Municipality of Souris-Glenwood Development Plan

By-law No. 77-2025

Municipality of Souris-Glenwood

Development Plan By-law No. 77-2025

BEING a By-law of the Municipality of Souris-Glenwood to adopt a Development Plan for the Municipality of Souris-Glenwood.

WHEREAS Section 40(2) of *The Planning Act*, being C.C.S.M. c. P80 of the Statutes of Manitoba, provides authority for preparation of a development plan;

AND WHEREAS Section 45 of *The Planning Act* provides authority for adoption of a development plan by-law;

AND WHEREAS pursuant to the provisions of Section 51 of *The Planning Act*, the Minister of Municipal and Northern Relations approved Municipality of Souris-Glenwood Development Plan By-law No. 77-2025 on the 10th of March, 2026

NOW, THEREFORE, the Council of the Municipality of Souris-Glenwood, in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and forming part of this By-law as Schedule A, is hereby adopted, and known as the Municipality of Souris-Glenwood Development Plan By-law No. 77-2025.
2. This Development Plan shall take force and effect on the date of third reading of this By-law.
3. The Souris-Glenwood Planning District Development Plan By-law No. 13 and all amendments thereto are hereby rescinded.

DONE AND PASSED on this 10th day of March, 2026.

Duane Davison, Mayor

Pamela Pannagl, Acting Chief Administrative Officer

READ A FIRST TIME this 27th day of May, 2025.

READ A SECOND TIME this 12th day of November, 2025.

READ A THIRD TIME this 10th day of March, 2026

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Part One: Introduction

PART ONE introduces the Municipality of Souris-Glenwood (the Municipality) and the Development Plan. This Part includes an overview of the Development Plan's purpose and enabling legislation, as well as the process used to create it, how it is organized, and how to use it. Next, it discusses the history, current trends, and key issues in the Municipality. Lastly, it outlines the overarching vision and principles that underpin the Development Plan's objectives and policies which follow in subsequent Parts. The vision and principles were developed in collaboratively, with input from elected officials, administrative staff, stakeholders, and community members.

1.0 Development Plan Overview

1.1 Purpose & Intent

This Development Plan updates and replaces the Municipality's previous plan, the Souris Glenwood Planning District Development Plan By-law No. 13. This Development Plan is a statutory policy document, meaning it is required by provincial legislation, that defines a long-term vision for the Municipality. Further, the Plan establishes the goals, objectives, and policies required to achieve this vision. An up-to-date Development Plan reduces uncertainty for developers and the public regarding where new development may occur and how land may be used. It serves as a roadmap for Council, guiding decisions on matters relating to land use, environmental conservation, infrastructure investment, heritage preservation, and community development. In turn, this Development Plan is intended to provide clear policy direction for managing growth and development in an orderly and sustainable manner, while respecting the unique history and identity of the Municipality.

1.2 Enabling Legislation

Development Plans are mandated by *The Planning Act (The Act)*, guided by Provincial Land Use Policies (PLUPs), and approved by the Minister of Municipal and Northern Relations. In accordance with Section 42(1) of *The Act*, the purpose of a Development Plan is as follows:

- To set out the plans and policies of the Municipality respecting its purposes and its physical, social, environmental and economic objectives;
- Through maps and statements of objectives, direct sustainable land use and development in the Municipality;
- To set out measures for implementing the plan; and,
- To include such other matters as the Minister or the Board or local Council considers advisable.

In summary, *The Act* makes provisions for preparing and adopting a Development Plan to guide growth and development within the Municipality. The Development Plan must be generally consistent with the PLUPs, which are adopted by Regulation under *The Act,* and specifically describe and outline expectations for nine areas of Provincial interest: (1) General Development; (2) Settlement Areas; (3) Agriculture; (4) Renewable Resources, Heritage and Recreation; (5) Water and Shoreland; (6) Infrastructure; (7) Transportation; (8) Mineral Resources; and, (9) Capital Region. Once approved and adopted, the Development Plan guides land use and development planning decisions within the Municipality. Any amendment to the Development Plan, however, remains subject to *The Act* and the PLUPs.

1.3 Planning Context

The Municipality of Souris-Glenwood was established by Order-in-Council No. 111/2014 on April 11, 2014 under the authority of *The Municipal Amalgamations Act* (2015), which resulted in the amalgamation of the former Rural Municipality of Glenwood and Town of Souris. Prior to amalgamation, the RM and Town

undertook joint planning through the former Souris-Glenwood Planning District, reflecting a history of collaboration and shared interest in land use and development. Today, the Municipality encompasses the community of Souris, as well as the surrounding rural agricultural areas. The Municipality's Council is comprised of one mayor and six councillors.

