will consider the impact of such development on the provision of public services including schools, school busing, hydro, emergency and protective services, health care and recreational facilities, snow removal and garbage collection.
5. 4. Rural Residential Policy Areas are encouraged to locate adjacent to or contiguous to existing rural residential designated areas or existing clusters located in Agricultural Policy Areas.
6. Rural Residential Policy Areas should respect and protect natural features such as lakes, watercourses, wetlands, and shall retain existing tree cover wherever possible.
7. All forms of residential development shall be regulated by the Zoning By-law to ensure minimum lot sizes and setbacks are established to accommodate on-site wastewater management and water supply systems, which must be developed and operated in accordance with applicable Provincial standards.

8. New Rural Residential developments shall respect and protect known heritage resources within the Municipality.
9. The keeping of less than 10 AUs of livestock animals shall be permitted as an accessory use in Rural Residential Policy Areas, subject to all requirements of the Zoning By-law and provided that such facilities are compatible with existing agricultural operations and the size of the proposed parcel is appropriate for the use.
10. New Rural Residential Policy Areas shall not be considered at the periphery of Urban Centre or Rural Centre Policy Areas.
11. New Rural Residential Policy Areas shall only be approved where, in the opinion of Council, the number and location of proposed lots are created where there is sufficient demand, and such developments would not compromise the general intent and general planning policies of this Development Plan.

6.6 SEASONAL RECREATION POLICY AREAS

Objectives

- a. To provide opportunities for safe, responsible, and viable seasonal recreational development along or near major lakes and watercourses in the Municipality.
- b. To improve the quality of life and promote economic development and tourism by supporting recreational and small-scale commercial development that is compatible with seasonal recreation development.
- c. To protect the integrity of valuable outdoor recreational resources by preventing incompatible development or allowing uses that may exceed the capacity of the resource to support them.

6.6.1 General Seasonal Recreation Policies

1. Seasonal Recreation Policy Areas will be generally directed to the shores of the Lake of the Prairies, where lands are attractive and suitable for recreational development. No new Seasonal Recreation Policy Areas will be considered in the balance of the Municipality where lands are better suited for agricultural purposes.
2. Accessory uses and ancillary commercial services and recreational use such as marinas, camping and tenting grounds, group campsites, playgrounds and similar uses that can support and enhance the Seasonal Recreational areas may be permitted.
3. To promote economic development, a variety of residential types and residential tenures shall be permitted in Seasonal Recreation Policy Areas, including tiny homes, RTMs, bed and breakfasts, and short term rentals, subject to relevant provisions in the Zoning By-law.
4. Seasonal Recreation Policy Areas should be directed away from existing incompatible land uses, such as livestock operations, and prime agricultural lands or environmentally sensitive areas.

6.6.2 Cottage Developments

1. Residential developments in Seasonal Recreational Policy Areas are encouraged to locate in close proximity to existing community services, commercial developments and recreational amenities.
2. The use of recreational vehicles, camper trailers, mobile home dwellings, or other dwellings not intended

for permanent residential occupancy shall be prohibited in residential developments in the Seasonal Recreation Policy Areas, unless approved by Council.

3. Any proposed cottage development adjacent to a waterbody or waterway must conform to the following criteria:
 - a. Large scale multi-lot subdivisions shall provide a public reserve along shorelines as a natural area to protect riparian areas, prevent nutrient loading, protect water quality and maintain safe access to water and shoreline areas. Within these public reserves, land uses with minor impacts to the natural vegetative cover, such as docks, pathways, or boathouses, may be permitted, provided that not more than 25% of the lot's water frontage is affected;
 - b. New developments shall not be permitted to remove existing public access points to water and shoreline areas unless such access will be provided at different location, which must be visible, clearly marked and easily accessed from the applicable public right-of-way;
 - c. As a condition of approval for cottage developments, proponents may be required to implement additional measures to limit nutrient and/or sediment inflow prior to and during the development process;
 - d. Onsite wastewater management systems, including septic fields and holding tanks, shall follow Provincial guidelines with regard to setback distances from waterbodies and waterways, as well as applicable standards for construction and maintenance;
 - e. Applications for large scale multi-lot cottage subdivisions shall require a concept plan in accordance with the requirement outlined in this Development Plan; and,
 - f. Applications for large scale multi-lot cottage subdivisions shall be circulated to the appropriate Provincial and Federal government departments for review and comment.

