THE RIVERDALE

DEVELOPMENT PLAN

By-law No. 14-01
THE RIVERDALE PLANNING DISTRICT BY-LAW NO. 14-01

BEING a by-law of The Riverdale Planning District to adopt a development plan.

WHEREAS, Subsection 40 (1) and (2) of The Planning Act, C.C.S.M. c. P80 provides authority for the preparation of a development plan;

AND WHEREAS, Section 45 of The Act provides authority for the adoption of a development plan;

AND WHEREAS, pursuant to the provisions of Section 47 of The Act, the Minister of Municipal Government approved The Riverdale Development Plan on this 9th day of December, 2014 A.D;

NOW THEREFORE, The RIVERDALE PLANNING DISTRICT BOARD, in meeting, duly assembled, enacts as follows:

1. The development plan, attached hereto and marked as SCHEDULE “A”, is hereby adopted and shall be known as; The Riverdale Development Plan; and

2. The Riverdale Development Plan shall take force and effect on the date of third reading of this By-law.

DONE AND PASSED this 9th day of December, 2014 A.D.

[Signature]
Chairman

[Signature]
Secretary-Treasurer

READ A FIRST TIME this 21st day of MAY, 2014 A.D.

READ A SECOND TIME this 30th day of JULY, 2014 A.D.

READ A THIRD TIME this 9th day of December, 2014 A.D.

I, Donna Chacun, Secretary-Treasurer of the Riverdale Planning District, do hereby certify the above document to be a true and correct copy of by-law 14-01 of the Riverdale Planning District.

[Signature]
Donna Chacun, Secretary-Treasurer
THE RIVERDALE DEVELOPMENT PLAN

BEING SCHEDULE “A”

Attached to

BY-LAW NO. 14-01

of

THE RIVERDALE PLANNING DISTRICT

Prepared for:
THE RIVERDALE PLANNING DISTRICT
By:
Marvin R. Borgfjord
Planning Consultant

In consultation with Community Planning Services Branch
Manitoba Municipal Government

and

Genivar

May, 2014
# TABLE OF CONTENTS

## PART 1: INTRODUCTION

1.1 Area Covered by Development Plan ................................................................. 1
1.2 Legal Authority .................................................................................................. 1
1.3 Planning History ............................................................................................... 1
1.4 Requirements of a Development Plan ............................................................... 2
1.5 Livestock Operation Policy ................................................................................. 2
1.6 Interpretation of Requirements .......................................................................... 2
1.7 Consultation ......................................................................................................... 3
1.8 Key Findings ........................................................................................................ 3
1.8.1 Community Visioning ..................................................................................... 3
1.8.2 Key Findings .................................................................................................... 4
1.8.3 Urban Infrastructure – Community of Rivers ................................................. 8

## PART 2: GENERAL OBJECTIVES AND POLICIES

2.1 Introduction ....................................................................................................... 11
2.2 Community Vision ............................................................................................ 11
2.3 General Objectives ............................................................................................ 12
2.4 General Policies ................................................................................................ 13
   2.4.1 Provincial Land Use Policies ................................................................. 13
   2.4.2 Development Provisions ........................................................................ 14
   2.4.3 Utilities & Municipal Services .............................................................. 15
   2.4.4 Hazardous Uses ...................................................................................... 17
   2.4.5 Natural Areas & Environmental Conservation .................................... 17
   2.4.6 Sensitive Lands, Flooding & Erosion .................................................... 19
   2.4.7 Water & Shoreland ................................................................................. 20
   2.4.8 Transportation ......................................................................................... 22
   2.4.9 Mineral Resources .................................................................................. 24
   2.4.10 Heritage Resources .............................................................................. 25
   2.4.11 Outdoor Recreational Resources ......................................................... 26
PART 3: RURAL POLICY AREAS .................................................................27

3.1 Introduction ..................................................................................................................27

3.2 Objectives ......................................................................................................................27

3.3 Policies ..........................................................................................................................28
  3.3.1 General .....................................................................................................................28
  3.3.2 Agriculture ..........................................................................................................29
  3.3.3 Livestock Development Strategy .........................................................................30
  3.3.4 Livestock Operations Policies ............................................................................31
  3.3.5 Single-Lot Rural Residential Development .......................................................34
  3.3.6 Multiple-lot Planned Rural Residential Development ........................................37
  3.3.7 Seasonal Recreation Development ....................................................................39
  3.3.8 Single-Lot Agro-Commercial and Agro-Industrial Development ....................43
  3.3.9 Multiple-lot Industrial Development ..................................................................44
  3.3.10 Open Space/Recreation Development ..............................................................45
  3.3.11 Home-based Businesses ....................................................................................46

PART 4: URBAN POLICY AREAS .................................................................47

4.1 Introduction ....................................................................................................................47

4.2 General Objectives ........................................................................................................48

4.3 Policies ..........................................................................................................................48
  4.3.1 General .....................................................................................................................48
  4.3.2 Piped Water & Sewer Services ............................................................................50
  4.3.3 Vehicle Traffic .......................................................................................................51
  4.3.4 Home-based Businesses .......................................................................................51

4.4 The Community of Rivers ...............................................................................................51
  4.4.1 Introduction ...............................................................................................................51
  4.4.2 Residential Development ......................................................................................52
  4.4.3 Commercial Development ....................................................................................53
  4.4.4 Industrial Development ........................................................................................54
  4.4.5 Institutional Development ....................................................................................55
  4.4.6 Open Space/Recreation Development ..................................................................56
  4.4.7 Urban Transition Development ............................................................................58

4.5 The Communities of Wheatland and Bradwardine .........................................................58
  4.5.1 Introduction ...............................................................................................................58
  4.5.2 General Development Area ...................................................................................58

4.6 Livestock Operations Policy for Urban Areas ..................................................................59
PART 5: IMPLEMENTATION ................................................................. 61

5.1 Basic Implementation Measures ................................................................. 61
  5.1.1 Adoption of this Development Plan .......................................................... 61
  5.1.2 Review & Amendment .............................................................................. 61
  5.1.3 Adoption of Municipal Zoning By-laws ................................................... 61
  5.1.4 Conditional Use Approvals ...................................................................... 62
  5.1.5 Variation Orders .................................................................................... 62
  5.1.6 Development Permits ............................................................................ 62
  5.1.7 Development Officer / Building Official ................................................ 62
  5.1.8 Subdivision Approvals .......................................................................... 62
  5.1.9 Development Agreements ...................................................................... 63

5.2 Additional Measures ...................................................................................... 63
  5.2.1 Acquisition & Disposal of Land ................................................................. 63
  5.2.2 Adoption of Other By-laws ...................................................................... 63
  5.2.3 Special Studies ........................................................................................ 63
  5.2.4 Public Works .......................................................................................... 64
  5.2.5 Capital Expenditure Program .................................................................. 64
  5.2.6 Strategic Plans for Economic Development ............................................ 64
  5.2.7 Integrated Watershed Management Plans .............................................. 64
  5.2.8 Municipal Co-operation ......................................................................... 64
  5.2.9 Other Studies ......................................................................................... 65

5.3 Interpretation ................................................................................................. 65

APPENDIX “A” DEVELOPMENT PLAN POLICY MAPS

MAP 1 DISTRICT SETTING

MAP 2 RURAL POLICY AREAS

MAP 3 LAKE WAHTOPANAH

MAP 4 PARADISE VALLEY

MAP 5 INDUSTRIAL RURAL AREA AND OPEN SPACE / RECREATION AREA

MAP 6 URBAN POLICY AREA - COMMUNITY OF RIVERS

MAP 7 URBAN POLICY AREA - COMMUNITY OF WHEATLAND

MAP 8 URBAN POLICY AREA - COMMUNITY OF BRADWARDINE

The Riverdale Development Plan
APPENDIX “B” REFERENCE MAPS

MAP 1  SAND AND GRAVEL AQUIFERS

MAP 2  BACKGROUND STUDY REFERENCE MAP 2 - GROUNDWATER SENSITIVITY AREAS AND WASTE DISPOSAL GROUND LOCATIONS

MAP 3  AGGREGATE DEPOSITS AND QUARRY SITES

MAP 4  LAND CAPABILITY FOR RECREATION

MAP 5  SOIL CAPABILITY FOR AGRICULTURE

MAP 6  DESIGNATED RIVERS RESERVOIR AREA
        ARROW/OAK INTEGRATED WATER MANAGEMENT PLAN
        LITTLE SASKATCHEWAN INTEGRATED WATER MANAGEMENT PLAN
PART 1: INTRODUCTION

1.1 Area Covered by Development Plan

This Development Plan applies to Town of Rivers and Rural Municipality of Daly which on January 1, 2015 will be amalgamating to form Riverdale Municipality. The extent of the Riverdale Planning District is illustrated in Appendix “A” Development Plan Policy Map 1 of this By-law.

1.2 Legal Authority

Section 13 and 14 of The Planning Act provides a municipal council or planning district Board with responsibility for adoption, administration and enforcement of a Development Plan By-law for the entire jurisdiction to which it applies.

Subsection 40 (1) and (2) of The Planning Act provides that a municipal board or council must prepare a Development Plan.

Section 45 of The Planning Act provides that a municipality council or board must by by-law adopt a Development Plan.

Section 47 of The Planning Act provides that, following second reading of the By-law to adopt a Development Plan, ministerial approval of the By-law is required prior to proceeding to third reading.

The Development Plan shall take effect on the date of third reading of the By-law.

1.3 Planning History

The Riverdale Planning District was established by the Minister of Intergovernmental Affairs by regulation MR Reg. 115/2009 which became effective in August 2009.

On January 1, 2015, the Rural Municipality of Daly and The Town of Rivers will amalgamate to become Riverdale Municipality.

The intent of The Riverdale Planning District Board is to adopt a development plan that will be the instrument that guides future land use and development within Riverdale Municipality.

NOTE: Given the impending municipal amalgamation between the Town of Rivers and Rural Municipality of Daly, the balance of this document (text and policy mapping) has been written in a manner that reflects to and acknowledges this impending municipal amalgamation. On January 1, 2015 (effective date of the municipal amalgamation), the Town of Rivers and Rural Municipality of Daly will become Riverdale Municipality.
1.4 **Requirements of a Development Plan**

Subsection 42 (1) of *The Planning Act* states that a development plan must:

(a) Set out the plans and policies of the municipality respecting its purposes and its physical, social, environmental and economic objectives;

(b) Through maps and statements of objectives, direct sustainable land use and development in the municipality;

(c) Set out measures for implementing the plan; and

(d) Include such other matters as the minister or the council considers advisable.

1.5 **Livestock Operation Policy**

.1 Subsection 42 (2) and 72 of *The Planning Act* states that the Development Plan must include a livestock operation policy that guides zoning by-laws dealing with livestock operations by

(a) dividing the municipality into one or more areas designated as follows:

(i) areas where the expansion or development of livestock operations of any size may be allowed;

(ii) areas where the expansion or development of livestock operations involving a specified maximum number of animal units may be allowed;

(iii) areas where the expansion or development of livestock operations will not be allowed;

(b) setting out the general standards to be followed in the municipality respecting the siting and setback of livestock operations; and

.2 The Riverdale Municipal Zoning By-law shall utilize zoning district maps and non-map (text) buffers or some combination thereof to identify area in the municipality where unrestricted, limited and no new or expanding livestock operations will be allowed to develop.

1.6 **Interpretation of Requirements**

1. The land use designations indicated on the Riverdale Development Plan Policy Maps included as “Appendix “A” herein, illustrate the long-term land use and land development strategy and define the ultimate extent of the various uses of land in Riverdale Municipality. The achievement of the land objectives will take place over a period of years as land use patterns evolve. During this period, a municipal zoning by-law will be prepared and adopted by Riverdale Municipal Council to provide one of the principal means to implement the policies and objectives set forth in this document.

2. The boundaries of the various land use designations shown on the Riverdale Development Plan Policy Maps and any lot size, distance and/or area requirements mentioned throughout this development plan are meant to serve as guidelines only. Certain situations will necessitate a degree of flexibility in interpreting the limits of each land use designation. The Riverdale Municipal Zoning By-law will contain more precise zoning boundaries typically based upon
parcel limits, along centerlines of roads and/or reflecting specific distances and dimensions that will be utilized to establish the geographical extent of the various zoning districts set out in the Riverdale Zoning By-law. The limits of zoning districts will be generally consistent with the complementary land use designations set out in this development plan. In some circumstances however, the limits of certain zoning districts may differ from the future intended land use as reflected on the land use policy maps in this development plan because it is deemed appropriate by Council to recognize certain existing, ongoing and lawfully established land uses that were in place prior to the adoption of Riverdale Municipal Zoning By-law.

3. Individual policies of this Development Plan should not be viewed or interpreted in isolation. Rather, they should be interpreted within the overall spirit and intent of all other objectives and policies of the Riverdale Development Plan.

1.7 Consultation

1. Actions and decisions of the planning district may have impacts on neighbouring communities, including First Nations and other Aboriginal groups. The Development Plan is to be interpreted so as to be respectful of Treaty and Aboriginal rights and any requirements for consultation.

1.8 Key Findings

This Development Plan is based on the Community Vision and the findings, conclusions and recommendations derived from the background planning and engineering analysis contained in a district-wide report that was prepared prior to this document together with input from The Riverdale Planning District Board, the former RM of Daly and Town of Rivers Council(s), governmental and other agencies and the public through the community consultation process. These background studies are the foundation upon which the Riverdale Development Plan rests. The next step in the development of a planning program will be the formulation of a zoning by-law for Riverdale Municipality. This zoning By-law is the primary tool used to implement the Development Plan. Together, the three (3) documents (background studies, development plan and municipal zoning by-law) will provide Riverdale Municipality with a comprehensive set of tools that can be used to efficiently and effectively accommodate a wide variety of development while minimizing potential land use conflicts.

1.8.1 Community Visioning

In March, 2010, over 50 District residents attended a visioning session co-hosted by the Riverdale Planning District Board, Manitoba Agriculture, Food and Rural Development and Manitoba Municipal Government. The participants agreed upon the following list of priority areas:

- lake development
- housing and infrastructure
• agriculture and water
• healthcare
• industrial development
• tourism / recreation / heritage
• marketing

The group also developed a set of Guiding Principles that they felt should be used to guide future actions within each of the priority areas. The following guiding principles were agreed upon:

• environmental protection, especially water protection must be the first consideration in development.

• land use zoning that incorporates appropriate usage for rural and urban needs and priorities.

• finding a fair way to protect prime agricultural land, existing farm operations, the family farm, encourage smaller farms and diversification opportunities while maintaining or improving the environment (e.g. make room for green space and wildlife).

• openness, transparency, and democratic processes to listen to the majority.

• planning should be community based and include innovative ideas.

1.8.2 Key Findings

1 The majority of all rural lands within the Riverdale Municipality are held in parcel sizes of 160 acres or greater. The low level of rural land fragmentation and large average farm size enhances the municipality’s ability to maintain large blocks of agricultural land for a full range of agricultural activity.

2 Soil capability for agriculture within the municipality utilizes the 7 Class Canada Land Inventory Systems (CLI, 1965). Classes 1 to 3 represent prime agriculture land for crop production, class 4 is marginal for sustained cultivation, class 5 land is capable of perennial forages and improvement is feasible, class 6 land is capable of producing native forages and pasture but improvement is not feasible and class 7 land is considered unsuitable for dry land agriculture. 55% of all soils in the municipality are classified as prime agricultural land for field crop production. Classes 2 and 3 soils are most commonly found east of the Little Saskatchewan River and north of PTH 25. Other areas of prime agriculture land can be found along the western edge of the municipality and in the flood plains of the Assiniboine and Little Saskatchewan Rivers. Most areas of prime agriculture land are being well-utilized as evidenced by the fact that nearly 60% of the land base is being utilized for crops. The exception is prime agricultural land in the river valleys that tend to be inaccessible to agricultural machinery or otherwise difficult to crop. Class 7 land which is unsuitable for dry land agriculture is found primarily on sloping lands and adjacent to the Assiniboine and Little Saskatchewan Rivers and other water courses. Topography and excess moisture are the main limitations for agriculture in some parts of the municipality.
Groundwater yield in the municipality varies over a wide range and within short distances. The most extensive aquifer is formed by the lenses of sand and gravel that underlay extensive areas in the central part of the municipality. There are no bedrock aquifers at less than 150 metres below the surface within the municipality. In several areas aquifers that are subject to pollution by infiltration from the surface are known or may exist. These areas are determined to be groundwater sensitivity areas needing appropriate precautionary measures to sufficiently mitigate the risk of endangering the quality of the water supply for domestic potable water supply purposes.

The municipality is situated within the Antler River-Lake Souris Plain (Lake Souris Basin in published soil reports) and the southern portion of the Newdale Plain (Newdale Till Plain in published soil reports). Surface deposits consist of strongly calcareous, loam to clay loam till derived from shale, limestone and granite rock material. A major portion of the municipality consists of fluvial and lacustrine materials characterized by less than 3 m local relief with slopes generally less than 5%; steeply sloping areas are associated with ridged and inclined surface form along the major river valleys. Finer textured lacustrine sediments occur in both the western and eastern portions of the municipality whereas sand and gravel deposits and recent alluvial materials are associated with the river valleys.

The soils in the municipality are dominantly Orthic Black Chernozems, with Gleyed Black Chernozems in imperfectly drained level and lower slope positions. Depressional areas of poorly drained soils with high water tables are classified as Humic Gleysols. Cumulic Regosol soils are associated with recent alluvial deposits in the river valleys.

Agriculture is the main economic activity of the municipality. Agricultural crop production and livestock operations, together with supporting agricultural industries, provide the main thrust of agricultural activity with the urban communities of Rivers, Wheatland and Bradwardine providing essential services to the overall population of the municipality.