The Municipality is responsible for the preparation, adoption and administration of municipal land use plans and related by-laws. In addition to the Development Plan, the Municipality is also responsible for the day-to-day responsibilities for the administration of by-law amendments, Zoning By-laws, rezoning, by-law enforcement, Variation Orders and Conditional Use Orders. As of summer 2024, the provision of these services has been contracted out to the neighbouring Keystone Planning District (KPD). The Municipality has also initiated the process to become a full member of the KPD.

1.4 Summary of Planning Process

As summarized in **Figure 1** below, the creation of the Development Plan was divided into four phases involving substantial research, analysis, public and stakeholder consultation, and testing of various policy options. It is important to note that the creation and adoption of the Development Plan represents an initial step towards achieving the Municipality of Souris Glenwood's vision and goals for the future. As detailed further in **PART FIVE**, implementation of the Development Plan will require ongoing commitment by elected officials, administration, stakeholders, and the wider community.



***Figure 1**: Summary of Planning Process*

1.5 Organization of the Development Plan

The Development Plan is divided into five main parts:

- **PART ONE** provides a general introduction to the Development Plan and the Municipality and establishes the long-term vision and planning goals for the Municipality that are foundational to this Development Plan.
- **PART TWO** contains general development policies that apply to the entire Municipality for healthy, resilient, and sustainable communities; hazardous areas and uses; natural areas, environmental conservation and outdoor recreation; water resources; mineral resources; culture and heritage; transportation and mobility; and utilities and municipal services.
- **PART THREE** contains land use policies for the rural land use designations established for the Municipality.
- **PART FOUR** contains land use policies for the urban land use designations established for the Municipality.
- **PART FIVE** outlines the procedures and tools for implementing the Development Plan, day-to-day administration, and monitoring progress towards long-term goals.
- **PART SIX** contains policy maps establishing land use designations throughout the Municipality.

1.6 Using & Interpreting the Development Plan

For the Development Plan to be effective, it must be easy to comprehend and navigate. Elected officials, landowners, developers, and the public at large may all need to consult the Development Plan at one time or another. The following offers a general guide intended to assist the reader in using the Development Plan in relation to a proposed project, amendment, or other development issue:

- Determine the land use designation and characteristics of the subject land by referring to the land use policy maps in **PART SIX**.
- Review the objectives and policies found in **PARTS TWO, THREE, & FOUR** that apply to the subject land.
- Evaluate whether the proposed project conforms to the intent of the Development Plan Vision, Principles, Objectives and Policies, or whether an amendment would be necessary in accordance with **PART FIVE**.

Words and expressions used in the Development Plan have the meanings ascribed to them in the PLUPs and *The Act*. In instances where a clear definition of a word is not provided for, the definitions contained in the applicable Zoning By-law shall apply. As well, policy statements vary in their degree of compliance. That is, whereas some policies are mandatory, others are either encouraged or more permissive in nature. They are to be distinguished and interpreted as follows:

- "**Shall**" is used to refer to a policy that is mandatory and is to be interpreted as "is required to".
- "**Should**" is used to refer to a policy that is encouraged but not mandatory and is to be interpreted as "is encouraged to".
- "**May**" is used to refer to a policy that is permissive and is to be interpreted as "is permitted to".