7.0 DEVELOPMENT MANAGEMENT POLICIES

This Section includes policies that have been put in place to ensure development occurs in a cohesive and efficient manner and improvements are shared equitably using the following procedures and implementation tools.

DEVELOPMENT MANAGEMENT AND IMPLEMENTATION OBJECTIVES

- a) To provide a consistent set of standards for development within the Plan Area.
- b) To provide a comprehensive overview of the tools required to implement this Development Plan.

7.1.1 Development Management Policies

- 1. Development applications may require land to be reserved for road rights-of-way, retention ponds, open space or parks, schools, or naturalized areas.
- 2. At the discretion of Council, a development proponent may be required to consult with adjacent landowners and the general public prior to the submission of any development applications.
- 3. As a condition of a development approval for a rezoning, subdivision, conditional use or a variance, a development agreement with the Municipality of Roblin may be required. Development agreements are specific to the lands that are the subject of the development approval and can cover specifics related to the use of land, the provision of services, development standards, landscaping, and phasing.

7.1.2 Implementation Policies

- 1. Subdivision proposals for lands within the Plan Area shall be evaluated by Council and the Approving Authority to ensure they generally conform to the guidance and policies of this Plan and the Zoning By-law. Conditions of subdivision approval may be requested by Council or the Approving Authority to implement the policies of this Plan.
- 2. The Zoning By-law shall be used to implement the policies contained in this Development Plan. As development occurs, lands in the Plan Area shall be rezoned in accordance with the *Municipality of Roblin Zoning By-law*.

8.0 ADMINISTRATION AND IMPLEMENTATION

8.1 ZONING BY-LAWS

Following adoption of this Development Plan, the Municipality is required to enact a Zoning By-law which will set out specific regulations for land use and development. Zoning By-laws establish different land use zoning districts, each with prescribed permitted and conditional uses, as well as standards to regulate the form of development. The Zoning By-law will be the primary implementation tool of the Development Plan and therefore must conform to the principles, objectives and policies herein.

8.2 SECONDARY PLANS

The Planning Act allows Council to adopt, by by-law, a Secondary Plan to provide more guidance on land use and development in any part of the municipality. For that area, the Secondary Plan can address objectives and issues without limitation, on matters regarding:

- Any part of this Development Plan;
- Subdivision, design, road networks, building standards, site servicing or other land use and development matters; or
- Economic development or the enhancement or special protection of heritage resources or sensitive lands.

8.3 CONCEPT PLANS

A detailed concept plan may be required to direct the location, nature, and timing of development in a manner that is consistent with this Development Plan. In addition to any additional studies or reports that are required for development, a Concept Plan is intended to provide a detailed summary of the proposed development, including, but not limited to:

- Rationale for the proposed development;
- Conformity to the Development Plan and Zoning By-law;
- Existing site conditions;
- Development design, land uses, densities and landscaping;
- Site drainage;
- Servicing and utilities; and
- Access and transportation.

8.4 PLANNING AND ENGINEERING STUDIES

Special studies, reports or technical investigations that may be required in support of a proposed subdivision or development must be prepared by a qualified and licensed professional, the costs of which would be borne by the development proponent. Planning and engineering studies may include, but are not limited to, the following:

- Grading plans;
- Geotechnical assessments;
- Environmental assessments;

- Water / wastewater management plans;
- Traffic impacts studies; and
- Historical or archaeological investigations.

8.5 THE DEVELOPMENT OFFICER

The Development Officer of the Municipality of Roblin is responsible for the administration and enforcement of this Development Plan. The Development Officer may also be authorized to receive, evaluate, and approve or refuse development permits, zoning memoranda, certificates of non-conformance, and other similar documents, in addition to allowing minor variations to the requirements of the Zoning By-law.

8.6 AMENDING THE DEVELOPMENT PLAN

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 provides that a Municipality can set out a date by which Council must complete a review of the Development Plan. It is the intent of the Municipality of Roblin to carry out a review of the Development Plan no later than five (5) years after the effective date of the current Development Plan By-law.