Most 2011 Statistics Canada census data has not yet been made publicly available, other than population and age characteristics detailed on the following pages. According to 2006 Statistics Canada employment data, important points include:

- Agriculture and other resource-based industries employed 38.9% of the labour force in the former RM of Daly compared to just 8.0% in the former Town of Rivers. Overall, 24.4% of the labour force is employed in this sector.
- The "other services" industry was second in share of employment, employing 18.3% of all labour in the Riverdale Municipality. This category includes such services as repair and maintenance, personal services, religious, civic and professional organizations, and private household employment.
- "Other service" industries were the largest area of employment in the former Town of Rivers, employing 21% of the labour force and the second highest area of employment for the former RM of Daly.
- Business service industries were the third-largest area of employment in Riverdale Municipality, at 12.7% of total employment.
• Retail trade, health care and social services were also significant industries for employment in the former Town of Rivers.

• Finance and real estate industries employed the smallest share of the labour force; perhaps due to the influence of the major service providers in the City of Brandon.

• The former RM of Daly had a slightly higher labour force activity and labour force participation rate than the former Town of Rivers (82.5% and 54.3% respectively). This may partially be explained by the higher number of elderly, retired residents within the former Town. It also may reflect that many residents of the former RM of Daly are self-employed agricultural producers.

• As a result of the high participation rate in the former RM of Daly, the majority of the local labour force lives in the former RM of Daly, in contrast to the Town of Rivers’ higher overall population.

• In May 2006, there was no unemployment in the former RM of Daly, while the former Town of Rivers had a moderate level (5.0%). Riverdale Municipality overall had a lower unemployment rate than that of Manitoba which was 4.3% in 2006.

.7 Approximately 62 Livestock Operations (LO’s) are in operation in the rural areas of Riverdale Municipality. Of these, 28 are believed to be small in size (i.e., 80-160 Animal Units (AU’s)), 19 are believed to be medium sized (i.e., 160-240 AU’s) and 15 are considered to be large sized (240 or more AU’s).

.8 Riverdale Municipality is a member of the Little Saskatchewan River Conservation District (LSRCD), which stretches from Riverdale Municipality in the south to Riding Mountain National Park in the north. The official vision of the LSRCD is a strong committed grassroots movement of all stakeholders focused on the land, the water and other natural resources in the watershed.

.9 Trends in the demographic makeup of Riverdale Municipality include:

• Between 1996 and 2011, the total population of the municipality increased by 0.3%.

• The population of the former municipalities of the Town of Rivers and RM of Daly increased during the years 1991-2001, with growth slowing during the 1996-2001 years. The combined population of both former municipalities declined slightly during the 2006-2011 period.

• The population of the former Town of Rivers saw its strongest 5-year growth at 6.6% in the years 2001-2006, but its population declined by 0.3% during the years 2006-2011. The population of the former RM of Daly declined by 4.2% during the years 2001-2006 and by a further 4.4% during the years 2006-2011, perhaps reflecting a migration of rural residents into nearby urban centers.

• The general trend throughout other rural municipalities and communities in the Westman region during this same time period was declining populations, with stabilizing trends in more recent years. The growth in the population of
the former Town of Rivers from 2001 to 2006, and subsequent stability through 2011, was therefore relatively exceptional.

- In 2011, the percentage of the population 65 years of age and older was higher in the former Town of Rivers (21%) compared to that in the former RM of Daly (16%). This is likely due to the availability of health care services, including ambulance, hospital, personal care homes and senior’s housing available within the former Town of Rivers.

- In 2011, the population of the former RM of Daly was remarkable for a rural area in that the 15-29 year old age cohort was proportionate to the younger and older age cohorts. In most areas of rural Manitoba, this age cohort tends to be disproportionately low, due to the tendency of youth to relocate for college and university. This may prove to be a positive influence on population growth in the future, as these young adults may establish families in Riverdale Municipality.

.10 The former municipalities of the Town of Rivers and RM of Daly have been active in promoting economic development through various initiatives of the Rivers Daly Community Development Corporation (CDC), Rivers and District Chambers of Commerce and Community Futures Westman.

.11 Heritage Resources include:

- The Chapman Museum in the former RM of Daly was established in 1967 as a Canadian centennial project by local farmer and municipal official Albert “Abe” Chapman and his wife Harriet. Among the 16 buildings at the museum are those of Roseville Church, Harrow School No. 464, Poplar Hill School No. 479, Pendennis School No. 920, Westwood School No. 1308, and Robinville School No. 1392. There are also stores, churches, residences, and railway buildings on the site. Now operated by Chapman’s daughter and son-in-law, Gordon and Lois Allen, the museum is open for visits during the summer, or at other times by prior arrangement.

- In 1992, the federal government designated the Canadian National Railway Station in the community of Rivers under the Heritage Railway Stations Protection Act. The station is recognized for the significance of the Grand Trunk Pacific Railway in determining the early economic growth of the urban settlement.

- Other heritage and historic sites may be found within Riverdale Municipality. A complete list of archaeological sites, centennial farms and plaques located within the municipality may be obtained through the Historic Resources Branch of Manitoba Culture, Heritage and Tourism. These sites are not protected from future development and should therefore not be the cause of any land development conflicts. Many of these sites likely hold certain significance for local residents and care should be taken to ensure that such concerns are treated with respect.

.12 Riverdale Municipality has a full range of community organizations to serve its population including a municipal office, police, fire, schools, churches, shopping facilities, hospital, personal care home, physician clinic and recreation facilities.
.13 There is a moderate demand for rural land subdivision development throughout the commuter-shed of the City of Brandon. So long as Brandon continues to grow at the rate that it has experienced over the past decade, local demand for rural residential developments is expected to remain steady. While concept plans exist for significant rural residential development in two appropriately designated and zoned areas; one in the Little Saskatchewan River Valley in the southeast corner of the District, the second located on the west side of Lake Wahtopanah, such large-scale development has not yet taken place.

The number of farms in Riverdale Municipality has decreased by an average of two per year since 1996. Some of the homesteads may transition to rural residential use.

.14 At present seasonal recreation (cottage) development is concentrated around Lake Wahtopanah as the primary outdoor recreational destination in the Municipality. There appears to be a high demand for cottage development in southwestern Manitoba, and land owners adjacent to the lake have expressed an interest in subdividing to meet this demand. Demand for seasonal recreation (cottage) development is closely tied to the demand for rural residential development, as the two are often nearly indistinguishable, and recreational use of a property often transitions into full-time residency.

Any development of new rural residential or seasonal recreation areas must be sensitive to considerations such as but not limited to the availability of sufficient municipal and/or private water and wastewater infrastructure to service the development, the capacity of the land to support the proposed development, private land ownership rights, Treaty and Aboriginal rights, and the desire to achieve the intended recreational experience while mitigating against potential adverse environmental impacts and/or land use conflicts.

The adoption of the Riverdale Development Plan and a complementary Riverdale Municipal Zoning By-law will provide Council with the opportunity to consider the optimum location and characteristics for future recreational and residential developments. Development agreements and/or performance bonds shall be used to ensure development occurs in accordance with conditions of approval as set out by Council.

.15 Outdoor recreation in Riverdale Municipality is focused on Lake Wahtopanah and the neighbouring Rivers Provincial Park campground and recreational areas, including a beach, boat dock, boat launch, picnic areas, and playground. The 6.4 km scenic Aspen Trail, located to the east of the community of Rivers, was developed in 1999. The packed gravel surface is ideal for walking or biking.

1.8.3 Urban Infrastructure – Community of Rivers

.1 Road and Drainage

- The roads in the community of Rivers are considered to be in fair condition with regards to the driving surface. Any problems may be attributed to age, soil conditions, maintenance procedures, construction methods, etc. Further
investigation on a street by street basis is required to recommend the best solution for each situation.

- The Council of Riverdale Municipality should develop municipal servicing criteria for its urban settlements which would specify standard road widths, pavement structures, and drainage requirements, as well as water and sewer specifications, such as product types, minimum diameters, slopes, and spacing of the various appurtenances. Servicing criteria would serve as a guide to contractors and developers and also benefit the community to ensure minimum standards are maintained, thereby reducing the costs of maintenance and replacement.

- The Council of Riverdale Municipality should adopt a lot grading by-law applicable to new construction in its urban communities. The adoption of a municipal lot-grading by-law would ensure that any new building, and surrounding property, are adequately drained and do not impede, or contribute, to the drainage on any adjacent property. A municipal weeping tile by-law should also be enacted by Riverdale Municipality which would prohibit the connection of basement floor drains and weeping tiles into the sanitary sewer system. Each individual lot owner would be responsible to maintain a pump and sump pit, which would discharge directly to the exterior of their buildings. The contributing flows from weeping tiles connected directly into a sanitary system, particularly in high water table areas, can quickly overwhelm existing infrastructure works, such as lift stations and sewage treatment lagoons. Prior to any major development being contemplated, these recommendations should be considered.

- There are several locations in the community of Rivers that have been identified as having a drainage problem, which consists of ponding water. Although minor in nature, problems such as these may be rectified by ditch grading, culvert installation, storm sewers, or additional rock pits. Ponding water is an inconvenience to residents and a safety issue for motorists, and results in the deterioration of the sub-grades for roadways.

.2 Water Distribution System

- The water distribution system in the community of Rivers is in good condition. However, most of the existing cast iron watermains have never been replaced. Statistically, cast iron mains are not expected to last much longer and most other communities have been replacing, or have replaced, all cast iron watermains due to their continuing deterioration. Riverdale Municipality should consider implementing a program of watermain renewal.

- The water treatment plant in the community of Rivers is in fair to poor condition. Treatment process includes coagulation and sedimentation treatment with rapid sand filtration. Upgrading is required to provide increased protection from cryptosporidium. Treated water for distribution is stored in an underground reservoir at the water treatment plant, and in an elevated water tower. The storage capacity of the reservoir is undersized for a MWSB Class 3 community, under present operating conditions. Expansion of the reservoir should be considered before any major developments are contemplated. However, due to the high per capita water usage, which could
The Riverdale Development Plan

partially be attributed to the water service bleed lines, calculated required capacity is marginally short. The rated capacity of the emergency standby pump is not known.

- The water distribution system is not capable of supplying the required fireflows for a MWSB Class 3 community. Upsizing and/or looping of the existing watermains are required.
- The existing watermains were installed relatively shallow in many locations, which results in the requirement for bleed lines to operate during the winter to prevent freezing. Any watermain renewals should include installation at sufficient depths to prevent winter freezing.
- The existing water tower is in need of a structural assessment to verify its structural condition.

.3 Wastewater Collection and Disposal System

- Riverdale Municipality's wastewater lagoon was constructed in 1956. The secondary cell operates with a continuous discharge by infiltration through the bottom of the cell. This method of discharge is not acceptable to the provincial authority having jurisdiction.
- All gravity piping is generally in fair to poor condition. Deteriorating pipe, tree roots, shallow bury, and flat grades are the major causes of concern.
- All main and branch line sewer pipes are of a sufficient size to accommodate peak domestic flows, but the additional contribution from infiltration, extraneous flows and water service bleeder lines, may be overloading the system. It is difficult to quantify these additional flows, but using figures that are used in other Manitoba communities; the system appears to be at capacity. However, the existing soil in the region may be reducing the effect of groundwater infiltration. Further analysis is recommended to confirm the contributing amounts of these flows, and possible upsizing of mains may be required for future sewermain renewals.
- The existing lift station on Willow Drive in the community of Rivers may accommodate at least a 100% increase in population, based on peak domestic flows. However, the lift station is a single pump station. Current standards require at least two pumps, whereby one pump is capable of handling all the contributing flows, and the second pump is for standby in the case of maintenance or replacement.
- The primary cell of the lagoon is currently beyond its design capacity. The construction of a new wastewater facility is being investigated.

.4 Economical Development Areas

The northeast quadrant of the community of Rivers is most viable for expansion; however, a new trunk sewer may be required depending on the size of any future development.
PART 2: GENERAL OBJECTIVES AND POLICIES

2.1 Introduction

This section of The Riverdale Development Plan outlines a summary of the Community Vision and the general objectives and policies which will guide the overall use, planning and development of lands in the area covered by this Development Plan. These objectives and policies apply generally throughout the entire Municipality and apply to both rural and urban areas unless otherwise provided herein.

2.2 Community Vision

1. PART 1: Section 1.7.1 herein outlines a summary of the Riverdale Community Visioning process including a list of priorities and general principles guiding future actions within each of the priority areas. Some of these priorities may be addressed in the Development Plan and the Municipal Zoning By-law by Council, other priorities may be dealt with through capital budgeting (e.g. infrastructure renewal and expansion), as well as through municipal marketing and promotion by entities such as but not limited to the Community Development Corporation, Chamber of Commerce and Community Futures Westman.

2. Riverdale Municipality through this Development Plan has set out the community's vision for growth and development over the next ten years at which time the Riverdale Municipal Development Plan will get a comprehensive review. This vision includes:

- Identification of appropriate areas for development of housing, taking into consideration the needs associated with distinct urban and rural lifestyle choices and the need to balance these with the province's interest in maintaining prime agricultural land, protecting natural resources, and environmental protection.
- Identification of appropriate areas for new or expanding agricultural production including livestock operations at different scales, taking into consideration existing patterns of land use and the need for environmental stewardship.
- Identification of appropriate areas for commercial and industrial growth and development.
- Identification of appropriate areas for seasonal recreation (cottage) development and rural residential development at locations and densities of development which satisfy minimum provincial regulatory requirements, minimize potential conflicts with adjacent land uses, and can be economically serviced with items such as, but not limited to, road access, potable water supply, solid waste and wastewater disposal, etc.
2.3 General Objectives

.1 To encourage use and development of land and natural resources in a manner that is consistent with the principles and guidelines of sustainable development.

.2 To recognize the importance of the rural land base and to adopt strategies and policies to conserve this land base and to encourage development and growth of the agricultural industry.

.3 To encourage the identification, development and appropriate use of recreational resources and to ensure that recreational areas are protected by designation from incompatible development on or adjacent to them in the future.

.4 To recognize existing urban settlement centres and to provide for their planned development in order for them to provide goods and services to the residents of the Municipality, and for them to serve as the primary location for new non-farm residential development subject to all other policies of this Plan.

.5 To ensure that the use and development of land is consistent with the vision the municipality has regarding its future, with special consideration being given to current and planned economic development initiatives.

.6 To encourage community economic development (CED) initiatives, and use and develop land in a manner that contributes positively to the physical, mental, social and economic health and well being of the Municipality and its residents.

.7 To provide well planned areas for living, working, shopping and recreation that are visually attractive, make efficient use of land and public services and minimize incompatible land uses both within areas and between areas.

.8 To ensure that development does not occur on lands which are not suitable for the proposed development, unless appropriate mitigative measures are taken to reduce potential negative impacts and/or enhance the capability of the land to support the proposed development.

.9 To encourage new developments to be compatible with existing land uses and that the development potential does not exceed the lands capability to support such activities or threaten the ecological integrity and/or sustainability of the land.

.10 To protect natural areas and habitats from incompatible or potentially incompatible land use activities and development where rare or endangered flora and fauna have been identified for protection under Federal or Provincial legislation.

.11 To recognize, protect, and consider the sustainability of provincial parks, wildlife management areas, protected areas and other ecologically sensitive areas in the Municipality.

.12 To recognize that new development will increase demand and impact on potable water supplies as well as increase the amount of solid and liquid waste generated by such development and require that these issues be considered in the review and possible municipal and/or provincial approval of such development.
13. To ensure that new development is compatible with existing and anticipated land uses, utility and transportation networks, and minimizes the risks to quality of life, public health and safety.

14. To minimize risks to people and property which are associated with natural hazards or human-made features.

15. To protect the natural resources and the environment within the Municipality for the continued well being of area residents.

16. To promote wise use of renewable and non-renewable resources including aggregates, minerals, forests, soils, water and living creatures.

17. To maintain the integrity of groundwater features and surface water features such as lakes, rivers and wetlands to ensure surface water and groundwater quality protection are primary considerations when development occurs adhering to all applicable provincial regulations.

18. To protect the mineral, sand and gravel resources from conflicting land uses and to promote environmentally sound exploration, and extraction, and rehabilitation of said natural resources.

19. To preserve and enhance areas which have natural beauty, natural value/significance, scenic value, recreational potential, or historical/cultural significance.

20. To ensure continued public access to public water resources (e.g. streams, rivers and lakes).

21. To provide protection for past, present and future investments in public and private infrastructure, including utilities and transportation networks in order to maintain cost-effective operations of new, upgraded or extended local and provincial infrastructure services.

22. To support municipal co-operation with neighbouring jurisdictions in order to promote joint land use planning, municipal servicing and sustainable development initiatives that will benefit the entire region.

23. To promote immigration from other provinces and countries into the municipality.

2.4 General Policies

The policies outlined in this section have application throughout both Urban Policy Areas and Rural Policy Areas of Riverdale Municipality.

2.4.1 Provincial Land Use Policies

1. The Provincial Planning Regulation - MR 81/2011, as amended, is a Regulation under The Planning Act and it serves as a guide to the Riverdale Municipality in the preparation of this Development Plan and in undertaking subsequent statutory reviews and amendments to the Riverdale Development Plan after its adoption.
2.4.2 Development Provisions

.1 All new development in Riverdale Municipality shall be generally consistent with this Development Plan. The implementation of this Development Plan through its complementary Riverdale Municipal Zoning by-law along with subdivision and development approval and public works shall also be generally consistent with the provisions and intent of this document.

.2 No subdivision of land shall be approved unless it is generally consistent with intent and policies of this Development Plan and satisfies all applicable requirements of the municipality’s zoning by-law in accordance with The Planning Act. On a case by-case basis, Council may where it deems circumstances warrant, consider approval of variations to provisions of the Riverdale’s Municipal Zoning By-law.