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

2.0 Municipal Context



***Figure 2**: Map of the Municipality of Souris-Glenwood*

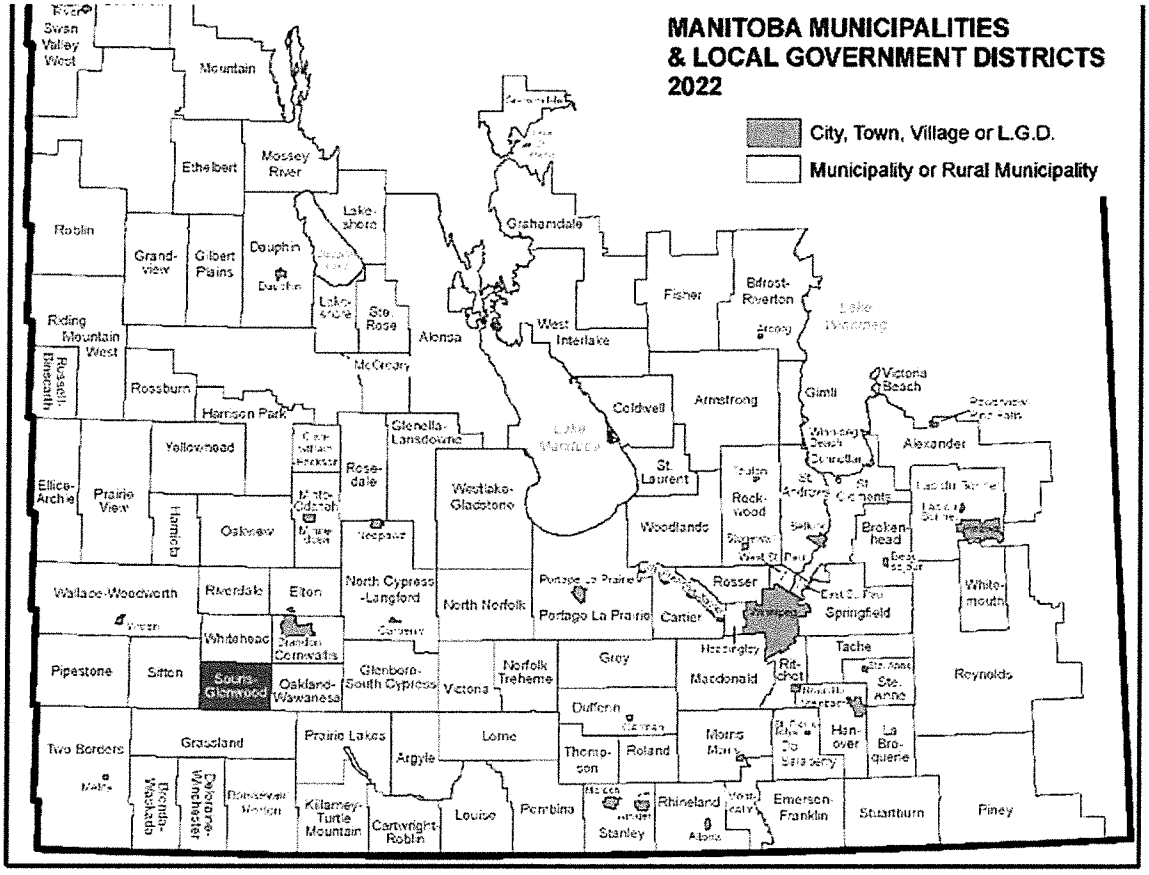


***Figure 3**: Location of the Municipality within Manitoba*

2.1 Development Plan Area

Geographically, the Municipality of Souris-Glenwood is situated in southwestern Manitoba, approximately 247 kilometres southwest of the City of Winnipeg and 49 km southwest of Brandon by road. The Municipality is 579.69 km^2 in size, encompassing urban community of Souris, beautiful prairie landscapes, fertile agricultural lands, and scenic rivers and creeks. The community of Souris is located at the confluence of the Souris River and Plum Creek, in the centre of the Municipality. Souris is the only major settlement within the Municipality, although rural areas are home to smaller historic communities such as Hayfield, Menteith, Newstead, and Bunclody. According to the 2021 census, the Municipality's total population was 2,547, with an overall population density of 4.4 people/km^2.

The Municipality is bordered by the Rural Municipality of Whitehead to the north, Rural Municipality of Cornwallis to the northeast, Municipality of Oakland-Wawanesa to the east, Rural Municipality of Grassland to the south, and Rural Municipality of Sifton to the west.

2.2 Local History

Located in in Treaty 2 territory, Souris-Glenwood and the wider region was inhabited by Indigenous peoples, including the Assiniboine, who used the Souris River as a resource which provided food, fresh water, and transportation. Regionally, archaeological remains show evidence of bison drives, occupation

by various different groups over time, and even some farming. French explorer Pierre La Verendrye, attempting to locate a water route to the Pacific Ocean, is considered to be the first European to document the area in 1738, when he mistook the Souris River for the Missouri River.

In 1880, the first permanent European settlers arrived at the Souris-Glenwood area, coming from Ontario and establishing a shanty town near Plum Creek (for which Souris was originally named), accommodating the other settlers who followed them to the region. The first building was constructed in 1881, and Souris featured a blacksmith shop, store, boarding house and mill by 1883, as more settlers from Ontario established themselves in the community. These first settlers would first travel to Detroit by train, then to Chicago and St. Paul, Minnesota, before finally arriving in Saint Boniface. They would then travel west by cart to Souris, with heavier belongings being shipped along the Souris River.

As the railway was first extended to Brandon, and then to Souris itself, the Town's population increases at an accelerated rate. It was during this era of early settlement that the Municipality of Glenwood was incorporated. The Town of Souris itself was incorporated in 1904, as its population had swelled to nearly 1,000 residents. During this period, and continuing into the present day, agricultural activities such as grain production, dairying, and stock breeding were the backbone of the local economy.

Over the 20th century, Souris became recognized for its swinging suspension bridge across the River, first built by a wealthy landowner in 1904. One of the longest of its kind in Canada at 184 metres, the bridge was damaged by flooding numerous times until it was rebuilt completely in 2013 at a higher elevation.