8.7 PUBLIC PARTICIPATION

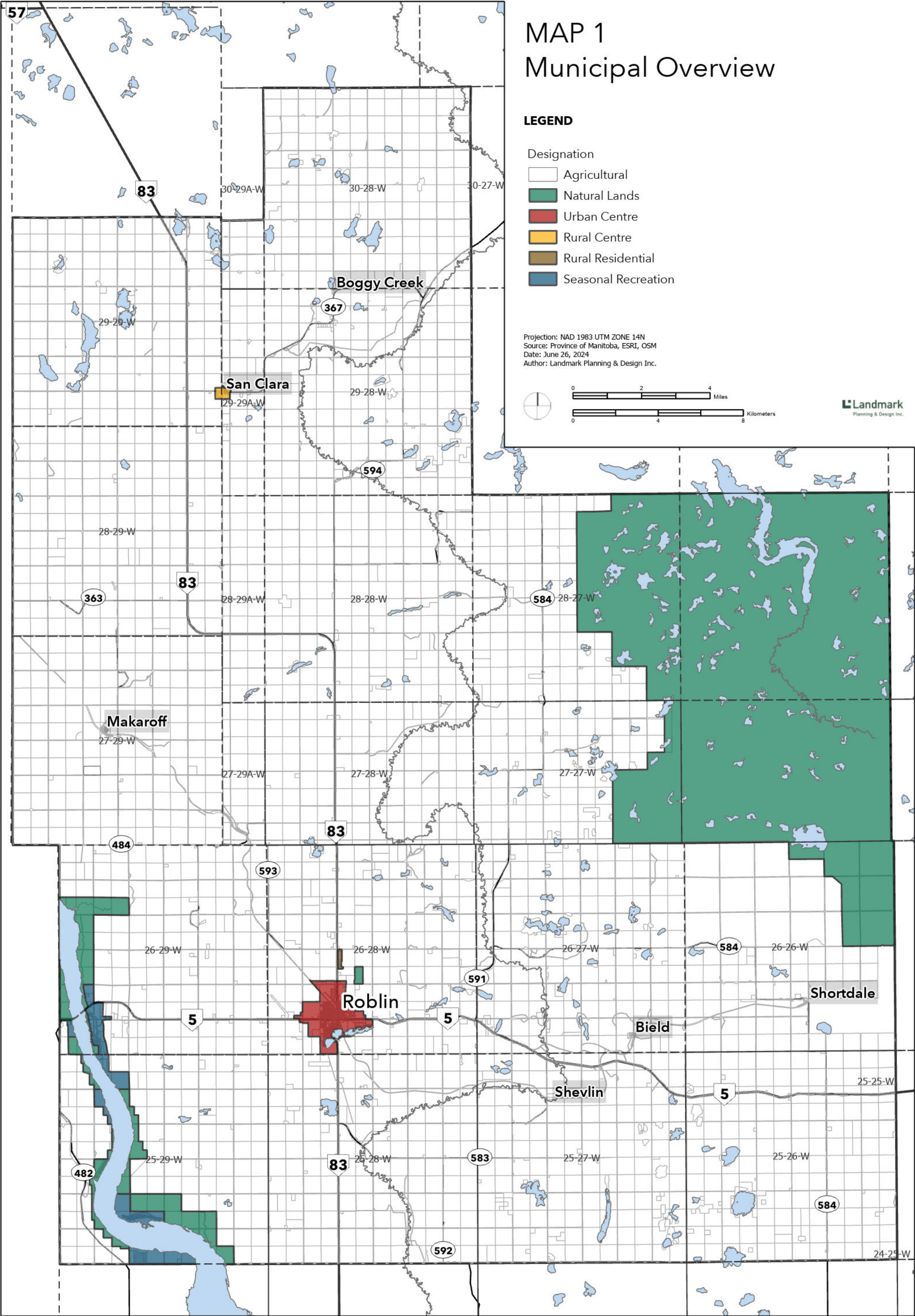
Fostering a strong culture of public participation and community engagement can be fundamental for the implementation of the Development Plan. In addition to complying with public participation requirements under *The Planning Act*, Council should apply the following values when considering how to engage the community on future planning decisions, developments or policy changes:

- Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers;
- Public participation seeks input from participants in designing how they participate;
- Public participation provides participants with the information they need to participate in a meaningful way; and
- Public participation communicates to participants how their input affected the decision.