.3 Developments that create hazardous situations or are subject to environmental hazards shall not be permitted unless the hazard has been removed or appropriate mitigative measures have been taken that will protect life and property. Where differing land uses abut one other and the potential for land use conflicts exist, appropriate mitigative measures such as but not limited to buffering and landscaping may be required by Council as a means of minimizing impacts on adjacent lands.

.4 Uses which may involve manufacturing, storage, transfer or distribution of hazardous chemicals such as but not limited to anhydrous ammonia should be developed in compliance with minimum provincial regulatory requirements and as may be further regulated in the Riverdale Municipal Zoning By-law.

.5 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. To avoid premature fragmentation of land, the supply of lots should bear a reasonable relationship to the demand or consumption of lots. Council may require that a supply and demand study be undertaken by the proponent at his/her own cost, to obtain an overall picture with respect to the availability of existing suitable undeveloped designated and zoned areas (with and without existing lots) that are available to meet current and future needs of the type of development being proposed.

.6 In reviewing development applications, Council will encourage the most appropriate use and development of land and other resources by:

(a) protecting and enhancing the agricultural industry and promoting best management practices for agricultural operations including newly siting or expanding livestock operations;

(b) maintaining a harmonious relationship between agriculture and agricultural industries and recreation, two important economic activities of the Municipality;

(c) protecting and strengthening the viability of existing urban communities in the Municipality;

(d) discouraging scattered and haphazard farm and non-farm developments or urban forms of development in the RURAL/AGRICULTURE AREA of the Municipality;
(e) minimizing and/or mitigating the risk to the extent possible associated with natural hazards such as flooding, erosion or bank instability that may be associated with future development in the Municipality;

(f) protecting the environment by supporting new or expanding development that satisfies all applicable provincial regulatory requirements and guidelines; and

(g) promoting sound management practices for all resource development.

.7 In considering new development for approval, Council shall consider and plan proactively to address the long-term land use and development impacts that new development may have on the community and in particular how that growth and development may drive the need for siting of new or expanded educational facilities in the Municipality. Local schools, divisions and the Public School Finance Board have been consulted to ensure this Development Plan contains appropriate policies to support the needs of the Public School Finance Board and the local School Division. Consultation with the Public School Finance Board and local School Division will occur if Riverdale Municipality seeks to adopt any secondary plans subsequent to the adoption of the Riverdale Planning District Development Plan.

.8 No new or expanded development, including proposed subdivisions shall be approved unless there are facilities and the capacity in place to adequately manage all of the waste (i.e., solid, liquid, septage, etc.) that will be generated.

(a) Where such facilities with sufficient reserve capacity do not presently exist within the Municipality, Council may, subject to the approval of provincial authorities having jurisdiction, enter into an agreement with another municipality with facilities and sufficient reserve capacity in place and a willingness to accept all of the solid and/or liquid wastes generated by the proposed development until such time as such the required facilities and capacities exist within Riverdale Municipality.

2.4.3 Utilities & Municipal Services

.1 Essential activities of government and public and private utilities including alternative energy generating systems such as but not limited to wind or solar energy generating systems may be allowed as conditional uses in selected land use designations. Special consideration shall be given by Council to developing siting, setback and development standards in the Riverdale Municipal Zoning By-law for uses such as but not limited to as alternative energy generation systems (solar, wind, etc), telecommunication towers and maintenance yards to ensure they will minimize adverse impacts and potential land use conflicts with neighboring land uses and transportation systems (rail lines, municipal roads and the provincial highway system).

.2 Co-operation will be encouraged with utilities such as but not limited to Manitoba Hydro, CentraGas and MTS Allstream to ensure the provision of their services in the most economical and efficient manner possible.
3. Prior to installation of major utility systems, such as hydro transmission lines, private for profit and/or co-op wind or solar energy systems and/or fiber optic telephone cables, these companies are encouraged to consult with Council on matters such as route selection and impacts on local road systems.

4. Existing public and private utilities should be protected from incompatible or potentially incompatible land uses which may threaten or adversely affect their operation.

5. Co-operative and inter-municipal servicing initiatives will be encouraged including possible revenue sharing agreements to equitably share costs and benefits of future development in the Municipality.

6. In order to minimize human exposure to the undesirable effects of such uses as municipal wastewater facilities (lagoons) lagoons and waste disposal sites, development in the vicinity of these facilities should be limited to open space, agricultural and industrial (e.g. non-residential) uses which would not be adversely affected by these facilities. Such facilities shall be located in accordance with all applicable provincial regulatory requirements.

7. Riverdale Municipality will provide facilities to dispose of solid waste and sewage waste in a sanitary, economical and orderly manner by planning in advance for the location and development and/or expansion of landfill sites and wastewater treatment facilities (lagoons).

8. Future developments in the urban communities of the Municipality will be connected to existing water distribution and wastewater collection systems where these municipal services are already provided. Residential development as provided for in this Plan in designated “RR” and “SR” Areas may be developed on full or partially serviced lots or in designated areas utilizing on-site services providing the lots are large enough to accommodate on-site sewage disposal systems in accordance with the regulatory requirements of the provincial authorities having jurisdiction.

9. Where development will cause the Municipality to develop, alter, enlarge or expand a public sewerage and/or water system, Council will adhere to all applicable provincial regulatory requirements, and ensure that all required engineering data supporting the proposal has been forwarded to provincial authorities having jurisdiction for review and approval (where required) prior to development.

10. No new or expanded development, including proposed subdivisions shall be approved unless there are facilities and the capacity in place to adequately manage all of the waste (i.e., solid, liquid, septage, etc.) that will be generated.

   a. Where such facilities with sufficient reserve capacity do not presently exist within the Municipality, Council may, subject to the approval of provincial authorities having jurisdiction, enter into an agreement with another municipality with facilities and sufficient reserve capacity in place and a willingness to accept all of the solid and/or liquid wastes generated by the proposed development until such time as such facilities and capacities exist within Riverdale Municipality.
2.4.4 Hazardous Uses

.1 Facilities or developments, exclusive of railways and highways, which manufacture, handle, store or distribute hazardous materials will be governed by the following:

(a) wherever possible, new facilities shall be separated from urban areas and buildings used for human occupation;

(b) hazardous facilities shall not be located closer to dwellings than permitted or recommended or required by provincial authorities having jurisdiction;

(c) where new development of a potentially hazardous use is proposed, information may be required by Council or any provincial authority having jurisdiction relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering and containment of such activities from adjacent uses; and

(d) bulk fuel storage facilities shall be established in areas of the Municipality where risks to the health and well-being of residents can be minimized.

.2 Development proposals that are potential sources of pollutants should safeguard sensitive areas susceptible to both surface and subsurface pollution. Such proposals include livestock operations, municipal or private wastewater facilities (lagoons), waste disposal grounds, on-site septic systems, commercial and chemical fertilizer storage facilities, bulk fuel tanks and similar uses.

2.4.5 Natural Areas & Environmental Conservation

.1 Natural areas and habitats on public and private lands should be protected from incompatible or potentially incompatible uses where:

(a) rare or endangered flora and fauna have received provincial designation and protection under either the Manitoba Endangered Species Act or the Federal Species At Risk Act;

(b) lands have received provincial designation and protection under the Protected Area Initiative;

(c) lands have been identified as Wildlife Management Areas;

(d) private lands have been voluntarily protected by landowners under Conservation Agreements or other Memorandum of Agreements; or

(e) sensitive wildlife, aquatic habitat including quality wetland habitat and riparian areas and other ecologically significant areas have been identified.

.2 The identification and protection of natural areas and wildlife and fisheries habitats will be encouraged within the Municipality. Protection of habitat on private lands
should be encouraged wherever feasible as the maintenance of wildlife populations and bio-diversity rely not only on Crown land but also on private land stewardship.

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

.4 Riverdale Municipality is a member of the Little Saskatchewan River Conservation District and coordination of development activities will be encouraged between the Municipality and the Conservation District.

.5 Developments and the use of land adjacent to provincial parks, wildlife management areas, or other protected areas will be reviewed by the provincial authorities having jurisdiction to ensure that future development or changes in land use will not adversely affect the sustainability of the area or the resident flora and fauna.

.6 Development plan and municipal zoning by-law mapping shall identify land designated by order-in-council and/or regulation by the Province, e.g., provincial parks, wildlife management areas, crown lands etc.

.7 Remaining wooded lands should be protected in their natural state as much as possible, particularly those that have high wildlife value and/or extreme topographic relief.

.8 Council may consult with provincial authorities having jurisdiction regarding management of wildlife resources which may be causing nuisance or life safety problems in the Municipality.

.9 Proposed developments located near/adjacent to waterways/bodies that have the potential to alter, disrupt or destroy aquatic habitat, including the riparian area, will be referred to provincial authorities having jurisdiction for review, comment and approval (where required) prior to development.

.10 Proposed developments within 1 mile of a wildlife management area, provincial parks or other protected area will be forwarded to the provincial authorities having jurisdiction for review, comment and approval (where required) prior to development to ensure that future development or changes in land use will not adversely affect the sustainability of the area or the resident flora and fauna.

.11 Where privately initiated habitat conservation land leases or land transfers are proposed, the provincial authorities having jurisdiction will be encouraged to consult with Riverdale Municipality prior to approving the designation of a private habitat conservation area.

.12 Inter-municipal co-operation is encouraged in the application and implementation of measures to protect the municipality’s natural environmental resources.
2.4.6 Sensitive Lands, Flooding & Erosion

.1 Development will generally be directed away from environmentally sensitive areas. Sensitive lands include the following:

(a) lands subject to flooding – Lands subject to flooding are lands that would be flooded by a 100 year flood, a recorded flood exceeding the 100 year flood, or a flood level specified by provincial authorities having jurisdiction in areas protected by flood control works;

(b) lands subject to water erosion - are all lands which would, within a 50 year period, be eroded due to the action of water contained in an adjacent waterway or water body;

(c) lands subject to other hazards such as landslides, subsidence and/or bank instability – those lands that may be subject to subsidence due to down slope soil movement or where actual effects of such hazards have occurred or have been predicted including lands on or above a slope adjacent to a waterway or waterbody; and

(d) lands adjacent to surface water bodies which have the potential to be flood prone due to slope, topography or elevation.

.2 Environmentally sensitive lands as described in PART 2: Section 2.4.6.1 (above) should not be developed unless a detailed geo-technical and surface drainage investigation is prepared at the proponent’s expense, by a qualified engineer licensed to practice in Manitoba, prior to approval by Council. Said engineering investigation must demonstrate to Council and provincial authorities having jurisdiction that potential risks are minimal and/or mitigative measures will be designed and put in place to ensure continuous operation of the development in an undamaged state at all times. Such mitigative measures may include but are not limited to flood-proofing, construction above the design flood elevation plus appropriate freeboard in accordance with the standards established by provincial authorities having jurisdiction, preparation of an area drainage/grading plan and/or storm water management plan, verification of the availability of a potable water supply of sufficient quality and quantity to meet the potable water needs of the proposed development in a manner that will not be susceptible to surface or subsurface contamination.

.3 Best management practices for agricultural activities within riparian areas should be adopted and observed.

.4 Notwithstanding PART 2: Section 2.4.6.1 through to and including PART 2: Section 2.4.6.3 of this PART (above), it may not be practical or desirable for economic or social reasons to restrict certain types of development on lands that are environmentally sensitive areas. New development should, however, be carefully controlled and planned to ensure that it is compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:

(a) proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
(b) there shall be no added risk to life, health or personal safety;

(c) the construction of new structures and/or buildings shall not be permitted within flood hazard areas unless the hazard can be protected against. Flood protection measures must protect to the design flood elevation plus appropriate freeboard in accordance with the standards established by provincial authorities having jurisdiction. Structures and services should be protected against damage and should be fully functional during hazard conditions;

(d) activities or construction of new structures and/or buildings shall not be permitted in areas with steep slopes exist or in areas subject to erosion or bank instability unless adequate erosion control or bank stabilization measures are implemented. Only erosion control or bank stabilization measures designed by a qualified professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) will be accepted; and

(e) existing tree and vegetation cover should be preserved where possible to reduce erosion and assist in maintaining bank stability.

.5 Development proposals in flood plain hazard areas shall be referred to the provincial authorities having jurisdiction for review, comment and approval (if required), prior to development and approval by the Council of Riverdale Municipality.

.6 In order to provide adequate protection to development from potential flooding, erosion, bank instability or subsidence on lands adjacent to waterways or waterbodies and in areas where the specific hazard has not been determined, structures shall be set back from those waterways and/or water-bodies a minimum distance of 10 times the height of the bank above the channel grade or shoreline. This requirement may be reduced if, a professional engineer licensed by the Association of Professional Engineers and Geoscientists of the Province of Manitoba (APEGM) conducts a detailed investigation at the cost of the proponent and said engineer determines the setback may be reduced subject to the implementation of any mitigative measures recommended by said engineer. The proponent may be required by Council to provide it with a stamped and signed letter of assurance from the engineer attesting to his/her findings.

2.4.7 Water & Shoreland

.1 Development will be advocated in a manner which ensures that waterways, waterbodies, shoreland areas and groundwater resources are sustained, and that existing land uses are not negatively impacted. APPENDIX “B” REFERENCE MAP 1 herein, shows the sand and gravel aquifers within Riverdale Municipality. Development or activities that may cause pollution under normal operating conditions or by accident should be discouraged from locating in areas with plentiful and high quality groundwater supplies including potable water sources. Where developments are allowed to proceed in these areas, appropriate mitigation plans or measures to protect the groundwater resources may be required, when necessary.
The Riverdale Development Plan

.2 The preservation and reintroduction of native vegetation through natural succession or assisted planting will be encouraged in riparian areas, such as along all waterways and water-bodies to stabilize banks, filter run-off and maintain the quality of water in these surface waterways. Within this riparian area no more than 25% of the area should be altered for development such as pathways, docks, boathouses, etc. Docks, boathouses and other shoreline developments shall be sited, built and maintained in a manner so development meets the requirements of provincial authorities having jurisdiction. No alteration to near shore aquatic habitats will be allowed unless the activity adheres to a specific Department of Fisheries and Oceans Canada operational statement and/or is reviewed by the Department of Fisheries and Oceans Canada.

.3 Waterways, waterbodies and shorelands in Riverdale Municipality may require additional protection to limit impacts of development. This may be achieved through local land use planning programs and co-operation with provincial programs. The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, waterbody or shoreland; the need for public access; environmental characteristics; and economic potential will all have a bearing on the method of protection adopted. In order to provide protection, Municipal or Crown shoreland reserves may be created.

.4 The Designated Rivers Reservoir Area which is located around and north of Lake Wahtopanah is illustrated in APPENDIX “B” REFERENCE MAP 6 herein. Development within the designated Rivers Reservoir Area is subject to the requirements under Designated Reservoir Areas Regulation MR–22/88R, as amended, and all proposed buildings and structures proposed within the designated reservoir area must obtain a permit from the provincial authority having jurisdiction prior to the commencement of construction.

.5 For project proposals requiring self-supplied water, the proponent is directed to contact the provincial authority having jurisdiction to determine if their proposed water use requires licensing under provincial legislation. If a license is required, development approval may be withheld until such time as either a groundwater exploration permit or surface water development authorization is issued by the provincial authority having jurisdiction.

.6 Any undertaking of drainage work will require authorization from the provincial authority having jurisdiction prior to the commencement of development.

.7 Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas identified by the Province. These areas are illustrated in APPENDIX “B” BACKGROUND STUDY REFERENCE MAP 2 herein. Also shown on this background reference map is Riverdale Municipality’s waste disposal ground located at Pt. NW 9-12-21WPM. Where it is not feasible or practical to direct development away from groundwater sensitivity areas, such development or activities which could cause pollution may be considered in groundwater sensitivity areas provided:
(a) it can be proven by a detailed engineering / hydro-geological investigation, prepared by qualified professional engineer licensed to practice in Manitoba, that the proposed activity will not cause pollution of the groundwater supply; and

(b) appropriate precautionary measures, have been or will be taken to sufficiently mitigate the risk of endangering the quality or quantity of the water supply used for domestic potable water supply purposes.

2.4.8 Transportation

.1 Existing and proposed aircraft landing fields and aerial approaches within Riverdale Municipality should be protected from incompatible or potentially incompatible land uses that may adversely impact their operation and/or endanger public safety. The Riverdale Municipal Zoning By-law may establish mutual separation standards between new development adjacent to an airport and/or existing or proposed public or private aircraft landing fields and airstrips.

.2 All proposed development located adjacent to the provincial highway system shall comply with the regulatory requirements of provincial authorities having jurisdiction.

.3 Compatible land uses (for example, agriculture and resource-related uses may be allowed adjacent to the provincial highway system where interference with other resources is minimized and the safe and efficient operation of the provincial highway system is maintained.

.4 Proposed developments and subdivisions adjacent to the provincial highway system should be guided by an overall concept plan that establishes an internal road network that ties in with and complements the existing and planned highway network of the area so as to minimize the number of direct access points onto a highway. The development shall be reviewed by the provincial authorities having jurisdiction prior to approval to determine if and how the development may proceed.

.5 Proposed development which contributes to the evolution of a row of lots each relying on direct access to the highway will not be allowed.

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

.7 Land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic should locate in planned locations in proximity to major roadways, including provincial roads and provincial highways. Direct access to the provincial highway system will be discouraged whereby access should be via the municipal road system to the provincial highway system.
.8 New development which have the potential to generate significant vehicle traffic should be directed away from those areas and land uses where such levels of traffic could endanger public safety.

.9 When evaluating development proposals, the potential impact on the existing transportation system will be considered. Development proposals that are incompatible with the existing transportation system may be rejected if an agreement cannot be reached between provincial authorities having jurisdiction and the proponent to ensure compatibility and to provide road upgrading (where required).