On January 1, 2015, the Rural Municipality of Glenwood and Town of Souris were amalgamated into the Municipality of Souris-Glenwood, after the Provincial government mandated that municipalities with less than 1,000 residents amalgamate with one or more neighbouring municipalities. Today Souris-Glenwood is known for its iconic pedestrian suspension bridge, museums, agate mineral pits, historic downtown, and Victoria Park.

2.3 Current Trends & Conditions

Developing a comprehensive understanding of current trends and conditions in the Municipality is necessary to effectively plan for the future. In doing so, it is important to not only consider how the community has changed over time, but also to predict the most pressing challenges and opportunities which may emerge in the years to come. Accordingly, the following subsections outline current trends and conditions relevant to land use and development in the Municipality, which have informed the content of this Plan.

2.3.1 Land use

Nearly 99% of the Municipality is designated for rural and agricultural land uses. The remaining 1% of land includes residential/urban uses, which are all concentrated within the settlement centre of Souris, as well as industrial lands. Most of the Industrial zones are in and around the community of Souris, except for the Souris-Glenwood Airport located 6.5 km away by road along the Red Coat Trail.

2.3.2 Settlement Centres

The Municipality's only settlement centre is Souris, although the rural areas are home to smaller historic communities such as Hayfield, Menteith, Newstead, and Bunclody. Souris is located at where Plum Creek and the Souris River converge, which coincides with the intersection between Provincial Road (PR) 250 and the Red Coat Trail. Souris features one school, a health centre, medical clinic, recreational facilities including a swimming pool, three museums, a library, and large public park. Downtown Souris features a concentration of services and amenities, such as restaurants and cafes. Souris' swinging suspension bridge is a well-known landmark across Manitoba. Souris it considered a bedroom community to the City of Brandon, where many of the Municipality's residents are employed.

2.3.3 Demographics

The Municipality's population has remained relatively stable over the past 25 years, with minor fluctuations. The average annual population growth rate in the Municipality between 1996 and 2021 was 0.4%. Over the most recent census period (2016-2021), the Municipality's population decreased by 0.6%, from 2,562 residents to 2,547. Nearly 76% of the Municipality's population lives in the settlement centre of Souris. Disaggregated data shows that during the most recent census period, Souris' population in fact increased by 35 residents (1.8%), while the population of the Municipality's rural areas decreased by 50 individuals (7.6%). This trend indicates that the Municipality's population if becoming increasingly concentrated in urban areas, and it is likely that Souris itself will continue to expand as fewer people reside in the Municipality's rural areas.

Population projections for the Municipality are shown in **Figure 4**. These projections have informed potential growth scenarios and land demands for the next 25 years. A linear 5-year growth rate of 4.0% is projected in Souris, and a 5-year linear decrease of 7.8% is forecasted in rural areas, with the municipal population anticipated to reach a total of 2,768 residents by 2048.