9.0 MAPS

MUNICIPALITY OF ROBLIN

DEVELOPMENT PLAN



MUNICIPALITY OF ROBLIN DEVELOPMENT PLAN

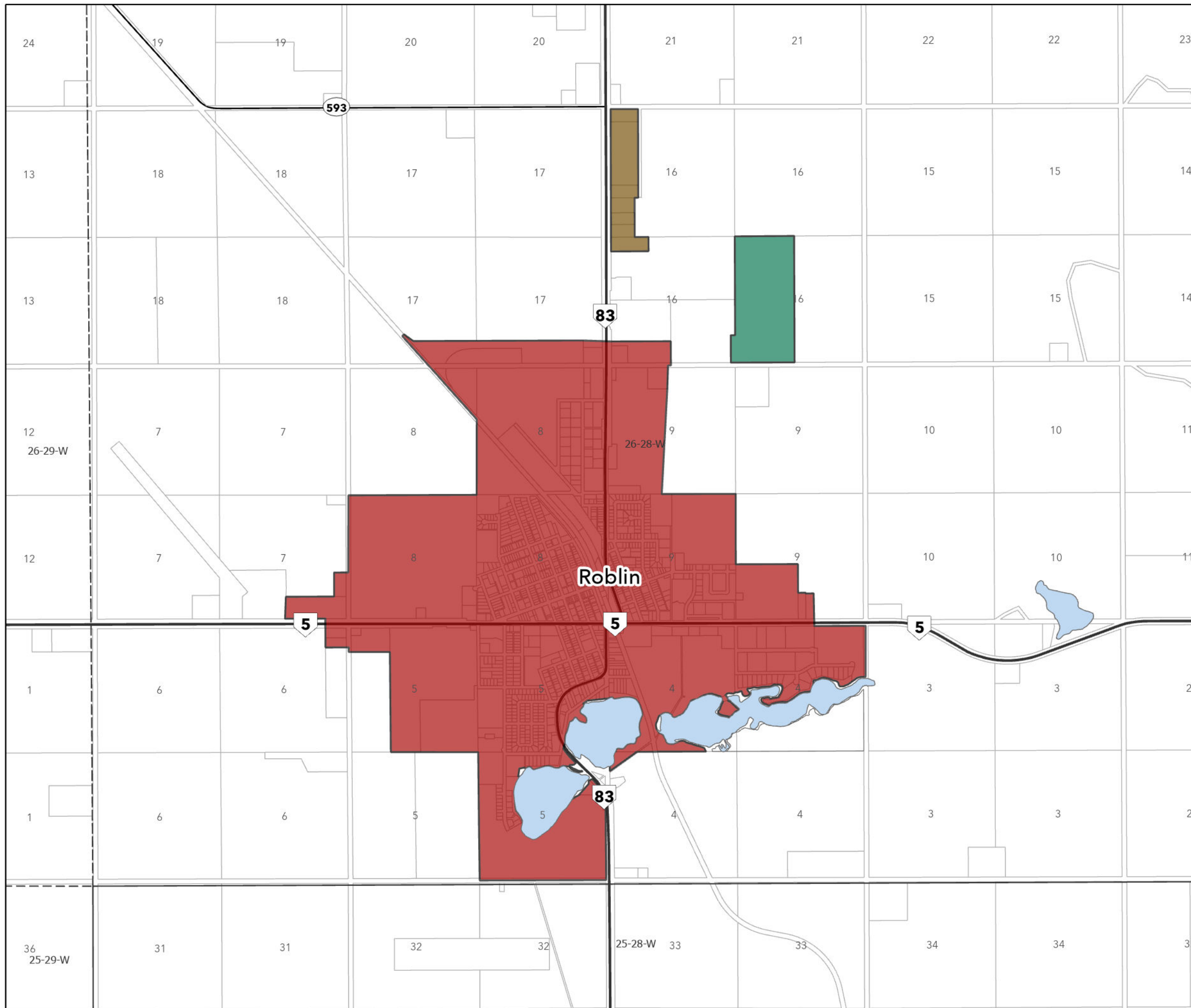
MAP 2 Town of Roblin

LEGEND

- Designation
-  Agricultural
 -  Natural Lands
 -  Urban Centre
 -  Rural Residential

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: June 26, 2024
Author: Landmark Planning & Design Inc.


Landmark
Planning & Design Inc.