.10 Highway commercial type development located adjacent to PTHs and PRs shall be located and directed to planned and designated areas where there is access available from major roadways, including provincial roads and provincial trunk highways. Access to the provincial highway system to said highway-commercial development should be via the local road system.

.11 Development that is being proposed within the control areas of provincial roads and provincial trunk highways under provincial authority will be subject to approval by provincial authorities having jurisdiction, prior to final municipal approval.

.12 Where a local authority has control over roadways, access to a new development adjacent to such roadways will be subject to approval by that traffic authority.

.13 Local road networks should be planned and designed economically in order to service both existing and future development.

.14 Development proposals within the vicinity of the provincial highway system should be circulated to provincial authorities having jurisdiction for review, comment and approval (if required). Development that may have a significant impact on the highway system regardless of location or jurisdiction should also be circulated accordingly.

.15 The location and construction of an access onto the provincial highway system in Manitoba will be subject to approval by the provincial authority having jurisdiction.

.16 Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways (e.g. residential uses, hospitals) should be encouraged to locate where there is adequate separation from these corridors and/or incorporate mitigative measures such as but limited to buffering, berming, establishing shelterbelts and/or use of acoustical fencing to minimize potential adverse impacts.

.17 Where an area of development is bordered on one side by a major transportation corridor or facility (such as a highway or railway), new development shall, where appropriate, be directed to the existing developed side of the road to avoid the need for local traffic to cross the corridor or facility.

.18 Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances shall be approved by Riverdale Municipality. Consideration should also be given to leaving undeveloped
road allowances in their natural state unless required for road development. These areas provide important wildlife habitat and travel corridors for wildlife.

19 Where there are existing or anticipated high volumes of truck traffic and the Municipality is the traffic control authority, Council may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors within communities.

20 The local road or street network associated with any type of proposed development should be designed to interconnect with the existing road and street system and provide well planned inter-connections with the surrounding road and street system of neighboring areas.

21 Development that may have a detrimental impact on the safe and efficient operation of the provincial highway system shall not be allowed unless mitigative measures suitable to the provincial authorities having jurisdiction are incorporated into the development with the cost of any highway improvements required to accommodate development to be the responsibility of the developer.

22 Subdivisions and/or development will not be permitted in areas designated for highway widening or expansion unless provisions acceptable to provincial authorities having jurisdiction are made to accommodate future widening or expansion.

2.4.9 Mineral Resources

There is economically valuable sand and gravel and other mineral deposits located within Riverdale Municipality that are essential raw materials required for present and future infrastructure requirements. They are identified in Appendix “B” Reference Map 3 herein.

1 Areas designated by provincial authorities having jurisdiction as being of high aggregate, mineral, oil or gas potential shall be protected from incompatible and potentially incompatible land uses that would restrict exploration and development.

2 Areas designated by provincial authorities having jurisdiction as being of medium aggregate, mineral, oil or gas potential, incompatible and potentially incompatible land uses may be allowed following review and approval by provincial authorities having jurisdiction.

3 The remaining mineral resources are of low potential and no development restrictions apply.

4 Existing aggregate, mineral, oil or gas operations should be protected from incompatible and potentially incompatible land uses such as, but not limited to cottage and rural residential and recreational uses until the resource(s) have been harvested and the lands have been rehabilitated in accordance with applicable provincial regulatory requirements.
.5 In areas with known aggregate, mineral, oil or gas resources, or areas having high discovery potential for these resources, uses should be limited to non-intensive agriculture (e.g., grazing, cropping, forestry), temporary uses or other uses that will permit access to the resource.

.6 The exploration, development, production and termination of all aggregate, mineral, oil or gas resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining uses.

.7 Rehabilitation of depleted aggregate pits and quarries shall be the responsibility of the owner/operator of the site utilizing funds established for this purpose by the provincial authority having jurisdiction.

.8 Land uses which may be sensitive to the inherent characteristics of aggregate extraction and processing (such as residential or certain types of commercial, institutional or recreational uses) shall not be allowed within an appropriate distance of the existing or anticipated limit of current and future aggregate extraction. These areas are depicted on the mineral resource planning map contained in REFERENCE MAP 3 of Appendix “B” attached to this by-law.

.9 Proposed non-resource related developments in areas designated as moderate or high quality aggregate or mineral extraction and development shall require a site specific analysis conducted by a professional qualified engineer or geoscientist to determine the quality and extent of the deposit including feasibility of extraction.

.10 Crown mineral land that contains a valid mineral disposition under the authority of the Mines and Minerals Act shall be protected from conflicting surface land uses and be designated as high quality.

2.4.10 Heritage Resources

.1 The identification of heritage resources should be encouraged within Riverdale Municipality.

.2 Heritage resources should be protected where:

(b) buildings or landscapes have received municipal and/or provincial heritage designation;

(c) buildings or landscapes are in the process of receiving or are being considered for municipal and/or provincial heritage designation;

(d) buildings or landscapes have been developed and operate as heritage sites; or

(e) where there are areas where heritage resources are believed to be upon or within or beneath a site.

.3 Existing heritage resources should be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
The development, designation and preservation of heritage resources should be coordinated with other heritage and recreational resources in the region, existing and proposed, to maximize interpretive value and tourism potential.

Sites and groupings of sites with heritage potential will be considered for designation as municipal heritage sites under The Heritage Resources Act, and/or municipal heritage conservation zones under The Planning Act.

Any proposed development, subdivision, changes in land use, demolition or alteration affecting areas having historic or heritage resource potential be referred to the Manitoba Historic Resources Branch for their review and comment.

In accordance with the Heritage Resources Act, the impacts of projects that may be in the vicinity of heritage resources will be assessed, and every effort will be made to minimize the impacts on heritage resources.

The subdivision or development of areas and sites having historic, architectural, or archaeological significance may be considered only after consultation with those provincial authorities having jurisdiction and an examination of the site or area to determine if the heritage resources would be endangered.

2.4.11 Outdoor Recreational Resources

Appendix “B” REFERENCE MAP 4 herein, identifies land capability for recreation for Riverdale Municipality utilizing the seven class Canada Land Inventory System (CLI). PART 3: Section 3.3.7 Seasonal Recreation Development herein, provides policies for seasonal recreation types of development in Riverdale Municipality.

Areas with high recreational capability, Classes 1-3 Canada Land Inventory (CLI) for recreation, containing interesting and/or rare natural features should be protected for outdoor recreation and related uses. Development in areas adjacent to recreational areas should not negatively impact the use of the recreational area.

Areas with lower recreational capability, Classes 4-5 Canada Land Inventory (CLI) should be protected where high recreation capability resources are not sufficient to satisfy local and regional needs. Classes 6-7 Canada Land Inventory (CLI) lands may only sustain low intensity activities or simply provide open space.

Designated SEASONAL RECREATION AREAS and areas adjacent to Lake Wahtopanah and other waterbodies in Riverdale Municipality should be protected from incompatible or potentially incompatible land uses which may threaten the integrity and/or operation of these significant recreational resources.

Proposed recreational development should provide for on-going public access to and use of natural resources (e.g., lakes and streams).

Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period.
PART 3: RURAL POLICY AREAS

3.1 Introduction

This section of the Development Plan outlines objectives and policies for the Rural Policy Areas within Riverdale Municipality. Rural Policy Areas are differentiated from Urban Policy Areas by less dense development and larger land parcels, with agriculture and resource-related activities being the dominant land uses. Rural Policy Areas depend on urban communities for a range of commercial and public services and facilities. In Rural Policy Areas, public services such as a municipal piped water distribution systems and/or piped wastewater collection, treatment and disposal systems are less common or do not exist.

Rural Policy Areas within Riverdale Municipality contain agriculture, single and multi-lot rural residential developments, seasonal recreation (cottage) development, open space and recreation uses and agro-commercial/industrial developments. These uses are provided for in accordance with the following development plan designations:

(a) “R/A” RURAL/AGRICULTURE AREA;
(b) “RR” RURAL RESIDENTIAL AREA;
(c) “SR” SEASONAL RECREATION AREA;
(d) “O/R” OPEN SPACE/RECREATION AREA; and
(e) “MR” INDUSTRIAL RURAL AREA.

3.2 Objectives

.1 To protect the dominant role of agriculture and resource-related activities within the Municipality and provide for a full range of agricultural activities including livestock operations on prime and viable lower class lands that are being used for agricultural purposes.

.2 To minimize the unnecessary fragmentation of large land parcels as a means of protecting the long term agricultural viability and rural character of Riverdale Municipality.

.3 To encourage economic development, growth and diversification in an orderly, efficient manner that will maintain and protect the dominant role of agriculture and resource-related activities in the RURAL / AGRICULTURE AREA of Riverdale Municipality.

.4 To recognize the distinct differences and required land use management practices between large livestock operations, small-scale livestock operations, mixed farms and specialized agricultural operations and to make provision for their continued presence within the RURAL / AGRICULTURE AREA of Riverdale Municipality.

.5 To recognize that within the RURAL / AGRICULTURE AREA of Riverdale Municipality, some legitimate rural uses associated with agriculture, residential, agro-commercial and industrial, and recreational activities and protected natural areas and conservation areas must be accommodated in such a manner that not
only supports and enhances the continued viability of the Municipality but also
minimizes potential for land use conflicts and maintains a healthy natural
environment.

.6 To encourage development and growth which is sustainable, and which efficiently
uses land and existing road networks and existing and future planned wastewater
and potable resources efficiently and effectively.

.7 To promote development which is compatible with adjacent land uses, both
existing and anticipated.

.8 To maintain the character and quality of life presently enjoyed by those living in the
rural areas of the Municipality.

.9 To encourage growth and development in rural areas in a manner that is
compatible with and complementary to the objectives and policies for urban areas
in the Municipality.

.10 To work co-operatively with provincial authorities having jurisdiction in maintaining
and improving the water quality of all water resources in the rural areas of
Riverdale Municipality in accordance with all applicable provincial regulatory
requirements.

3.3 Policies

3.3.1 General

.1 The Rural Policy Areas of Riverdale Municipality are divided into five (5) land use
designations. The extent of each of the five (5) land use designations are
illustrated on APPENDIX “A” DEVELOPMENT PLAN POLICY MAPS 2, 3, 4 and
5 and are as follows:

(a) The “R/A” RURAL/AGRICULTURE AREA designation provides support for
a full range of agricultural activities including livestock operations and a
limited amount of single-lot rural land uses such as rural residences, resource
related development (e.g. sand and gravel extraction) agro-commercial and
agro-industrial uses such as but not limited to storage of agricultural
chemicals, grain transfer elevators, sand, soil, aggregate and/or landscape
contracting operations which require large sites and separation from urban
centres because they may pose a hazard or nuisance to an urban centre;

(b) The “RR” RURAL RESIDENTIAL AREA designation provides for planned
multi-lot residential development on residential parcels where the keeping of
small amounts of non-commercial animals not constituting a “livestock
operation”, may be allowed subject to satisfying requirements in the Riverdale
Municipal Zoning by-law;

(c) The “SR” SEASONAL RECREATION AREA designation provides for seasonal and/or year round permanent residential and cottage development
and a full range of recreation development such as campgrounds, marinas,
resorts and related commercial activities;
(d) The “O/R” OPEN SPACE RECREATION AREA designation provides for outdoor recreation development, more particularly the Riverdale Golf and Country Club Ltd; and

(e) The “MR” INDUSTRIAL RURAL AREA designation provides for planned multi-lot agro-commercial and agro-industrial development on large lots.

.2 New development in each of the land use designations used in Rural Policy Areas of Riverdale Municipality should be located so as to be compatible with other existing or proposed uses.

.3 New non-farm development (i.e., “RR”, “SR”, “O/R” and “MR” type development) should be directed away from prime agricultural lands and viable lower class agricultural lands (where possible) and existing or proposed livestock operations.

.4 New development in each of the land use designations used in Rural Policy Areas of Riverdale Municipality should be located to be compatible with existing or potential resource extraction or harvesting operations.

.5 Proposed development in Rural Policy Areas of Riverdale Municipality, which by virtue of their use, land requirements and/or servicing requirements, would compete, with Urban Policy Areas should be directed towards Urban Policy Areas as provided for in PART 4 herein.

3.3.2 Agriculture

.1 The RURAL/AGRICULTURE AREA should be preserved for a full range of agricultural activities including livestock operations on prime agricultural lands and on viable lower class lands that are being used for agricultural production. Prime agricultural lands should not be developed for non-agricultural uses, unless there is no suitable alternate site or if the development meets an important public need.

.2 To support the ongoing viability of agricultural operations including livestock operations, lands in the RURAL/AGRICULTURE AREA should be maintained in large parcels generally of eighty (80) acres or more in area.

.3 Notwithstanding clause .2 (above) small land holdings less than normally required for general agricultural activities (i.e. generally 80 acres) that are being proposed for a specialized agricultural operation such as but not limited to an apiary, nursery, greenhouse or specialized livestock operation may be considered for approval, provided that such developments are compatible with other existing agricultural operations, are considered commercially viable and are of a size that is appropriate for the intended use. Only one such agricultural subdivision of the type described herein shall be allowed per existing title where that parcel is generally 80 acres or more in size, and the parcel being proposed for subdivision is in conformance with all applicable provincial regulatory requirements. In considering whether an existing titled parcel of agricultural land may be further subdivided for the agricultural purposes described herein, all existing agricultural subdivisions in a quarter section of land shall be considered in calculating the total number of subdivisions that have already been approved.
.4 Existing agricultural operations including livestock operations which operate with generally accepted farm management practices and are in conformance with all applicable provincial regulations should be protected from new development which might unduly interfere with the continued operation of the agricultural operation/activity. Specifically, non-farm residential development and recreational development will be discouraged in close proximity to existing livestock operations in order to minimize potential for land use conflicts and help to maintain the ongoing viability of existing livestock operations. The siting of new rural residential and recreational developments shall comply with the minimum mutual separation distances between livestock operations and un-related single residences as set out PART 3: Section 3.3.4 herein and as further detailed in Riverdale Municipality’s Zoning By-law.

.5 APPENDIX “B” REFERENCE MAP 5 identifies soil capability for agriculture based on the 7 class Canada Land Inventory system. Classes 1 – 3 represent the prime agricultural land for field crop production. The lower class lands (4 – 5) are marginal for cultivation and are capable of perennial forages, native forages and pasture, class 6 lands are capable of producing native forages and pastures but improvement is not feasible and class 7 and organic lands are considered unsuitable for dry land agriculture. Note that the scale of mapping is reconnaissance level (1:126,720) and the determination of site specific CLI Soil Class for a specific parcel will be determined by the provincial authority having jurisdiction. If a development proponent wishes to challenge the CLI Soil Class findings of the provincial authority having jurisdiction for a particular parcel or area of land, he or she may do so at their own expense in accordance with a soil testing/sampling methodology performed by a qualified professional acceptable to the provincial authority having jurisdiction.

3.3.3 Livestock Development Strategy

The main objectives of this strategy are:

.1 To maintain a high quality of life within the whole Municipality through viable and compatible rural economic development activities, with an understanding that the rural areas must first and foremost be able to develop and sustain a viable agricultural industry.

.2 To maintain existing livestock operations and provide for their reasonable expansion given their location in proximity to conflicting land uses and sensitive environmental features.

.3 To provide opportunities for new livestock operations on prime agricultural land and viable lower class agricultural lands, where given their proposed size and density, they are compatible with surrounding land uses and sensitive environmental areas.

.4 To recognize the need for size and location restrictions for newly siting or expanding livestock operations adjacent to Lake Wahtopanah, major rivers, single-family rural residences, sensitive ecological areas, designated RURAL RESIDENTIAL and SEASONAL RECREATION AREAS and Urban Policy Areas in order to minimize the potential for land use conflicts and ensure the sustainable development of the land base.
3.3.4 Livestock Operations Policies

Livestock operations are an important component of the agricultural industry in Riverdale Municipality. The RURAL/AGRICULTURE AREA designation is generally available to support a full range of livestock operations of different sizes. In some situations, these types of operations may have potentially adverse effects on nearby developments and the local environment primarily due to factors such as odour, noise, insects, and management practices that require interaction with the environment. Newly siting and/or expanding livestock operations need to be carefully planned and located to minimize the potential for pollution in groundwater sensitivity areas and in areas adjacent to waterbodies and rivers of the Municipality.

.1 In order to provide a measure of protection for surface water quality, livestock operations adjacent to or near water bodies shall be subject to the following setback requirements:

(a) the facilities of all newly siting or expanding of livestock operations as defined in The Planning Act will not be allowed within:

(i) a distance of 330 feet (100 metres) of the ordinary high water mark of any surface watercourse, waterbody, sinkhole, spring, well and/or property boundary, nor

(ii) within any riparian areas.

(b) additional buffering is considered appropriate for the Little Saskatchewan, Assiniboine and Oak Rivers, as they are significant regional waterways, with significant recreational potential, and are potable water sources for downstream communities. A minimum separation distance of approximately 2000 feet (609.6 metres) shall be maintained between the ordinary high water mark of the Little Saskatchewan, Assiniboine and Oak Rivers and any newly siting livestock operations;

(c) existing livestock operation facilities that are located within the setback distances set forth in (a) and (b) above, may be expanded provided that all expansions will be located a minimum of 330 feet (100 metres) from the high water mark of the Little Saskatchewan, Assiniboine and Oak Rivers; and

(d) For undeveloped RURAL/AGRICULTURE AREAS around portions of Lake Wahtopanah, an 800 foot (243.8 metres) wide buffer from the ordinary high water mark and up the backshore of the lake shall be established where no newly siting or expanding livestock operation 100 animal units (AU) or more in size cumulative across species will be allowed to locate or expand. Further, all newly siting or expanding of livestock operations up to 99 (AU) in size cumulative across species within this 800 ft (243.8 metres) buffer will require approval by Council as a conditional use.