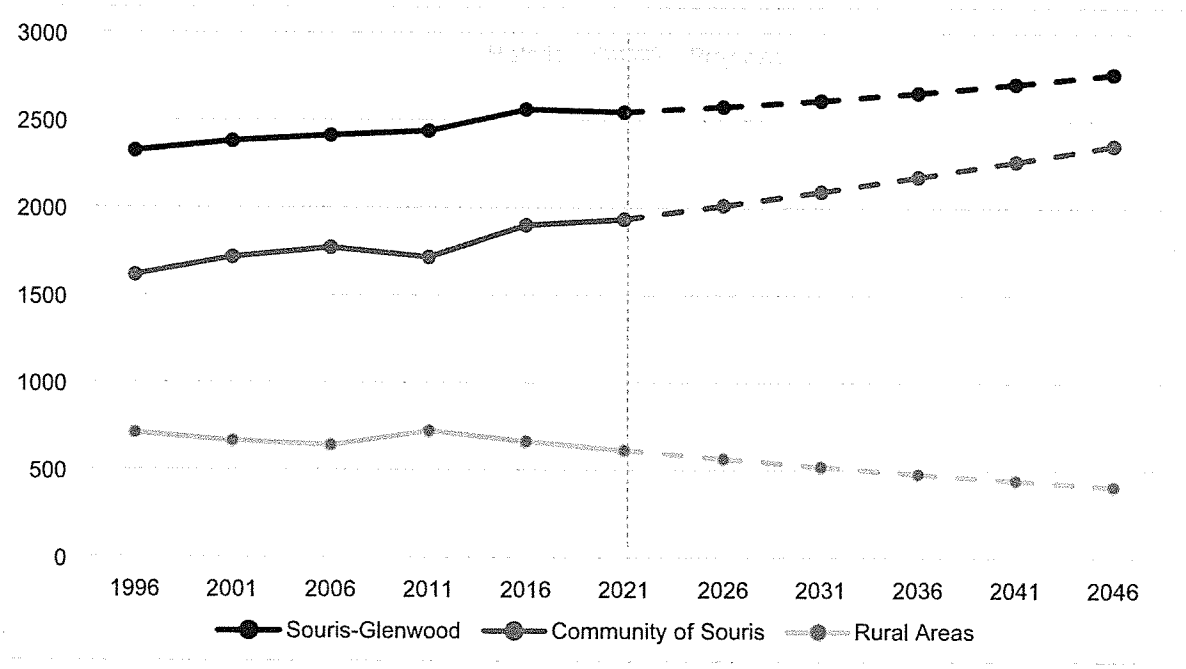


***Figure 4**: Municipality of Souris-Glenwood - Historic and Projected Population*

2.3.4 Housing

According to the 2021 Census, there were a total of 1,030 occupied private dwellings in the Municipality, 82.5% of which were located in the settlement centre of Souris. Most dwellings were single-detached houses (77%), with some higher-density housing located within Souris. No high-rise apartments were reported, although the Municipal housing stock does include 135 units to low-to-mid-rise apartments.

In accordance with the medium growth scenario outlined in **Section 2.3.3**, the Municipality of Souris-Glenwood has a projected housing need of approximately 202 new dwelling units to accommodate a net population increase of 221 residents by the year 2048 (+425 residents in Souris and -204 residents in rural areas). It is anticipated that between 34.7 and 43.5 acres of developable land will be required in Souris to accommodate 146 new single-unit dwellings and 50 multi-unit dwellings, excluding land required for roads, parks, and other amenities. To accommodate the anticipated growth, this Development Plan designates approximately 100 acres of land for new residential development to the southeast and southwest of Souris.

2.3.5 Infrastructure

The settlement centre of Souris is serviced by a municipal water and sewer system. Souris' drinking water comes from two groundwater wells, with the water treatment plant (WTP) last having been upgraded in 2001. Souris' wastewater is treated using a mechanical aeration system previously upgraded in 2004. Areas to the north of the rail line and south of Plum Creek on Souris' west side are serviced by low pressure sewers. The rural residential-style homes at the very south of Souris are not connected to municipal water or sewer.

Generally, there is adequate water capacity in Souris to accommodate new development, but sewer capacity is constrained. The Municipality has completed detailed design for a water treatment plant upgrade but does not currently have funds to proceed with the capacity expansion. Further, the areas south of Plum Creek have limited water capacity. Further development to the southwest would require a new water line with as direct access to the water treatment plant as possible. Possible expansion areas to the southeast have fewer infrastructure constraints.

The Municipality's rural residents generally obtain water from private groundwater wells but may also purchase bulk water from the WTP. Rural residences are typically connected to on-site storage in the form of septic fields or sewage ejector. New sewage ejector systems are no longer permitted in Manitoba; when a sewage ejector fails or the property is sold, a new system conforming to provincial regulations must be installed.

2.3.6 Economy

As of 2021, the top employment sectors in the Municipality were:

1. Health care and social assistance (16.2% of jobs),
2. Agriculture, forestry, fishing, and hunting (11.1% of total jobs),
3. Construction (8.1% of jobs),
4. Educational services (8.1% of jobs), and
5. Retail trade (7.2% of jobs).

2.3.7 Environment

The Municipality is located in the Saskatchewan Plain section of the Interior Plains physiographic region. Elevations in the Municipality range from 457 metres above sea level (m asl) in the east to about to 477 m asl in the west. These physiographic features support the Municipality's prominent agricultural economy. Preparing for the impacts of climate change will be critical moving forward. In particular, these changes are likely to have the greatest impact on farmers, who have recently been confronted with increasingly unpredictable seasonal temperatures and fluctuating precipitation patterns.

The Municipality's surface water systems dominated by the Souris River, Elgin Creek, and Plum Creek. In order to help municipalities protect their natural resources and respond to challenges related to climate change, the Province of Manitoba introduced the Watershed Districts Program, which established fourteen (14) Watershed Districts across the province. The Municipality is located within both the Central Assiniboine Watershed District and the Souris River Watershed District. Watershed Districts, under The Water Protection Act, also play an integral role in developing and implementing integrated watershed management plans (IWMPs). Currently, the West Souris River, East Souris River, and Central Assiniboine & Lower Souris River Integrated Watershed Management Plans are in effect in the Municipality.

2.4 Key Issues & Considerations

The background research and community engagement undertaken during the plan preparation process identified a number of important issues and considerations, including but not limited to:

- The community of Souris needs to diversify its housing supply, and offer more options for seniors and those entering the housing market for the first time;
- The Municipality has initiated the process to joining the Keystone Planning District and will need a land use policy framework that can seamlessly integrate into the KPD's new Development Plan. However, the uniqueness of Souris, as a service centre, in the regional context must also be recognized and protected;
- The Development Plan must support the tourism industry to help sustain Souris' thriving local businesses in the long term;
- There is interest in supporting more mixed-use development in downtown Souris;
- Residents of Souris-Glenwood greatly value local greenspaces and natural areas, such as Victoria Park;
- Erosion in the areas immediately adjacent to Souris is a concern; and
- Souris' diverse services and amenities, along with its proximity to Brandon, hold great potential to drive long-term growth.