MUNICIPALITY OF ROBLIN

DEVELOPMENT PLAN



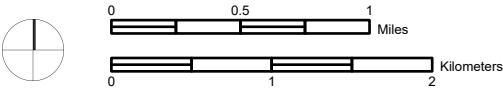
MAP 3

Lake of the Prairies

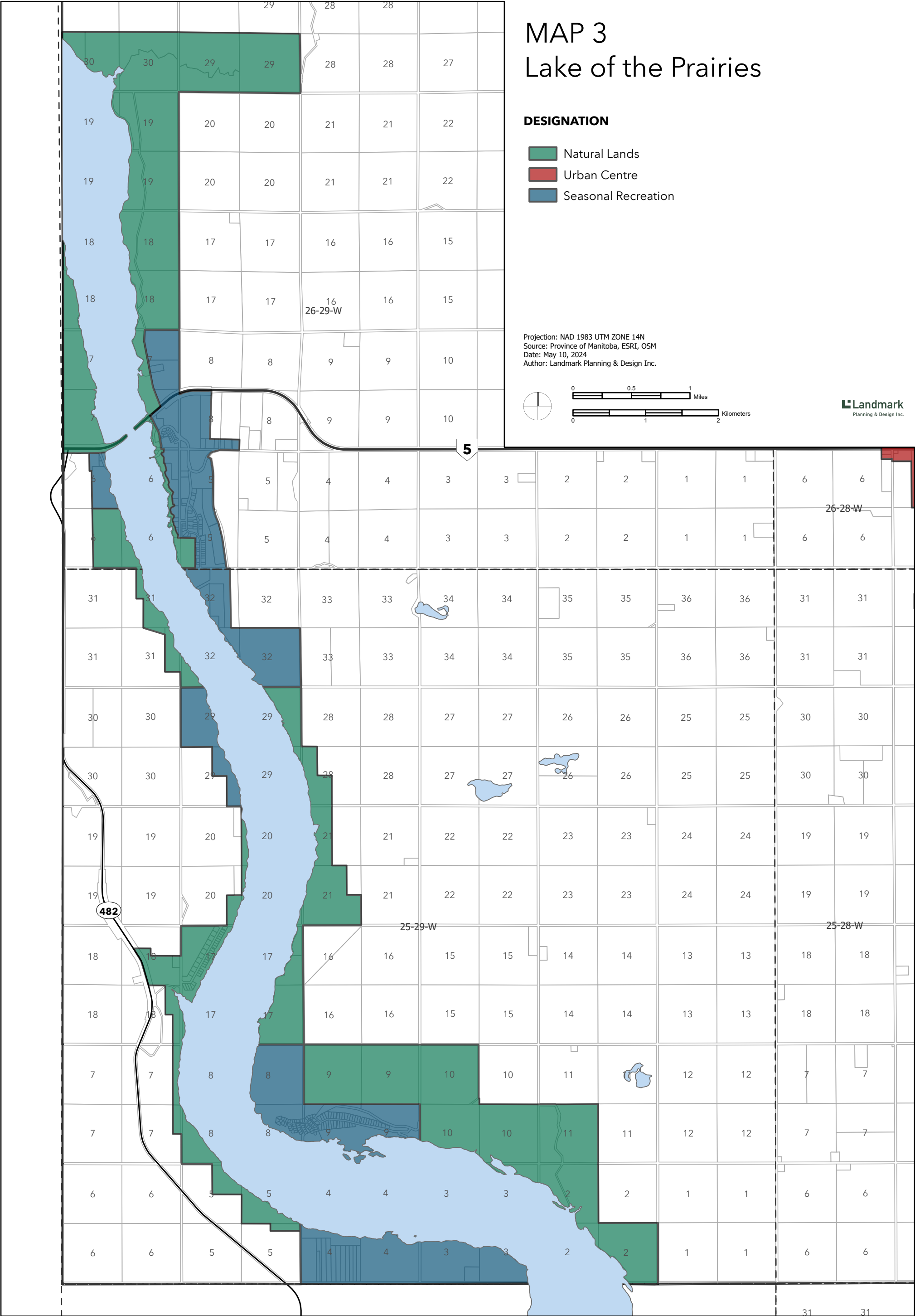
DESIGNATION

- Natural Lands
- Urban Centre
- Seasonal Recreation

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: May 10, 2024
Author: Landmark Planning & Design Inc.



Landmark
Planning & Design Inc.