.2 When a newly siting or expanding livestock operation is being proposed in the RURAL/AGRICULTURE AREA where there is known mineral potential as shown in APPENDIX “B” REFERENCE MAP 3 herein, the provincial authority having jurisdiction will be consulted to determine the site specific quality and status of the mineral resource and site’s suitability for development. In regards to the potential

The Riverdale Development Plan 31
for a proposed site to support a new or expanding livestock operation, proponents are advised of the following:

(a) all newly siting or expanding livestock operations shall not be located on high quality mineral resource deposit potential areas as defined by the provincial authority having jurisdiction until such deposits have been removed and the site rehabilitated;

(b) all newly siting or expanding livestock operations may be located on medium quality mineral resource deposit potential areas as defined by the provincial authority having jurisdiction, if approved by the Province and Council; and

(c) all newly siting or expanding livestock operations may be located on low quality mineral resource deposit potential areas as defined by the provincial authority having jurisdiction, if approved by Council.

.3 Development of livestock operations within a mile of all designated Urban Policy Areas (urban communities) and all designated RURAL RESIDENTIAL, SEASONAL RECREATION AND OPEN SPACE/RECREATION AREAS in Riverdale Municipality will be subject to the following:

(a) Within 2640 feet (one-half mile) of any of the designations described in policy .3 (above), there shall be no new livestock operations allowed. All lawfully established existing livestock operations (at the time of adoption of this by-law) shall be deemed to be approved conditional uses and any expansion will be capped to a maximum of 100 animal units cumulative across species;

(b) Between 2640 feet (one-half mile) and 5280 feet (one mile) of any of the designations described in policy .3 (above), newly siting or expanding livestock operations will be capped to a maximum of a total of 300 animal units (AU’s) cumulative across species. Newly siting or expanding livestock operations over 200 animal units (AU’s) cumulative across species in this area shall be treated as conditional uses.; and

.4 Minimum mutual separation distances, the distance between the facilities of a livestock operation and designated areas, including designated Urban Policy Areas (urban communities), rural residential areas, seasonal recreation areas and open space/recreation areas, will be set out the Riverdale Municipal Zoning By-law and will (subject to the restrictions set out in PART 3, Section 3.3.4.3 above), be generally equal to the minimum provincial siting and mutual separation regulations between designated areas and livestock operations.

.5 Minimum mutual separation distances, the distance between a livestock operation and a single farm and/or non-farm residence (excluding any residence of the owner operator of a livestock operation that is located on the same parcel as the livestock operation) may be up to 50% greater than the minimum provincial siting and mutual separation regulations. Because of the limited fragmentation of the land base in Riverdale Municipality and the average parcel size for agriculture, these separation distances should not be too detrimental to livestock development.
.6 **All newly siting or expanding livestock operations, regardless of their location in Riverdale Municipality, with 300 animal units (AU’s) or more cumulative across species are deemed conditional uses and shall be subject to review by a Technical Review Committee of the provincial authorities having jurisdiction;** and if approved shall be subject to Council’s conditions of approval as provided for in *The Planning Act* and shall satisfy the requirements of the Riverdale Zoning By-law, and all applicable provincial regulations.

.7 Newly siting and expanding livestock operations near the border of an adjacent municipality/planning jurisdiction should site their facilities in such a manner as to achieve the minimum required mutual separation distance required between the livestock operation and any adjacent designated areas and/or single residences not associated with the livestock operation within the Riverdale Municipality.

.8 Proponents, owners and operators of livestock operations will be required to develop operate and maintain their operations in accordance with minimum provincial regulatory requirements, minimize production of offensive odours and mitigate potential pollution of soils, groundwater and surface water and limit the potential for land use conflicts with adjacent land uses.

.9 Protection of water quality by responsible nutrient planning will be required in accordance with the all applicable regulations of the provincial authorities having jurisdiction.

.10 All newly siting and expanding livestock operations will be required to locate where they will be generally compatible with surrounding land uses.

.11 Newly siting or expanding livestock operations of ten (10) or more animal units cumulative across species should not be located on soils determined by detailed soils survey, acceptable to the Province at a scale of 1:50,000 or better, to have an Agricultural Capability of Class 6, 7 or unimproved organic soils as described under the Canada Land Inventory. If detailed soil survey information is not available for an area where a newly siting or expanding livestock operation is being proposed, the applicant may be required to provide a detailed soil survey of the site acceptable to the Province at a scale of 1:50,000 or better. Where a proponent is required to provide this detailed soils information, it may be possible to demonstrate that the soils are not Class 6, 7 or unimproved organic soils and may be able to support a livestock operation.

.12 Where a livestock operation is located within one-half (1/2) mile of one or more livestock operation(s), and where these operations are under affiliated ownership, management or control and are of the same type of livestock, or where they share common infrastructure such as manure storage facilities, they shall be deemed to be one combined larger operation for the purpose of interpreting this Plan and the requirements of the Riverdale Municipal Zoning By-law.

.13 Notwithstanding the limitations regarding livestock operations contained herein, livestock facilities for 9 or fewer animal units (AU) cumulative across species owned for personal use and recreation that are accessory to a farm or rural residence may be allowed within RURAL/AGRICULTURE, RURAL RESIDENTIAL and SEASONAL RECREATION AREA designations, subject to satisfying the
requirements of the Riverdale Municipal Zoning By-law, and the size of the parcel is appropriate for the intended use.

.14 Council and proponents of livestock operations will be encouraged to have regard for the advice and recommendations of provincial technical review committee advisors regarding the proposed siting and development of newly siting or expanding livestock operations particularly those of 300 or greater animal units (AU) cumulative across species. New and expanding livestock operations will be evaluated on the basis of criteria such as but not necessarily limited to:

(a) type of operation (e.g. cattle, hogs);
(b) total size of operation (e.g. animal units cumulative across species);
(c) water supply (e.g. source and consumption levels);
(d) measures to reduce odours – covers and shelterbelts;
(e) measures to ensure conformity with the municipal zoning by-law;
(f) adjacent land uses (e.g. agricultural, residential, recreational);
(g) provincial regulations governing livestock operations;
(h) reports from appropriate provincial reviewing agencies;
(i) amount of truck traffic generated; and
(j) nature of land base (e.g. soils, crop practice, proximity to surface water);

.15 The Riverdale Municipal Zoning By-law shall in a manner that is generally consistent with the policies of PART 3: Section(s) 3.3.3 and 3.3.4 of this Plan, identify areas in the municipality that are available to support unrestricted, limited and no livestock operation development. This will be achieved through the use of written performance standards and/or the use of zoning district mapping that identifies the areas of Riverdale Municipality that, subject to the policies of this Plan, allow for different levels of livestock development.

3.3.5 Single-Lot Rural Residential Development

.1 Single-Lot Farm and Non-Farm Residential Subdivisions

In designated RURAL/ AGRICULTURE AREAS, a limited amount of subdivision of rural and agricultural land for a single lot farm and/or non-farm residential purpose may be allowed in the following circumstances:

(a) the subdivision of an active or abandoned farmstead site (with or without buildings) that is no longer required as part of an agricultural operation providing there is evidence of any two of the following:

1. A well for domestic purposes;
2. An indication that a farm dwelling previously existed on the site;
3. An existing farmyard shelterbelt

(b) the subdivision of the existing farmstead site or a new non-farm residential parcel is necessary to allow the agricultural producer to continue to reside on his land upon retirement;
(c) a single-lot subdivision for farm residential purposes is required for an individual who significantly participates in the permitted or conditionally approved agricultural operation on an ongoing basis and derives income from it;

(d) a subdivision for a small area of land for a farm or non-farm residence that has been substantially isolated from the balance of an individual’s land holdings and not easily and/or economically farmed due to either man-made or naturally occurring features such as but not limited to a road or rail transportation corridor, water course, drainage works, utility corridor or adverse topography.

(e) In the RURAL / AGRICULTURE AREA a new farm or non-farm residential parcel may be created through the re-subdivision of an existing subdivided farm or non-farm parcel subject to all of the following:

i. Where an existing residential parcel is being re-subdivided, the lot created shall be contained within the existing residential parcel boundaries and should be at least 2 acres in size and less than 10 acres in size;

ii. All farm and/or non-farm residential parcels and the dwellings built thereon shall be developed in a manner generally consistent with the policies of this Plan and in particular all of the policies of PART 3, Section 3.3.5 herein;

iii. All new farm and non-farm parcels shall satisfy the minimum use, bulk requirements for farm and non-farm dwellings as set forth in the Riverdale Municipal Zoning By-law;

iv. All farm and non-farm residential parcels shall satisfy all provincial regulatory requirements for onsite wastewater management systems;

v. All farm and non-farm parcels should have access to a potable water supply. In instances where two adjacent residential parcels are to be served by a single potable water well, it shall be the responsibility of the owners of each affected parcel to consult with provincial authorities having jurisdiction to determine the need for provincial licensing, approvals and/or easement agreements pertaining to the shared potable water well;

vi. Shared accesses to municipal or government roads are encouraged where possible;

vii. Access to all re-subdivided non-farm parcels shall be directly from a municipal or government road.

(f) Where a farm or non-farm residential subdivision is being proposed under one of the circumstances described in (a) through to and including (e) herein, a maximum combined total of two (2) farm and/or non-farm residential parcels may be subdivided from a ¼ section of land. In determining the total
number of proposed farm and/or non-farm residential parcels that are available to be subdivided from a ¼ section of land as provided for in (a) though to and including (e) herein, all existing approved farm and/or non-farm parcels that have already been subdivided from a quarter section of land shall be included in calculating the total number of remaining farm and/or non-farm parcels that may be subdivided out of a ¼ section of land.

.2 Development Criteria Applying to All Single-Lot Farm and Non-Farm Residential Subdivisions

The following development criteria shall apply to all farm and non-farm related residential uses as provided for under PART 3, Section 3.3.5.1 (above) and will be considered by Council in evaluating subdivision applications in designated RURAL/AGRICULTURE AREAS of Riverdale Municipality:

(a) a proposed parcel should be directed away from prime agricultural land, viable lower class lands and existing agricultural operations including livestock operations wherever possible. As a priority, such residential uses should (where possible) be directed to areas where agriculture is less dominant due to a combination of: diversity of landscape features, a predominance of lower class agricultural land, a high degree of land fragmentation, and/or the existence of a mixture of land uses;

(b) the parcel area should not be less than two (2) acres and should be located within existing shelterbelts (where they exist), but should not include cultivated land used for agricultural purposes or be excessive in size or wasteful of the land resource;

(c) subdivision of parcels for farm and non-farm residential uses shall not have the effect of creating potential for a new settlement centre;

(d) the proposed farm or non-farm residential parcel shall be located a sufficient distance from conflicting or incompatible land uses such but not limited to existing or proposed livestock operations, industrial areas, municipal wastewater facilities (lagoons), solid waste disposal areas, landing areas for aircraft, railways, high capability areas for mineral extraction and prime wildlife habitat;

(e) all subdivided farm and non-farm residential parcels must comply with the mutual separation distances for livestock operations as set out in the Riverdale Municipal Zoning By-law.

(f) the parcel shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or reoccurring high water table;

(g) the parcel shall be physically suitable for the proposed use;

(h) a newly created farm or non-farm residential parcel should not restrict the agricultural activities on adjacent agricultural land;
(i) the residential parcel shall not cause groundwater pollution, and shall not adversely affect the water supply for existing users with respect to quality and quantity;

(j) services such as, but not necessarily limited to, drainage, hydro and telephone and legal access to an improved all weather road can be provided at the municipal standard for the area with any costs to be borne by the developer;

(k) the proposed parcel should have access to potable water supply;

(l) the proposed parcel shall be capable of supporting an approved on-site sewage disposal system in accordance with all applicable provincial regulations and have access to a licensed wastewater treatment facility (municipal lagoon) within Riverdale Municipality or another jurisdiction with which Riverdale Municipal Council has in place a wastewater disposal agreement approved by provincial authorities having jurisdiction;

(m) where a farm or non-farm residential parcel is considered appropriate, it should be encouraged to develop in a pattern which efficiently uses land, municipal infrastructure and public services;

(n) all new farm and non-farm residential parcels on the periphery of existing designated urban communities in Riverdale Municipality must be planned so as not to interfere with future urban expansion of said communities;

(o) the cumulative adverse effects of a large number of single-lot farm and non-farm residential subdivisions concentrated in a small area, including new and existing lots in close proximity to one another in the RURAL/AGRICULTURE AREA, may in the future be treated as a rural residential cluster and may in the future be considered by Council for possible re-designation as a designated RURAL RESIDENTIAL AREA;

(p) Council may allow for the keeping of a limited amount of non-commercial livestock used for personal and/or recreational purposes (to a maximum of 9 animal units (AU’s) cumulative across species) on rural farm and non-farm residential parcels in RURAL/AGRICULTURE AREAS subject to further regulation in the Riverdale Municipal Zoning By-law.

3.3.6 Multiple-lot Planned Rural Residential Development

.1 Subdivision for multiple-lot planned rural non-farm residential development may be allowed as an alternative to urban residential or single lot farm and non-farm residential development in designated RURAL RESIDENTIAL AREAS as illustrated in APPENDIX “A” DEVELOPMENT PLAN POLICY MAPS 3 and 4. Development within existing or newly proposed designated Rural Residential Areas shall be subject to the all of the following development criteria:

(a) the residential development shall be directed away from prime agricultural lands, viable lower class lands and existing agricultural operations (including livestock operations) wherever possible;
(b) the residential development shall be located a sufficient distance from conflicting or incompatible land uses such as existing or proposed livestock operations, industrial areas, waste disposal areas, landing areas for aircraft, railways, high capability areas for mineral extraction and prime wildlife habitat. In addition, the proposed multi-lot rural residential development must satisfy the minimum mutual separation distances between the facilities of adjacent livestock operations and the limits of the designated RURAL RESIDENTIAL AREA being proposed or expanded.

(c) the multi-lot residential development shall not be located in natural hazard areas subject to flooding, inadequate drainage, erosion or with a continuous or re-occurring high water table;

(d) the multi-lot residential development shall not cause groundwater pollution and shall not adversely affect the water supply for existing users with respect to quality and quantity;

(e) the residential development shall have access to a potable water supply;

(f) the multi-lot residential development shall be serviced by provincially approved on-site wastewater management systems or be served by a municipal piped wastewater collection system developed in accordance with all applicable regulations of the provincial authorities having jurisdiction. In addition, said rural residential development must have access to and use of a solid waste disposal facility and licensed municipal wastewater treatment facility (i.e., municipal lagoon) each with sufficient reserve capacity to accept all of the wastes generated by the proposed development.

   i) Where such solid and/or wastewater facilities with sufficient reserve capacity do not presently exist within Riverdale Municipality, Council may, subject to the approval of provincial authorities having jurisdiction, enter into agreements with other municipalities with facilities and sufficient reserve capacity in place and a willingness to accept all of the solid and/or liquid wastes generated by the proposed development until such time as such facilities and capacities exist within Riverdale Municipality.

(g) services such as, but not necessarily limited to, drainage, hydro and telephone and legal access to improved all weather roads can be provided at the municipal standard for the area with any costs of construction to be borne by the developer or as otherwise may be determined by Council;

(h) the residential development shall not have the effect of creating potential for the creation of a new urban community;

(i) where the multi-lot residential development is considered appropriate it should be encouraged to develop in a pattern which efficiently uses land, infrastructure and public services;

(j) the multi-lot residential development should only be approved when the number and the location of the proposed lots is necessary to meet the needs of
Riverdale Municipality. Riverdale Municipality may require the developer at his own expense, to provide additional information and justification to Council prior to approval or development including engineering investigations undertaken by a qualified engineer licensed to practice in Manitoba dealing with matters such as but not limited to a traffic impact analysis, geo-technical investigation, topographical information including drainage and storm water management plan(s), verification of the availability of an onsite potable water supply and/or a supply and demand study that demonstrates the need for and suitability of a site and/or area of land for a multi-lot rural residential development and its compatibility with existing and proposed land uses in the vicinity;

.2 Any newly proposed multi-lot residential development being proposed on lands currently designated **RURAL / AGRICULTURE AREA** in Riverdale Municipality shall be evaluated by Council with respect to the development’s potential impacts on existing or proposed development on adjacent lands and the degree to which the proposed development is generally consistent with the policies of this Plan. For new multi-lot residential developments, Council may prior to approval require the proponent at his/her own expense to prepare an overall concept plan that addresses matters such as but not limited to site access interior road design, layout and width, lot design, layout and width as well as utilities (telephone, hydro and gas), traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing and/or staging of development and other planning matters.

.3 If Council is generally supportive of a proposed multi-lot residential development being proposed outside of existing designated **RURAL RESIDENTIAL AREAS** in designated **RURAL/AGRICULTURE AREAS** of Riverdale Municipality, the proponent will prior to any development occurring, be required to apply for and obtain approval from Council and the Minister of an amendment to the Riverdale Development Plan re-designating the lands which are the subject of the proposed development as a **RURAL RESIDENTIAL AREA**. If said development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council for a complementary amendment to the Riverdale Municipal Zoning By-law rezoning the subject lands to one or more rural residential zoning district each of which will be characterized by distinct densities of development.

.4 The keeping of a limited amount of non-commercial livestock (to a maximum of 9 animal units (AU’s) (cumulative across species) used for personal and recreational use may be allowed on rural residential lots in designated **RURAL RESIDENTIAL AREAS** subject to further regulation in the Riverdale Municipal Zoning By-law.

### 3.3.7 Seasonal Recreation Development

.1 Recreation is an integral part of the economic activity of Riverdale Municipality. Currently there is one (1) recreational lake (Lake Wahtopanah) in the Municipality with varying degrees and intensities of development ranging from non-intensive recreation activities (e.g. fly fishing) to intensive residential and camping development. This lake is illustrated in **APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 3**. Lake Wahtopanah has recreational development capacity. There
are some permanent dwellings and cottages on this lake. Specific seasonal recreation areas around the lake are designated as **SEASONAL RECREATION AREA** on **APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 3**.