3.0 Vision & Principles

3.1 Development Plan Vision

Renowned across Manitoba for its iconic swinging bridge and flock of peacocks, the Municipality of Souris-Glenwood also features fertile agricultural lands, a thriving range of businesses and amenities overlooking a scenic park, and several other tourist attractions.

The Municipality will build on its existing strengths, such as proximity to Brandon, to attract new residents and businesses. The Municipality shall also preserve and enhance services, employment opportunities, and housing options, ensuring that growing families are welcomed, and older residents are able to age in place.

The Municipality's natural assets, such as greenspaces and water bodies, shall be protected for the enjoyment of future generations.

3.2 Principles

3.2.1 Provide High-Quality Infrastructure, Services, and Utilities

Deliver high-quality and reliable municipal services and utilities to support appropriate development throughout the Municipality. At the same time, the cost of constructing and maintaining the associated infrastructure shall be considered, as to ensure its efficiency and long-term viability. The Municipality shall not promote development beyond the capacity of its infrastructure.

3.2.2 Provide a Range of Suitable Housing Options

Support a diverse range of housing types that vary in size, tenure, level of affordability, to accommodate people of all ages and abilities. Housing growth shall occur primarily within the community of Souris, with limited expansion in the Municipality's rural areas.

3.2.3 Promote Opportunities for Economic Development

Encourage compatible commercial and industrial development in appropriate locations throughout the Municipality. This includes strengthening existing commercial corridors, employment areas, and home- and farm-based businesses, which will enhance services and amenities and provide local employment, as well as leverage opportunities to attract tourism.

3.2.4 Preserve and Enhance Agriculture

Prioritize the success of the agriculture sector, and in particular family farms, by protecting prime and viable lower class agricultural lands from incompatible development and by supporting agri-value initiatives, as well as the adoption of on-farm renewable energy systems and other forms of farm diversification opportunities.

3.2.5 Leverage Existing Strengths

The Municipality of Souris-Glenwood has a number of advantages that can be used as a basis for further community development. These strengths include a distinct identity that is recognized province-wide, proximity to the major urban settlement of Brandon, a major municipal park, and a growing settlement centre with a concentration of public-facing services and amenities downtown. To achieve its vision for a thriving Municipality, Souris-Glenwood shall strategically and pragmatically maximize the benefits of these existing strengths.

3.2.6 Protect Natural Assets and Resources

The natural environment is one of the Municipality's greatest resources – from its productive agricultural lands and valued park lands to its rivers, watersheds, and wildlife habitats. The quality, sustainability, and protection from degradation of these assets must be prioritized.

3.2.7 Build Healthy, Safe, and Age-Friendly Communities

Continue support Souris' development as a complete community by providing access to essential services, public amenities, and options for mobility, as well as by encouraging compact development patterns that contribute to physical, mental, social, economic, and environmental health and well-being.

3.2.8 Strengthen Community Participation and Involvement

Foster community pride and encourage widespread participation in planning and development processes so community members can contribute to decisions regarding future growth and development of the Municipality.

3.2.9 Support Multi-Modal Mobility

As the settlement centre of Souris grow in both population and size, the Municipality shall encourage multi-modal mobiltiy by providing appropriate infrastructure and connectivity to key areas for pedestrians and active transportation users. In doing so, the municipality shall support young families, aging residents, and healthy lifestyles for all.

Part Two: General Objectives & Policies

PART TWO outlines the general objectives and policies applying to all land and development within the Municipality. In support of the polices included in **PARTS THREE and FOUR**, which apply to specific land use policy areas, the policies contained herein address broader concepts that apply across all land use policy areas.

4.0 Healthy, Resilient, & Sustainable Communities

This section outlines considerations for community health, resiliency, and sustainability throughout the Municipality, ensuring policies are in place to help prepare for, and respond to, future challenges and opportunities.

4.1 Objectives

(1) To protect and promote the health, safety, and well-being of residents, regardless of age or ability.
(2) To increase local resiliency to potential risks and disruptions caused by climate change.
(3) To support public and private development that is universally accessible and facilitates healthy lifestyles.
(4) To encourage local initiatives that support complete communities, meaning settlement centres that offer a variety of housing types, services, and amenities in proximity to one another.
(5) To ensure the use and development of land is consistent with the community's vision for the future, with special consideration for current and planned economic development initiatives.