MUNICIPALITY OF ROBLIN

DEVELOPMENT PLAN



MAP 4

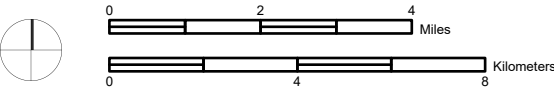
Livestock Operation Policy

LEGEND

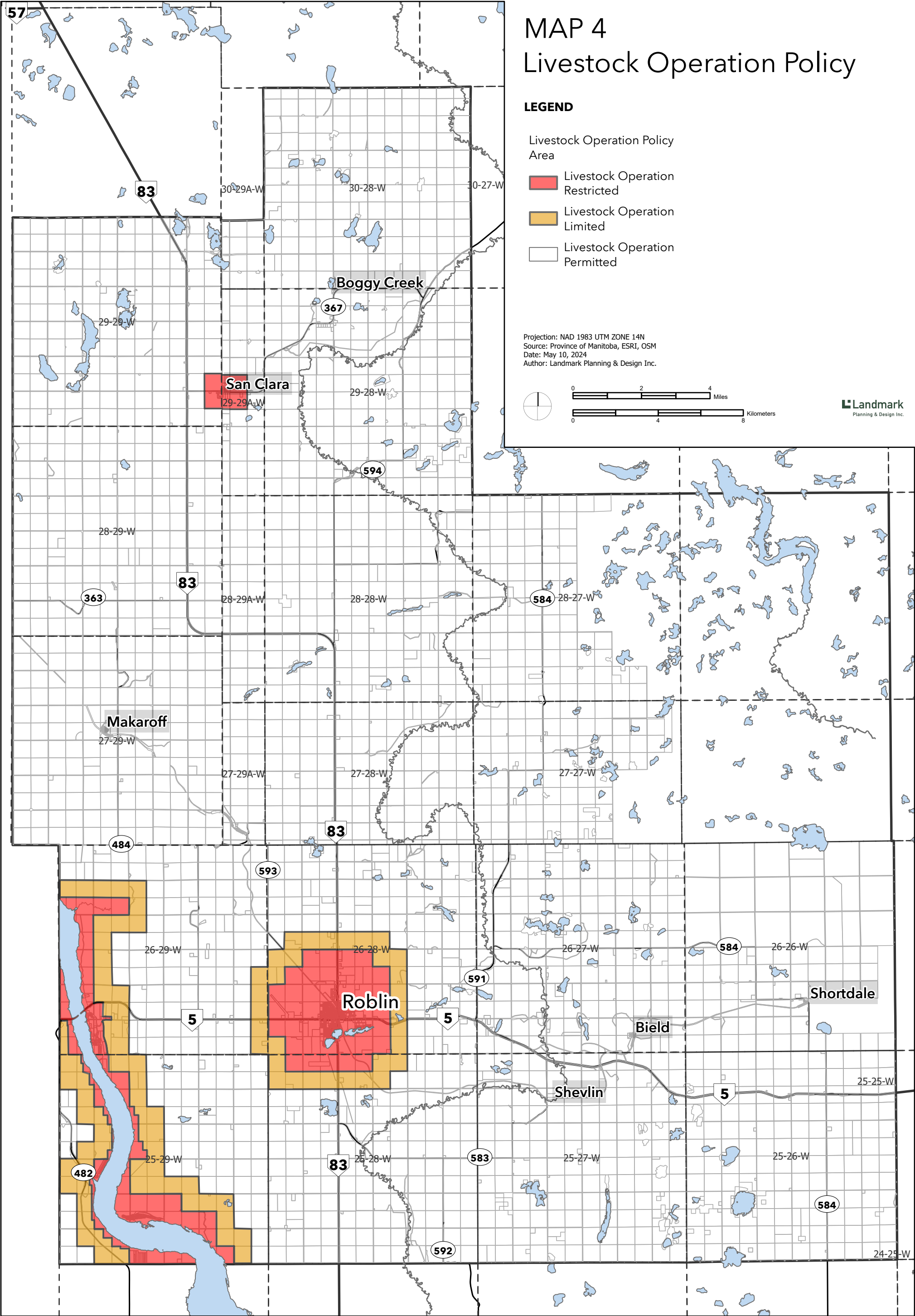
Livestock Operation Area

- Livestock Operation Restricted
- Livestock Operation Limited
- Livestock Operation Permitted

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: May 10, 2024
Author: Landmark Planning & Design Inc.



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MUNICIPALITY OF ROBLIN

DEVELOPMENT PLAN