.2 The Riverdale Municipal Zoning By-law may provide for year round permanent and seasonal cottage development in designated **SEASONAL RECREATION AREAS** characterized by varying degrees of municipal services as well as other open space uses including campgrounds, marinas and related ancillary commercial activities which are compatible with existing development and the natural environment. The existing developed portions of lands in this designation should be zoned for seasonal recreation use and all or some of the remaining undeveloped lands may be zoned for low intensity agricultural uses while awaiting development for seasonal recreation type land uses.

.3 New or expanding livestock operations adjacent to Lake Wahtopanah in designated **RURAL/AGRICULTURE AREAS** will be subject to the livestock operations policies of **PART 3: Section 3.3.4** herein and the minimum mutual separation distances between the facilities of a livestock operation and all designated areas including designated **SEASONAL RECREATION AREAS** as shall be set forth in the Riverdale Municipal Zoning By-law.

.4 Where proposals for new seasonal recreation development in designated **RURAL / AGRICULTURE AREAS** (i.e. cottage and permanent dwellings, subdivisions, commercial resorts, etc.) is being proposed, Council may require submission by the developer at his or her own expense and prior to consideration of approval, supporting information and/or studies such as but not limited to one or more of the following: a supply and demand study, a detailed concept plan, engineering and/or and or environmental studies deemed necessary by Council to establish the suitability of the proposed development for the site based on compliance with the policies of this Plan and the environmental carrying capacity of Lake Wahtopanah to support the proposed development at the scale and intensity proposed (see also **PART 5, Section 5.2.9** herein for additional information pertaining to “environmental carrying capacity” studies.

.5 Development within existing or newly proposed **SEASONAL RECREATION AREAS** shall be subject to all of the following development criteria:

(a) seasonal recreation residential development (cottages and permanent dwellings) will generally follow the policies set forth in **PART 3: Section 3.3.6** for multiple-lot rural residential development;

(b) seasonal recreation development should be directed away from prime agricultural lands and viable lower class lands wherever possible as well as away from existing livestock operations, natural resource harvesting areas, and sensitive environmental areas, and will be encouraged to maintain the natural and/or rural character of the landscape;

(c) newly proposed or expanded seasonal recreation development adjacent to Lake Wahtopanah should be carefully evaluated by Council in light of existing local needs and concerns as well as the ability of the municipality to service any new or expanded development.
(d) proposals requiring the establishment of a new designated **SEASONAL RECREATION AREA** may be considered for approval by Council in **RURAL/AGRICULTURE AREAS** of Riverdale Municipality with the exception of lands adjoining water bodies and waterways in any one of the following situations: lands currently managed by or having been selected for future management by: Ducks Unlimited or provincial authorities having jurisdiction or where natural resource management practices would preclude various types of seasonal recreation development until such time as the resource has been harvested.

(e) proposals for extensive seasonal recreational use such but not limited to vacation farms or eco-ranches, riding academies, golf courses, group camps, commercial resorts, recreation concessions, commercial hunting and fishing lodges may be allowed in existing or proposed designated **SEASONAL RECREATION AREAS**.

(f) Other recreational uses such as multi-lot permanent or seasonal cottage development, marinas, campgrounds, playgrounds and similar uses may also be allowed in existing or proposed designated **SEASONAL RECREATION AREAS**. All of these recreational uses shall be subject to the policies of this Plan, the requirements of the Riverdale Municipal Zoning By-law and the regulations of provincial authorities having jurisdiction;

(g) all proposed recreational development shall make provision for adequate drainage systems (internal and external) a potable water supply and wastewater disposal;

(h) all on-site wastewater management systems (septic fields and/or holding tanks) and/or municipal piped water and or wastewater collection systems (where used) shall comply with the regulations of all provincial authorities having jurisdiction.

(i) seasonal recreation development shall occur in a manner that minimizes conflict with adjoining land uses and minimizes the burden for servicing the development by the Municipality with respect to potable water and/or wastewater treatment and disposal. Proposed development that is isolated from existing municipally serviced development (if any) shall be discouraged unless it can be proven by the applicant at his own expense to the satisfaction of Council, that there is a current demand for the proposed type and density of development, that there is a deficiency in supply of this type of proposed development, and agrees that the proposed development may be subject to a development agreement between the Riverdale Municipality and the developer containing provisions relating to roles and responsibilities related to the extension of municipal piped water and/or wastewater services and other services provided by Riverdale Municipality;

(j) permanent and seasonal cottage residential development shall have minimum lot sizes based on resort development aesthetics and the type of sewage disposal system being employed. These lot sizes shall be set out in the Riverdale Municipal Zoning By-law;
(k) where new or expanded multi-lot seasonal recreation development is being proposed in existing or proposed designated SEASONAL RECREATION AREAS, Council may require the proponent to prepare at his/her own expense a detailed concept plan that will accompany any application for an amendment to the Riverdale Development Plan and Riverdale Municipal Zoning by-law (if required) and said concept plan will be also be included with any application for subdivision of part or all of any proposed development. This concept plan should include topographical information, major road patterns, their width and connection to the existing road network, the general configuration (size and width) and layout of proposed lots and other land uses, public reserves and recreation facilities, the site’s relationship to adjoining lands and road networks, traffic impact analysis and the methods by which potable water and wastewater services will be provided to the proposed development as well as any proposed phasing or staging of development;

(l) future cottage and permanent residential development will be encouraged an a manner that creates clustered development or a modification thereof in order to minimize the cost of extension of municipal services, minimize the impact of development along shorelines, increase public access to shorelines where they exist and reduce direct vehicular impacts on access roads. Also, roads shall be designed to provide for safe movement of all traffic within all proposed subdivisions;

(m) proponents of proposed seasonal recreational type developments occurring adjacent to waterbodies or waterways may be required to provide a municipal/public reserve, a set-back from the ordinary high water mark the length of the development adjacent to Lake Wahtopanah and/or other water ways in Riverdale Municipality. The width of the public reserve will be determined as recommended by Government Departments and on a specific project basis, but not less than one hundred (100) feet (30 metres) in width. Refer also to PART 2: Section 2.4.7 herein for further information concerning water and shoreland;

(n) wherever feasible, naturally treed and vegetated areas shall be preserved, particularly adjacent to water bodies and waterways including but not limited to the Little Saskatchewan River, Oak River and Lake Wahtopanah;

(o) tree planting to assist in energy conservation and to reduce environmental impacts will be encouraged throughout the Riverdale Municipality on both new and existing developments. Such planting should utilize native species and provide for visual diversity;

(p) recreational developments are encouraged to include and plan a system of open space linkages which will permit ease of access from one recreational development to another and adjacent recreational resources;

(q) council may, at its discretion and in by-law form, apply to the provincial authority having jurisdiction to control motor boating activity on individual water bodies where it has become evident that motor boats must be limited due to safety concerns or potential water quality degradation;
seasonal recreational developments (lots and roads) shall be designed and developed in a manner intended for year round use;

recreational uses including existing uses shall be encouraged to maintain a high quality of visual appeal by adherence to the municipality’s by-laws dealing with minimum standards of maintenance and occupancy of buildings;

any newly proposed major recreational multi-lot subdivision shall be designed so that it may be developed in stages (if required by Council). The conditions for staging development, if required, shall be determined by Council through a development agreement which may include a detailed concept plan; and

council shall determine the need for a development agreement with the developer to provide for items covered in The Planning Act, as amended.

Where Council is generally supportive of a proposal to establish a new designated SEASONAL RECREATION AREA, prior to any development occurring, the proponent will be required to apply to and obtain approval from Council and the Minister of an amendment to the Riverdale Development Plan re-designating the subject lands as a SEASONAL RECREATION AREA. If the amendment to the plan is approved, the proponent will thereafter be required to apply to Council for a complementary amendment to the Riverdale Municipal Zoning By-law rezoning the subject lands “SR” – Seasonal Recreation Zone;

3.3.8 Single-Lot Agro-Commercial and Agro-Industrial Development

New or expanding agro-commercial and/or agro-industrial single-lot developments which are directly related to or support agriculture or natural resource development such as but not limited to mineral or aggregate extraction operations, bulk fuel and fertilizer and/or hazardous chemical storage facilities (including anhydrous ammonia storage facilities), which are better suited to a rural environment due to potential hazards or nuisances; require large sites and do not require piped municipal services, may be established on lands designated RURAL/AGRICULTURE AREA. Other non-agro-commercial or agro-industrial developments should be directed to an appropriately designated and zoned part of an existing urban community.

Agro-commercial and agro-industrial developments, as identified in PART 3, Section 3.3.6.1 (above), proposed for development in the RURAL/AGRICULTURE AREA should locate at appropriate locations in a manner that is consistent with the transportation policies of this document and should be directed away from prime agricultural land and viable lower class land used for agriculture where possible, but where the use of prime or viable class land is deemed necessary by the Council, the amount used should be minimized.

All newly siting or expanding agro-commercial and/or agro-industrial developments as identified in PART 3, Section 3.3.8.1 (above) should be located within or as close to an urban or settlement centre as is safe, nuisance-free and practical in order to strengthen existing communities. However, such developments should be planned in such a manner that they do not impede the orderly expansion of existing communities with piped water and sewer services.
The siting and development of uses which may involve the storage and transfer of hazardous chemicals (including anhydrous ammonia storage facilities) and/or bulk fuel storage facilities shall have regard for and be developed in compliance with all applicable provincial regulatory requirements as well as the requirements for such uses at set out in the Riverdale Municipal Zoning By-law.

3.3.9 Multiple-lot Industrial Development

.1 Lands in Riverdale Municipality designated INDUSTRIAL RURAL AREA are illustrated in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 5 herein. Lands in this designation are intended to provide space for multiple-lot industrial development in an industrial park setting. This designation is set up to provide areas of land best suited for agriculturally related industries and associated commercial and industrial uses on sites that are compatible with adjacent agricultural land uses, can be managed in a fashion that protects the environment and does not hinder the orderly development of designated urban COMMERCIAL AREAS and/or INDUSTRIAL AREAS. Except for those single-lot agro-commercial and agro-industrial industries provided for in PART 3: Section 3.3.8 herein and intensive commercial and industrial developments located in the community of Rivers as provided for in PART 4, Sections 4.4.3 and 4.4.4 herein, agricultural industries, such as but not limited to fabrication establishments for agricultural equipment or agricultural structures, alfalfa pelletization plants, food processing establishments and seed crushing and fibre processing plants shall be directed to designated INDUSTRIAL RURAL AREAS.

.2 Lands within the INDUSTRIAL RURAL AREA designation may be developed with various types of industries on large sites not normally found in the community of Rivers.

.3 Any uses which may produce excessive amounts of noise, dust or that may be unsightly shall be buffered from adjacent uses or be developed so that the nuisance factor is minimized.

.4 All new industrial uses located in designated INDUSTRIAL RURAL AREAS must meet all of the following requirements:

(a) all new or expanding industrial uses that generate waste which must be emitted into the environment shall meet or exceed, on a on-going basis, provincial pollution guidelines, standards and regulations of the provincial authorities having jurisdiction;

(b) newly proposed or expanding industries may be required by Council or provincial authorities having jurisdiction to conduct environmental impact studies to determine the extent and the possible mitigative measures required to deal with potential odours and/or emissions to the ground, air and/or surface and sub-surface water. These investigations should be completed prior to development at the expense of the owner/developer to the satisfaction Council and/or provincial authorities having jurisdiction; and
newly siting or expanding industries may at the request of Council or provincial authorities having jurisdiction, be required to monitor its waste emissions at their own expense and submit the results to Council and/or provincial authorities having jurisdiction.

.5 Any newly proposed multi-lot rural industrial type development being proposed on lands currently designated RURAL / AGRICULTURE AREA in Riverdale Municipality shall be evaluated by Council with respect to the development's potential impacts on existing or proposed development on adjacent agricultural lands and the degree to which the proposed development is generally consistent with the policies of this Plan. For new multi-lot rural industrial developments being proposed for lands outside existing designated INDUSTRIAL RURAL AREAS, Council may prior to approval require the proponent at his/her own expense to prepare a supply and demand study and/or an overall concept plan that addresses matters such as but not limited to topography, site access interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), traffic and parking, drainage and storm water management, potable water supply and wastewater disposal, public reserves, phasing and/or staging of development and other planning matters.

.6 If Council is generally supportive of a proposed multi-lot rural industrial development being proposed outside of existing designated RURAL INDUSTRIAL AREAS in rural areas of Riverdale Municipality, the proponent will prior to any development occurring, be required to apply for and obtain approval from Council and the Minister an amendment to the Riverdale Development Plan re-designating the lands which are the subject of the proposed development as a RURAL INDUSTRIAL AREA. If said development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council for a complementary amendment to the Riverdale Municipal Zoning By-law rezoning the subject lands to “MR” Industrial Rural Zone.

3.3.10 Open Space/Recreation Development

.1 Lands in Riverdale Municipality that are designated OPEN SPACE/RECREATION AREA are illustrated in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 5 herein. This designation is set up primarily to recognize the existing outdoor recreation area due west of the urban community of Wheatland which is utilized as a golf course by The Riverdale Golf and Country Club Ltd.

.2 Any newly proposed outdoor recreation development proposed in the RURAL/AGRICULTURE AREA shall be evaluated by Council with respect to the development’s potential impacts on existing or proposed agricultural activities including livestock operations. If Council is generally supportive of a proposed development the proponent will, prior to any development occurring, be required to apply for and obtain approval from Council and the Minister an amendment to the Riverdale Development Plan re-designating the lands which are the subject of the proposed development to an OPEN SPACE/RECREATION AREA designation. If said development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council for a complementary amendment to the Riverdale Municipal Zoning by-law re-zoning the subject lands “OR” – Open Space/ Recreation Zone.
.3 Land uses such as indoor recreational uses requiring piped municipal services should be directed to existing or newly established designated OPEN SPACE / RECREATION AREAS in the urban communities of Riverdale Municipality.

.4 OPEN SPACE / RECREATION AREAS in rural and urban policy areas of Riverdale Municipality should be well maintained to ensure clean hazard free open space and recreational spaces.

3.3.11 Home-based Businesses

.1 Home-based businesses that are secondary and incidental to an agricultural operation, livestock operation and/or a farm or non-farm residential use are appropriate in designated RURAL/AGRICULTURE AREAS. They may also be allowed in designated RURAL RESIDENTIAL and SEASONAL RECREATION AREAS subject to further regulation in the Riverdale Municipal Zoning By-law.

.2 Home-based businesses are generally modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighboring land uses.

.3 For certain types of businesses a home-based setting may be appropriate when first starting up, however, as the business grows and the level of commercial activity increases, it may be more appropriate to relocate the commercial business to a designated COMMERCIAL AREA. All Home-based businesses are subject to the requirements for home-based businesses as set out in the Riverdale Municipal Zoning By-law.
PART 4: URBAN POLICY AREAS

4.1 Introduction

This section of the Riverdale Development Plan outlines objectives and policies for urban communities within Riverdale Municipality. Urban Policy Areas include the communities of Rivers, Wheatland and Bradwardine. Urban Policy Areas are differentiated from Rural Policy Areas as they are more densely developed and for the most part have smaller lots than are characteristic of lots in Rural Policy Areas of Riverdale Municipality. The principal urban community in Riverdale Municipality is the community of Rivers. Higher population densities combined with smaller lots in the community of Rivers allows for the provision of shared municipal services such as piped municipal water and wastewater collection, treatment and disposal, to be provided more efficiently and economically. The community of Rivers serves as the primary centre of local government for the municipality as well as being a centre of education, commerce, banking and shopping for residents of the municipality and neighbouring municipal jurisdictions. The community of Rivers also offers a greater variety of housing types than the smaller urban communities of the municipality including single-family, multi-family, seniors and special needs housing. The two smaller urban communities located in Riverdale Municipality are Wheatland and Bradwardine. These two smaller urban communities offer limited retail and public services and are characterized for the most part by single-family residences on smaller lots not presently serviced by piped municipal water or wastewater collection, treatment and disposal facilities.

APPENDIX “A” DEVELOPMENT PLAN POLICY MAPS 6, 7 and 8 illustrate the Urban Policy Areas located in Riverdale Municipality. One or more of the urban land use designations listed below shall be used to designate lands in urban communities in Riverdale Municipality. The community of Rivers is broken into a number of land use designations that direct distinct types of development to appropriately designated areas to minimize potential for land use conflicts. The smaller and less complex urban communities of Wheatland and Bradwardine which are characterized by a mix of land uses may make use of just one or more urban land use designations than are utilized in the community of Rivers.

(a) “R” RESIDENTIAL AREA;
(b) “C” COMMERCIAL AREA;
(c) “M” INDUSTRIAL AREA;
(d) “I” INSTITUTIONAL AREA;
(e) O/R” OPEN SPACE/RECREATION AREA;
(f) “UT” URBAN TRANSITION AREA; and
(g) “GD” GENERAL DEVELOPMENT AREA.
4.2 General Objectives

.1 To sustain and strengthen existing urban communities by encouraging new development, revitalization and renewal while at the same time minimizing potential land use conflicts between legitimate land uses found in existing or expanding Urban Policy Areas.

.2 To encourage development and growth of existing urban communities which efficiently uses land, infrastructure and public services by promoting complementary in-fill and revitalization of existing developed areas within existing or expanding Urban Policy Areas.

.3 To provide a range of residential, commercial, industrial, recreation and public institutional facilities and services in urban communities to meet the needs of residents living in urban settlements as well as rural residents of the municipality and other residents of the region.