4.2 Policies

4.2.1 Sustainable Land Use and Development

(1) To ensure the Municipality of Souris-Glenwood continues to develop in an orderly and economically viable manner, all new development shall be consistent with the policies, objectives, and intent of this Development Plan. Land uses shall be generally consistent with designations as shown in Maps 1-2, with further provisions for permitted and Conditional Uses established in the Zoning By-law(s).

(2) Notwithstanding **Policy 4.2.1(1)**, the provisions of the Development Plan do not apply to Crown Lands within the Municipality.

(3) In approving new developments for residential, commercial or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use, as to avoid unnecessary infrastructure investments, market instability, and/or premature land fragmentation.

(4) Within the community of Souris, currently serviced lands or lands contiguous to existing built-up areas shall have the highest priority for accommodating new development.

(5) The Municipality shall use the tools outlined in **Section 22: Implementation Tools** to ensure it is not solely responsible for the costs associated with providing utility and municipal infrastructure for new development, as well as to enforce standards and specifications for its design and installation.

(6) As Souris continues to grow, the Municipality may explore designating the community as a Local Urban District (LUD).

(7) To protect the health of people and the environment, proposed developments which may have a detrimental effect on air or water quality shall either:

   a. Be directed to locations where the threat to humans, ecologically sensitive lands or features, sensitive wildlife habitats, sensitive watershed areas (as per the West Souris River, East Souris River, and Central Assiniboine & Lower Souris River IWMPs), and water resources is minimized, while also incorporating adequate measures to mitigate the potential negative impacts and/or enhance the capability of the lands; or

   b. Eliminate or reduce the adverse effect(s) to acceptable levels prior to or during development and/or operations.

(8) With consideration for such factors as scale, location, and proposed types of land uses, existing communities and new developments are encouraged to incorporate the following measures:

   a. Compact and integrated development patterns in urban areas that capitalize on existing community assets, promote land use compatibility, offer active mobility options, and minimize costs associated with providing and maintaining municipal services;

   b. Renewable energy sources such as solar, wind, and geothermal to reduce greenhouse gas emissions; and,

   c. Naturalized stormwater retention facilities to strategically store water during wet events, create wildlife habitat, and reduce pressure on existing municipal wastewater systems.

4.2.2 Accessible and Age-Friendly Development

(1) Public spaces, pathways, and sidewalks should feature adequate trees (through new plantings and/or the preservation of existing tree stock) and/or structures to provide users with shaded areas, as well as benches at various intervals for users to take rest.

(2) Community services and amenities should be located centrally within settlement centres and connected to neighbourhoods by pathways and sidewalks to reduce reliance on private vehicles.

(3) Settlement centres should include wayfinding systems, including signage and landmarks, along major roads, sidewalks, and pathways to make navigation easier for all residents and visitors.

(4) The Municipality shall encourage universal design standards to be considered and included in the development of all public and private spaces, in accordance with *The Accessibility for Manitobans Act*.

4.2.3 Community Identity and Change Management

(1) In order to build community capacity, leverage social capital, and ultimately improve chances for long-term success, the Municipality should continue to involve stakeholders and residents in local planning initiatives, including community organizations, service clubs, and/or volunteer groups.

(2) The Municipality shall maintain local assets that improve quality of life, such as enhanced main streets, public parks, heritage resources, and other places residents value, while also supporting initiatives that help strengthen community identity.

(3) The Municipality shall continue to develop strategies that attract and retain residents in order to create effective growth strategies and direct associated initiatives.

(4) The Municipality shall continue to look for opportunities to reduce the long-term costs associated with providing and maintaining infrastructure, particularly in areas with declining populations.

(5) Recognizing Souris' status as a significant settlement centre, the Municipality should look for opportunities to sustainably expand its services, amenities, housing options, and employment opportunities.

(6) Recognizing the Municipality's unique features and attractions, Souris-Glenwood should encourage the sustainable growth of the local tourism industry.

(7) The Municipality may regulate Short-Term Rentals (STRs) through updated Zoning By-law regulations, STR licencing, associated operating standards, and other fiscal and enforcement tools that may be available.

4.2.4 Climate Change Adaption

(1) In order to improve resilience to the changing climate, including its impact on critical community infrastructure and the health of residents, the Municipality shall seek partnership opportunities with other levels of government, relevant organizations, and neighbouring jurisdictions to develop a thorough understanding of climate change issues and to create coordinated strategies.

(2) In response to less predictable weather patterns, the Municipality shall ensure plans and strategies are in place to coordinate responses to emergency events and mitigate the

associated impacts, which may be taken into consideration during the Municipality's reviews of proposed developments.

(3) Agricultural producers, in accordance with Manitoba's Drought Management Strategy, are encouraged to increase on-farm water storage capacity for future redistribution in order to build local resilience to potential drought scenarios and mitigate the associated economic impacts.