.4 To promote urban-type development that is compatible with adjacent land uses, both existing and anticipated.

.5 To encourage growth and development of urban communities in Riverdale Municipality in a manner that is compatible with the objectives and policies for Rural Policy Areas of Riverdale Municipality.

4.3 Policies

4.3.1 General

.1 In general, ‘urban-like’ uses such as commercial, industrial, indoor recreational, institutional, public and small lot residential uses should be directed to existing urban communities.

.2 Urban areas will provide for an appropriate mix of residential, commercial, institutional, recreational, industrial and public uses in quantities reasonably related to demand.

.3 Proposed development will take into account the health, safety and general welfare of the residents, and the viability and character of the urban community in which the development is being proposed.

.4 Those uses or activities which may be allowed in urban areas shall be located so as to be compatible with other existing or proposed uses. Where proposed development creates potential for land use conflicts with existing adjacent development, the new development will only be accommodated where the developer can demonstrate to the satisfaction of Council that potential adverse effects associated with the new development can be reduced to an acceptable level and/or eliminated through the use of appropriate mitigative and/or buffering measures.
Infilling and revitalization of existing built-up areas is encouraged as a means of accommodating new development in existing urban communities. Re-subdividing of over-sized parcels is also encouraged to promote compact development and efficient and effective use of municipal infrastructure and services.

Where suitable vacant land is not available within existing built-up areas of an existing urban community, new development will be encouraged to locate adjacent to existing built-up areas within existing urban communities so public services, including roads, municipal piped water and wastewater collection, treatment and disposal, utilities and other services may be efficiently and economically provided, expanded and/or extended.

Expansion and development of underdeveloped areas within existing urban communities is encouraged prior to considering new lands for urban-type development on lands designated RURAL/AGRICULTURE AREA.

Where in Council's opinion it is necessary to accommodate new or expanding urban-type development outside but immediately adjacent to existing designated urban communities, it shall be directed away from prime and viable lower class agricultural lands (where possible) as well as from lands with on-going or known natural resource harvesting potential until said resources have been extracted. All new urban-type development should proceed in a manner that is generally consistent with the mutual separation distances between the limits of designated urban communities and the facilities of existing or proposed livestock operations (see Municipality of Riverdale Zoning By-law for further information). Said mutual separation distances between existing/expanding designated urban communities and the facilities of existing or newly siting livestock operations may, on a case by case basis, be varied by Council in accordance with the provisions of The Planning Act and as further regulated in the Riverdale Municipal Zoning By-law.

All proposed urban-type development being proposed outside the limits of existing designated Urban Policy Areas will prior to any development occurring, require the proponent to apply to apply for and obtain approval from Council and the Minister an amendment to the Riverdale Development Plan re-designating the lands being proposed for development from RURAL / AGRICULTURE AREA to urban land use designation(s) that are appropriate to the urban-type land use(s) being proposed. If said plan amendment is successfully adopted, the proponent with thereafter be required to apply to Council re-zoning the subject lands to urban zoning district(s) that support the specific land uses being proposed.

Lot sizes and densities for urban-development shall be informed by the opportunities and/or limitations of existing and proposed municipal piped water and wastewater collection, treatment and disposal services within each urban community. Where no existing municipal piped water or wastewater services are available within a community, lot sizes should be sufficiently large to minimize the risk of contamination of private wells, and to allow for the installation of suitable types of sustainable private on-site wastewater management systems in accordance with the regulatory requirements of provincial authorities having jurisdiction. Where municipal piped water and/or wastewater services are available, lot sizes may be smaller as compared with un-serviced development utilizing private on-site wastewater collection systems to provide for a higher density of development, and thus more efficient use of piped municipal services.
the case of un-serviced commercial and industrial developments, lot sizes should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage and service areas and any on-site water and wastewater disposal system requirements. However, lot sizes should not be so large that they are wasteful of land.

.11 Where large undeveloped areas, within or immediately adjacent to the limits of existing urban communities, are being considered for future urban-type development, an overall concept plan shall be prepared for the area by the proponent at his own expense. This concept plan will provide for an efficient, well-planned development that illustrates general arrangement of future roadways and their widths, the size, width and layout of building lots, open spaces, municipal piped services (if any), area drainage and storm water management, and other major features including any proposed phasing or staging of development. The design of the roadways, drainage system, municipal piped services and building lots shall be planned in a manner so that the new development integrates well with existing roadways and underground services (if present), and shall generally conform to recognized engineering and planning standards.

.12 Where a developer is proposing new urban-type development, Council shall specify the standards for new infrastructure (such as roadways, drainage or municipal piped services), and may, at its discretion, require the proponent to contribute towards the cost of establishing new infrastructure that may be needed to adequately service the development being proposed.

.13 Mutual separation standards for incompatible uses such as newly siting or expanding livestock operations, municipal wastewater treatment facilities (municipal lagoons) and solid waste disposal sites locating in proximity to urban communities will be established in the Riverdale Municipal Zoning By-law.

### 4.3.2 Piped Water & Sewer Services

.1 Where municipally piped water or wastewater collection services are provided within any developed area of an urban community, new developments shall be required to connect to these services at the time of development.

.2 Where new piped water or wastewater collection systems are provided within existing developed areas of urban communities, existing development not already attached to said municipal piped water and wastewater systems they shall connect to these systems within 5 years from the date the wastewater system was installed or upon subdivision or transfer of the land.

.3 Where piped water and/or wastewater collection services are not available in an urban community, new or expanding development should be planned and sized to accommodate a potable water supply and a provincially approved on-site wastewater management system.
4.3.3 Vehicle Traffic

.1 All newly proposed or expanding development in urban communities shall be development in a manner generally consistent with all transportation policies of this Plan including those set out in PART 2: Section 2.4.8 herein.

.2 Development which has potential to generate significant vehicle traffic, including significant truck traffic, shall locate in planned locations in proximity to major roadways, including provincial roads and provincial trunk highways as approved by the provincial authorities having jurisdiction and away from residential areas where the traffic would create incompatibilities with surrounding land uses, or endanger public health or safety, or cause excessive wear and tear on road networks.

.3 Development which primarily serves the traveling public shall locate at planned locations with access to major roadways including provincial roads and provincial trunk highways where appropriate and approved by provincial authorities having jurisdiction.

.4 Direct access by new development to the provincial highway system will be discouraged; access should be via municipal roads to the provincial highway system.

4.3.4 Home-based Businesses

.1 Home based businesses may occur generally in urban communities. Home-based businesses may only occur when they are accessory to a principal residential use in a designated RESIDENTIAL AREA or a designated GENERAL DEVELOPMENT AREA.

.2 Home-based businesses are secondary to a primary residential use and are, generally, modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse impacts on neighbouring residential land uses. For certain types of businesses, a home-based setting may be appropriate when first started up, however, as the business grows and level of commercial activity increases, it may be more appropriate to relocate the business to a designated COMMERCIAL AREA or a site in a designated GENERAL DEVELOPMENT AREA where the commercial use will be the principal use of the property. Home-based businesses are further regulated by and subject to the provisions for home-based businesses set forth in the Riverdale Municipal Zoning By-law.

4.4 The Community of Rivers

4.4.1 Introduction

The community of Rivers is the largest urban community in Riverdale Municipality. There are sufficient developable lands within the northeast quadrant of the community of Rivers to meet future needs relative to prevailing socio-economic trends; however a new trunk sewer may be required, depending on the scale and scope of any new development being proposed.
**APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6** herein illustrates the location and geographical extent of each of the various urban land use designations used throughout the community of Rivers. This same policy map serves to illustrate the complex form and relationship between areas within the community of Rivers with different land use designations.

The general objectives and policies contained in Sections 4.2 and 4.3 of this PART shall also apply to the community of Rivers.

Set out below is a statement of policies pertaining to each of the land use designations utilized in the community of Rivers.

### 4.4.2 Residential Development

1. New residential developments in the community of Rivers shall be directed to areas designated **RESIDENTIAL AREA** in **APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6** in order to make maximum use of existing municipal infrastructure and other services.

2. Development of a variety of housing types should be encouraged in designated **RESIDENTIAL AREAS** (e.g., single-family, multi-family, seniors’, special needs) in response to demand and where suitable services and infrastructure are available or can be provided.

3. Residential development should be located to avoid potential conflicts with other incompatible uses (e.g., industrial uses which generate noise, dust, odours, heavy traffic and other potential nuisance; sewage lagoons and solid waste sites; highways; rail lines).

4. Residential development will be encouraged to locate in proximity to complementary public (e.g., recreation facilities, parks, and libraries), institutional uses (e.g., schools) and commercial uses (e.g., neighborhood commercial).

5. In planning and developing new or expanding residential areas, parks and playgrounds should be considered as an integral part of new residential areas and shall be identified on conceptual plans of subdivision and be dedicated to the community as a public reserve through the subdivision process. These parks and playgrounds should be centrally located in each neighbourhood maximizing pedestrian and vehicular segregation. Such facilities should be provided in existing residential areas where, in the opinion of Council, there is an apparent need.

6. Multi-family housing projects or seniors’ housing projects will be encouraged to locate in close proximity to important community services typically found in central commercial areas.

7. Council should ensure that the community of Rivers maintains a suitable stock of serviced land to satisfy future demands. It is desirable to provide for a three to five year supply of residential lots including available in-fill lots and lots in existing and new subdivisions.

8. In-filling and revitalization of existing dwellings and neighbourhoods should be an ongoing process that complements the development of newly serviced lands which may also be developed to satisfy demand.
.9 Any newly proposed multi-lot residential development being proposed outside existing designated **RESIDENTIAL AREAS** in the community of Rivers shall be evaluated by Council with respect to the development’s potential impacts on existing or proposed development on adjacent lands and the degree to which the proposed development is generally consistent with the policies of this plan. For new multi-lot residential developments, Council may prior to approval require the proponent at his/her own expense to prepare a supply and demand study and/or an overall concept plan that addresses matters such as but not limited to site access interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing and staging of development and other planning matters.

.10 If Council is generally supportive of a proposed multi-lot residential development being proposed outside of existing designated **RESIDENTIAL AREAS** in the community of Rivers, the proponent will be required to apply for and receive approval from Council and the Minister an amendment to the Riverdale development Plan re-designating the lands which are the subject of the proposed development to a **RESIDENTIAL AREA** designation. If said development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council for a complementary amendment to the Riverdale Municipal Zoning by-law re-zoning the subject lands to an appropriate residential zoning district that supports the type of residential development being proposed.

### 4.4.3 Commercial Development

.1 New commercial development in the community of Rivers shall be directed to areas designated **COMMERCIAL AREA** as shown in **APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6.**

.2 The commercial core area of the community of Rivers should be promoted as the principal location for specialized retail, professional offices, financial institutions, as well as government offices, cultural and indoor recreational facilities and may include residential apartments within a commercial building provided they are either above or behind the principal commercial use of the building. Stand-alone multiple-family dwellings may also be allowed as a conditional use in designated **COMMERCIAL AREAS** subject to satisfying the requirements of the Riverdale Municipal Zoning By-law. Emphasis will be placed on in-filling vacant land and revitalizing existing buildings prior to expanding the commercial core.

.3 To strengthen the central core area’s higher density development, revitalization of existing buildings, infrastructure upgrading and landscaping programs will be encouraged. The servicing of existing and/or newly proposed commercial areas should be done so as to minimize the costs of extending municipal infrastructure, while at the same time ensuring that proposed development occurs in an orderly manner and is compatible with existing adjacent land uses.

.4 Any newly proposed large commercial development being proposed outside existing designated **COMMERCIAL AREAS** in the community of Rivers shall be evaluated by Council with respect to the development’s potential impacts on
existing or proposed development on adjacent lands and the degree to which the proposed development is generally consistent with the policies of this Plan. For new multi-lot commercial developments, Council may prior to approval require the proponent at his/her own expense to prepare a supply and demand study and/or an overall concept plan that addresses matters such as but not limited to site access, interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing or staging of development and other planning matters.

.5 The development and servicing of new commercial areas outside existing designated COMMERCIAL AREAS in the community of Rivers or on its periphery should only be undertaken if there are no existing serviced lands available that are capable of accommodating either a proposed development and/or projected demand.

.6 Proponents of new commercial development located outside of the existing designated COMMERCIAL AREAS identified in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6 herein will prior to any development occurring, be required to apply for and receive approval from Council and the Minister an amendment to the Riverdale development Plan re-designating the lands which are the subject of the proposed development to a COMMERCIAL AREA designation. If the development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council and receive approval of a complementary amendment to the Riverdale Municipal Zoning by-law re-zoning the subject lands as either “CC” Commercial Central Zone or “CH” Commercial Highway Zone that will be determined based on the nature of the commercial uses being proposed.

4.4.4 Industrial Development

.1 New industrial developments in the community of Rivers shall be directed to areas designated INDUSTRIAL AREA as shown in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6 herein.

.2 Industrial uses which are incompatible or potentially incompatible with other urban non-industrial uses and/or which pose a significant risk to public health and safety, due to the storage or processing of hazardous materials or requirements for heavy truck traffic, should be developed at suitable locations in designated INDUSTRIAL AREAS in the community of Rivers where they will be compatible with other industrial uses and will not endanger public health and safety.

.3 New or expanding non-industrial development, which may be incompatible with industrial uses should be directed away from designated INDUSTRIAL AREAS where industrial uses occur or are anticipated to occur in the future.

.4 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to urban communities in Riverdale Municipality. If such uses are proposed in these
areas, the proponent is encouraged to utilize landscape buffering or other mitigative measures to screen these industrial uses from view.

.5 The rehabilitation and redevelopment of existing industrial sites in designated INDUSTRIAL AREAS should be promoted prior to the development of new designated INDUSTRIAL AREAS.

.6 Any newly proposed large industrial development being proposed outside existing designated INDUSTRIAL AREAS in the community of Rivers shall be evaluated by Council with respect to the development’s potential impacts on existing or proposed development on adjacent lands and the degree to which the proposed development is generally consistent with the policies of this Plan. For new large industrial developments, Council may prior to approval, require the proponent at his/her own expense to prepare an overall concept plan that addresses matters such as but not limited to site access interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing and staging of development and other planning matters.

.7 The development and servicing of new industrial areas within and/or immediately adjacent to the community of Rivers outside existing designated INDUSTRIAL AREAS may be considered for approval if there are no existing serviced lands available that are capable of accommodating a proposed industrial development and/or projected demand.

.8 Proponents of new or expanding commercial development located outside of existing designated INDUSTRIAL AREAS located in the community of Rivers as identified in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6 herein will prior to any development occurring, be required to apply for and receive approval from Council and the Minister an amendment to the Riverdale Development Plan re-designating the lands which are the subject of the proposed development to an INDUSTRIAL AREA designation. If the development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council and receive approval of a complementary amendment to the Riverdale Municipal Zoning by-law re-zoning the subject lands as “MG” Industrial General Zone.

4.4.5 Institutional Development

.1 Institutional uses are those which provide a public or semi-public service including but not limited to such uses as governmental, financial, medical and hospital, schools, religious institutions, residential care (nursing homes, services and special needs housing) and similar uses. These and other institutional uses may also be allowed in other land uses designations subject to additional regulation in Riverdale Municipal Zoning by-law.

.2 Large institutional uses such as schools, hospitals, nursing homes, etc. shall be designated “INSTITUTIONAL AREA” in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6.
.3 Public institutional uses requiring piped municipal services should be directed to the community of Rivers where municipal piped water and wastewater collection, treatment and disposal systems are in place.

.4 Council should consider the need for additional lands for new or expanding public institutional uses (e.g. schools, nursing homes and special needs housing) and advise development proponents accordingly when they are preparing overall concept plans for large undeveloped areas with the community of Rivers.

.5 Any newly proposed large institutional development being proposed outside existing designated INSTITUTIONAL AREAS in the community of Rivers shall be evaluated by Council with respect to the development’s potential impacts on existing or proposed development on adjacent lands and the degree to which the proposed development is generally consistent with the policies of this plan. For new large institutional developments, Council may prior to approval require the proponent at his/her own expense to prepare a an overall concept plan that addresses matters such as but not limited to site access interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), vehicle traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing and staging of development and other planning matters.

.6 Proponents of new or expanding commercial development located outside of existing designated INSTITUTIONAL AREAS located in the community of Rivers as identified in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6 herein will prior to any development occurring, be required to apply for and receive approval from Council and the Minister an amendment to the Riverdale Development Plan re-designating the lands which are the subject of the proposed development to an INSTITUTIONAL AREA designation. If the development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council and receive approval of a complementary amendment to the Riverdale Municipal Zoning by-law re-zoning the subject lands as “I” Institutional Zone.

4.4.6 Open Space/Recreation Development

.1 Open space, parks and recreation uses in the community of Rivers should be directed to areas designated OPEN SPACE/RECREATION AREA as reflected on APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6. These uses include major recreation facilities such as but not limited to parks, rinks and sports fields, etc. Ancillary commercial facilities associated with an intensive recreational use may be allowed in designated OPEN SPACE/RECREATION AREAS subject to additional regulation in the Riverdale Municipal Zoning By-law.

.2 Parks and open space areas are to be maintained at an acceptable level to ensure clean, hazard-free recreational space.

.3 Where lands are being subdivided for development, Council may require the developer to dedicate lands, for public roads and municipal services, public reserves or for school purposes, to the municipality without compensation in accordance with the provisions of The Planning Act. Where development is
proposed adjacent to a waterway or waterbody, Council may require dedication of lands by the developer to the municipality without compensation to establish or expand shoreland reserves to protect riparian areas and enhance the natural characteristics of said waterway or waterbody and to ensure ongoing public access.

.4 Indoor recreational uses requiring piped municipal services should be directed to designated OPEN SPACE/RECREATION AREAS in the community of Rivers as shown on APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6.

.5 The use of landscaped buffers, sports fields and open spaces shall be encouraged as a means of protecting the community of Rivers’ physical environment and separating incompatible land uses.

.6 All recreational developments shall be evaluated with respect to their potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.

.7 Areas which may be susceptible to flooding and erosion and which cannot be readily serviced with sewer and water shall be given consideration whenever there is a need for passive low intensity outdoor recreational facilities such as but not limited to sports fields and parks. Facilities associated with and that are accessory to outdoor recreational uses (such as but not limited to washrooms, concessions and other similar uses) may be allowed but they should be developed so as to avoid damage and be fully functional during hazardous conditions.

.8 Any newly proposed large open space and or recreational development being proposed outside existing designated OPEN SPACE/RECREATION AREAS in the community of Rivers shall be evaluated by Council with respect to the development’s potential impacts on existing or proposed development on adjacent lands and the degree to which the proposed development is generally consistent with the policies of this Plan. For new large open space and or recreational development, Council may prior to approval require the proponent at his/her own expense to prepare an overall concept plan that addresses matters such as but not limited to site access, interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), vehicle traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing and staging of development and other planning matters.

.9 Proponents of new or expanding open space recreation type development located outside of existing designated OPEN SPACE / RECREATION AREAS located in the community of Rivers as identified in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6 herein will prior to any development occurring, be required to apply for and receive approval from Council and the Minister an amendment to the Riverdale Development Plan re-designating the lands which are the subject of the proposed development to an OPEN SPACE / RECREATION AREA designation. If the development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council and receive approval of a complementary amendment to the Riverdale Municipal Zoning by-law re-zoning the subject lands as “OR” Open Space / Recreation Zone.
4.4.7 Urban Transition Development

.1 Lands located in the undeveloped fringe area around the community of Rivers are not immediately required for urban-type land uses. These large tracts of land should be preserved in an un-fragmented state for future urban development. These lands are designated “URBAN TRANSITION AREA” on APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6.

.2 Lands designated “URBAN TRANSITION AREA” may be used for general agricultural activities such as cereal and forage crops or open space type uses but new livestock operations are prohibited.

.10 Non-agricultural developments, except for passive low intensity open space uses, will generally not be allowed within “URBAN TRANSITION AREAS” until such time as an overall concept plan has been prepared by a development proponent at his/her own expense that addresses matters such as but not limited to site access, interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), vehicle traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing and staging of development and other planning matters.

.11 Where new urban-type development is being proposed on lands currently designated “URBAN TRANSITION AREA” as identified in APPENDIX “A” DEVELOPMENT PLAN POLICY MAP 6 herein, proponents will prior to any development occurring be required to apply for and receive approval from Council and the Minister an amendment to the Riverdale Development Plan re-designating the subject lands to one or more urban land use designation that support the land uses being proposed. If the development plan amendment is approved by Council and the Minister, the proponent will thereafter be required to apply to Council and receive approval of a complementary amendment to the Riverdale Municipal Zoning by-law re-zoning the subject lands to one or more urban zoning districts that support the specific land uses being proposed.

4.5 The Communities of Wheatland and Bradwardine

4.5.1 Introduction

The communities of Wheatland and Bradwardine are the smallest and least complex of the urban communities within Riverdale Municipality. APPENDIX “A” DEVELOPMENT PLAN POLICY MAPS 7 and 8 illustrate the geographical extent of the “GENERAL DEVELOPMENT AREA” designation used to identify the limits of each of these urban communities.

4.5.2 General Development Area

.1 The general objectives and policies contained in Sections 4.2 and 4.3 of this PART shall apply to the communities of Wheatland and Bradwardine.
.2 The communities of Wheatland and Bradwardine, due to their relatively small size and limited amount of development activity as well as the desire to maintain a flexible and responsive approach to accommodate new development have been designated as **GENERAL DEVELOPMENT AREA** in APPENDIX “A” DEVELOPMENT PLAN POLICY MAPS 7 and 8. The intent of this designation is to provide opportunities to accommodate an appropriate mix of urban type land uses such as but not limited to residential, commercial, industrial, public institutional and intensive indoor recreational uses.

.3 Where there is a reasonable number of suitable vacant lots available for development in Wheatland and/or Bradwardine, subdivision of land for urban-type land uses outside the limits of existing **“GENERAL DEVELOPMENT AREAS”** is discouraged.

.4 All municipal piped water and/or wastewater systems (where they exist or will be developed) and all private on-site drinking and wastewater disposal facilities shall satisfy the regulations of provincial authorities having jurisdiction.

.5 Undeveloped lands within Wheatland and Bradwardine will be restricted to low intensity agricultural uses such as cereal and forage crops or open space uses but new livestock operations will be prohibited.

.3 Where Council deems it necessary, to accommodate new urban-type growth and development in the Municipality an existing urban community designated as a **“GENERAL DEVELOPMENT AREA”** may be enlarged or expanded subject to the developer providing Council with an overall concept plan illustrating matters such as but not limited to site access interior road design, layout and width, lot design, layout and width as well as utilities (phone, hydro and gas), vehicle traffic and parking, storm water management, drainage, potable water supply and wastewater disposal, public reserves, phasing and staging of development and other planning matters.

.4 Where urban-type development is being proposed on lands adjacent to existing designated **GENERAL DEVELOPMENT AREAS** that are presently designated **RURAL / AGRICULTURE AREA**, prior to any development occurring said lands must first be appropriately re-designated and re-zoned in a manner that supports the urban-type land use(s) being proposed. In this regard, the lands which are being proposed for development may be re-designated and re-zoned to one or more urban land use designations and zones depending on the nature and extent of the development being proposed.

### 4.6 Livestock Operations Policy for Urban Areas

.1 No new livestock operations will be allowed to establish in any of the urban communities of Riverdale Municipality (i.e. Rivers, Wheatland and Bradwardine). Livestock operations located in the urban communities of Riverdale Municipality that were in existence as of the date of adoption of this development plan will be allowed to continue but will be prohibited from expanding.
.2 The keeping of a limited amount of non-commercial livestock used personal and recreational use (not to exceed 9 animal units (AUs) cumulative across species), may be allowed in the urban communities of the Municipality subject to satisfying the requirements of Riverdale Municipal Zoning By-law, as may be varied by Council on a case by case basis.
PART 5: IMPLEMENTATION

5.1 Basic Implementation Measures

The policies outlined in this Development Plan will be implemented by the following measures and methods:

5.1.1 Adoption of this Development Plan

Adoption of The Riverdale Development Plan By-law 14-01 by the Riverdale Planning District Board by by-law will give the Plan the force of law. The Planning Act states that once adopted no development or land use change may be carried out within the area affected by the development plan that is inconsistent or at variance with the goals, objectives and policies (i.e., text and policy mapping) set out in the development plan. The Planning Act also states that adoption of a municipal or district development plan does not require a Board or Council to undertake any proposal suggested or outlined in the plan.

5.1.2 Review & Amendment

The Riverdale Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the Municipality. The Board has set a ten year deadline (from the date of the adoption of this plan) for a detailed review of this document. This Development Plan may be amended at any time when considered appropriate or necessary by the Board.

5.1.3 Adoption of Municipal Zoning By-laws

Following adoption of this Development Plan, Riverdale Municipality is required to enact a municipal zoning by-law which will set out specific requirements for land uses in a manner that is generally consistent with the objectives and policies of this Development Plan.

The Riverdale Municipal Zoning By-law will divide the municipality into distinct zoning districts. Each zoning district will prescribe use and bulk requirements and development standards for permitted and conditional uses that may be developed in each zoning district. The Riverdale Municipal Zoning By-law must be developed in a manner that generally conforms to the policies and designated area policy maps outlined in the adopted Riverdale Development Plan. While the Riverdale Development Plan policies guide and help to inform the Riverdale Municipal Zoning by-law, it may be necessary in some cases to zone specific properties for their existing uses rather than for the future uses foreseen in the Development Plan.

The objectives and policies in this Development Plan provide guidance to Council when preparing its municipal zoning by-law or considering an amendment to the zoning by-law after it is adopted.
5.1.4 Conditional Use Approvals

The Riverdale Municipal Zoning By-law will contain provisions for the approval of certain types of development as a conditional use in each zone. This process provides Council with the flexibility to review specific types of development proposal, to receive public input from nearby landowners, and to make decisions either approving or denying development proposals. In addition, this process provides Council with the opportunity to establish conditions of approval appropriate for each specific development proposal. In utilizing the conditional use process, Council will have an opportunity to influence the location of some types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community. The policies and objectives contained in The Riverdale Development Plan provide guidance for the conditional approval process which are further detailed in The Planning Act and Riverdale Municipal Zoning By-law.

5.1.5 Variation Orders

The Planning Act enables Council to issue variation orders for the purpose of varying or altering the application of its municipal zoning by-law requirements on a site specific basis. The various ways that a zoning by-law may be varied are outlined in The Planning Act. Council may attach conditions of approval to a variation order in order to maintain the intent and purpose of the Zoning By-law. Council may authorize a designated employee of Riverdale Municipality such as the Chief Administrative Officer or Development Officer/Building Official to grant or refuse a minor variation as set out in The Planning Act.

5.1.6 Development Permits

New development generally requires a Development Permit issued by Council's designated employee typically the Chief Administrative Officer or Development Officer/Building Official.

Before a Development Permit is issued, proposals should be reviewed by the local authority having jurisdiction (i.e., Chief Administrative Officer or Development Officer/Building Official to determine its conformance with the Riverdale Development Plan and Riverdale Municipal Zoning By-law.

5.1.7 Development Officer / Building Official

Council authorizes its designated employee (Chief Administrative Officer or Development Officer/Building Official) of Riverdale Municipality to issue Development Permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to the requirements of the Riverdale Municipal Zoning By-law.

5.1.8 Subdivision Approvals

Proposals involving the subdivision of land for individual or multiple-lot development will be subject to a review and approval process involving Council, utility companies and certain provincial government departments as specified in The Planning Act.
This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of this Development Plan and the Riverdale Municipal Zoning By-law. The proposal must be generally consistent with the policies of the Riverdale Development Plan and satisfy the requirements of the Riverdale Municipal Zoning By-law (as may be varied by Council on a case by case basis).

A subdivision proposal cannot proceed without the approval of Riverdale Council and the Provincial Approving Authority.

Council and/or the Provincial Approving Authority may attach conditions to a subdivision approval in accordance with provisions of The Planning Act.

5.1.9 Development Agreements

Council approval of subdivisions and zoning amendments can be conditional on the a binding development agreement between Riverdale Municipality and the development proponent which protects both the both parties by identifying roles and responsibilities for certain aspects of the development. A development agreement required as a condition of Council's approval of a subdivision application deals with the responsibilities of the applicant and the municipality in providing services and facilities to the land in question. A development agreement required as a condition of Council’s approval of a zoning amendment may deal with the use of the land, the siting of buildings, the installation of services, provision of open space, the phasing or staging and timing of development etc.

5.2 Additional Measures

In addition to the measures outlined above, Riverdale Municipality may also utilize the following additional measures:

5.2.1 Acquisition & Disposal of Land

The Board or Council may acquire an interest in land or sell, lease or otherwise dispose of land for the purpose of implementing the Development Plan.

5.2.2 Adoption of Other By-laws

Riverdale Municipality has the capability to administer other municipal by-laws concerning the use, development and maintenance of land. This would include measures such as the adoption of a municipal building by-law, property maintenance by-law, access or encroachment agreements and other types of by-laws affecting the use and development of land.

5.2.3 Special Studies

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development. Engineering or other professional studies may be required to support development proposed for lands characterized by poor drainage, flooding hazards, steep slopes, sub-soil instability, endangered species,
potential for groundwater/surface water pollution, and general risk to health and the environment. Examples of such studies include but are not limited to a professional engineering evaluation related to the extension of municipal piped water and/or wastewater collection, treatment and disposal systems and their efficiency or capacity to support additional development, conceptual layout designs for servicing subdivisions and traffic impact studies.

5.2.4 Public Works

The capital works program and public improvements of Riverdale Municipal Council should conform to the policies set out in this development plan. This is an important implementation tool since Council has a role in influencing the rate and direction of growth through the provision of municipal services to land.

5.2.5 Capital Expenditure Program

Council should consult the development plan when reviewing/revising the municipality’s five (5) year capital expenditure program.

5.2.6 Strategic Plans for Economic Development

As outlined in *The Municipal Act*, municipalities may adopt a strategic plan for economic development. Strategic plans should be consistent with adopted development plans. Municipalities should also take into account and build upon existing or proposed community vision statements and action plans prepared as part of the community round table process to ensure consistent objectives, policies and programs.

5.2.7 Integrated Watershed Management Plans

*The Planning Act* requires municipalities and planning districts to consider the application of any watershed management plans in effect or regulation approved under *The Water Protection Act* when preparing, amending or re-enacting their Development Plan By-law. Two watershed management plans that impact lands within the Riverdale Municipality are the Little Saskatchewan River Integrated Watershed Management Plan and the Arrow-Oak River Integrated Watershed Management Plan both adopted in May of 2011. Council is aware said watershed management plans and how they must be considered in managing land use growth and development within the Municipality. Currently all subdivision applications for lands within the Riverdale Municipality are circulated on a regular basis to the Little Saskatchewan Conservation District Board for their comments.

5.2.8 Municipal Co-operation

Implementation of The Riverdale Development Plan may benefit from or require co-operation between Riverdale Municipality and adjacent municipalities and/or planning districts. *The Municipal Act* provides for tax sharing agreements, service sharing agreements and cost sharing agreements between municipalities.
5.2.9 Other Studies

There are some additional areas that may warrant more detailed planning and study beyond the scope of this Development Plan. These may include:

(a) a long term action plan to implement the Community Vision and its priorities and guiding principles;

(b) a long term plan and implementation program for municipal infrastructure upgrading which may include roads, bridges, sewer and water lines, water plants, municipal lagoon, etc.;

(c) with the assistance of an engineering consultant, prepare a District or Municipal Wastewater Management Plan and Drinking Water Plan that generally conforms to the objectives and policies of the Riverdale Development Plan;

(d) a detailed engineering investigation and report with recommendations prepared by a qualified consultant that examines the “environmental carrying capacity” of Lake Wahtopanah and its surrounding riparian area. Such a study would serve to identify the lake’s capability to accommodate additional recreational and other forms of development without negatively impacting the waterbody and its surrounding riparian lands. Such a study may involve an examination of matters such as but not limited to a consideration of the natural environment (i.e. climate, vegetation, wildlife and fish habitat, geology), demographics, existing and proposed land uses and land ownership, a geo-technical assessment, evaluation of water quality of the lake, existing and anticipated motorized boat activities on the lake, existing and or planned municipal infrastructure investments and a consideration of local, provincial and federal regulatory requirements that may impact future development around the lake. “Environmental Carrying Capacity” as used herein refers to Lake Wahtopanah’s ability to support existing and proposed development without a reduction in the overall health of the natural resource.

(e) continued development of computerized GIS land use mapping in a format that may readily be upgraded from time to time;

(f) provision of additional housing in both the urban communities and rural areas of Riverdale Municipality by providing more lots for housing and more economical housing development in the form of mobile home parks, apartments, senior’s and special needs housing etc. as was identified in the municipality’s community visioning exercise; and

(g) development of action plans by development stakeholder groups and organizations to:

   (i) increase local involvement of youth in both business and volunteerism;
   (ii) increase networking between community organizations and groups;
   (iii) business retention through identification of skilled and unskilled labour as well as provide assistance and direction for skill development; and
   (iv) increase technology capacity.

5.3 Interpretation

Words and expressions used in this development plan have the meanings ascribed to them in the Provincial Planning Regulation M.R. 81/2011, as amended and The Planning Act, unless otherwise stated herein.
APPENDIX
“A”

DEVELOPMENT PLAN
POLICY MAPS
Forming Part of Riverdale Planning District
By-law No. 14-01
Riverdale Municipality
Development Plan
Map 1: Municipal Context
Riverdale Municipality
Development Plan
Map 3:
Lake Wahtopanah
Riverdale Municipality
Development Plan
Map 4: Paradise Valley
Designations
- General Development Area
- Industrial Rural Area
- Open Space Recreation Area
- Rural/Agriculture Area

Parcels
- Highways

Riverdale Municipality
Development Plan
Map 5:
Wheatland
Industrial Rural Area &
Open Space/Recreational Area
Riverdale Municipality
Development Plan
Map 7:
Community of Wheatland
Urban Policy Area
These Reference Maps are included as attachments to this Development Plan for information purposes only and shall not be treated as Development Plan Policy Maps and are not intended to identify the statutory limits of any particular designated area.
Municipality of Riverdale

Reference Map 1:
Sand and Gravel Aquifers

- Lens of Sand and Gravel
- Very Few Widely Scattered Minor Sand and Gravel Aquifers
- Major Buried Sand and Gravel
- Thin Unconfined Sand
- Thick and Extensive Unconfined Sand and Gravel

Municipal Boundaries
Highways
- Access/Other
- Provincial Road
- Provincial Trunk Highway
- Township & Range
- Assessment Parcels
- Water Bodies

Scale:
- 0 1 2 30.5 Miles
- 0 0.5 1 2 Kilometers

Date: 23 June, 2014
Municipality of Riverdale
Background Study Reference Map 2
Groundwater Sensitivity Areas And Waste Disposal Ground Locations

GROUNDWATER SENSITIVITY AREAS

WASTE DISPOSAL GROUND - NW 09 - 12 - 21 WPM

MUNICIPAL BOUNDARY

REFMAP 2
Source: Manitoba Water Resources Branch, 1987
Reference Map 4:
Land Capability For Recreation

Capability for Outdoor Recreation
- Very High
- High
- Moderately High
- Moderate
- Moderately Low
- Low
- Very Low
- Water

Municipality of Riverdale

23 June, 2014