(4) The planting of native and non-invasive tree species and vegetation that are resilient to climate change is encouraged in public parks and throughout the Municipality.

(5) Further to **Section 11.2.2: Water and Wastewater**, in assessing the required capacity of wastewater systems for future upgrades, the Municipality shall consider the potential for increased levels of annual precipitation. Periodic reviews should be undertaken by the Municipality regarding policies for development on lands within or proximate to hazard areas to ensure standards are adequate to meet changing precipitation patterns and flood risk levels.

5.0 Hazardous Areas & Uses

This section establishes directions related to hazardous conditions, such as flooding, topography, and hazardous uses, to identify, prevent, and mitigate risk to protect people and property.

5.1 Objectives

(1) To minimize risks to people and property that are associated with hazardous areas and uses.

(2) To make considerate efforts towards preventing erosion.

(3) To limit public expenditures related to preventable flood relief and rehabilitation activities through planning and prevention.

(4) To restrict development in hazardous areas unless adequate measures are taken to mitigate negative impacts or increase the capability of the land to support the proposed development.

(5) To work with other levels of government to enhance flood protection measures while ensuring the benefits of existing flood control works are not negated by future development.

5.2 Policies

5.2.1 Flood Hazard Areas

(1) Development should not be permitted within areas where a specific flood hazard has been determined, including all lands which would be flooded by a 1:200-year flood event or the flood of record, whichever is greater, as well as lands that are subject to periodic local flooding or a flood specified by the applicable Provincial authority in areas of protected flood control works.

(2) Notwithstanding the above, where it is not practical or desirable to restrict development in known flood hazard areas, at the discretion of Council, the development shall be planned and designed to avoid and mitigate potential risks in accordance with the following:

a. There shall be no added risk to life, health, or safety;
b. The proponent shall be required to provide a hydro-geological investigation or study, or a geotechnical report, completed by a professional engineer licensed to practice in Manitoba;
c. All permanent structures shall be located on sites which have been raised with fill to an elevation at least 0.6 m (2 ft) above the 200-year flood level or the flood of record, whichever is greater, as determined in consultation with the appropriate Provincial authority;
d. All permanent structures, including animal housing facilities, shall be adequately protected from damage and all services and driveways shall be designed to function under hazard conditions, allowing for uninterrupted access to the site during a flooding event; and,
e. There shall be no adverse alteration, obstruction, or increase in water flow, flood velocities or flood stages.

(3) If a development is proposed in an area where flood hazard information is not available, but the subject lands are located adjacent to a waterbody or waterway, the following policies shall apply:

a. The proponent may be required to provide a hydro-geological investigation or study, or a geotechnical report, completed by a professional engineer licensed to practice in Manitoba;
b. Permanent structures shall be set back a sufficient distance from the normal high-water mark of any adjacent waterway or waterbody, which should be established in the municipal Zoning By-law in accordance with Provincial Land Use Policies, unless an engineering investigation demonstrates, to the satisfaction of Council, that such limits may be safely reduced; and,
c. Applications shall be circulated to the applicable Provincial authority for review.

(4) Whenever possible, lands in flood hazard areas should be left in their natural state, or only developed for low intensity uses such as cropping, grazing, or open space recreational activities.

(5) Existing developments located in areas where new flooding information becomes available, or where the degree of flood risk increases due to changing climate conditions, flood control works, or other such reasons, are encouraged to enhance flood protection measures as part of any proposed structural alteration or expansion of existing buildings, as well as any change in use.

5.2.2 Areas Prone to Erosion or Slope Instability

(1) Lands which may be eroded away within a 50-year period or become unstable due to the erosive forces of water in an adjacent waterway or waterbody, as identified by the applicable Provincial authority, shall be excluded from development unless it can be demonstrated, to the satisfaction of a professional engineer licensed in Manitoba, that the erosion process can be mitigated and/or will not endanger people or property.

(2) Lands with steep natural slopes that are known or predicted to be unstable, including those subject to such hazards as landslides and/or slumping due to down-slope soil movement, shall be excluded from development unless it can be demonstrated, to the satisfaction of a professional engineer licensed in Manitoba, that adequate bank stabilization measures are implemented.

(3) Development proposals in areas prone to erosion or slope instability may require a hydro-geological investigation or study, or a geotechnical report, to be completed by a professional engineer licensed to practice in Manitoba, including recommendations regarding preventative and mitigative measures which eliminate or reduce the associated risk to an acceptable level.

(4) Land use activities that would alter existing slopes and contribute to increased rates of erosion, bank instability, and slumping, shall not be permitted.

(5) Whenever possible, lands subject to erosion or slope instability should be left in their natural state, allowing for existing tree and vegetative cover to be preserved in order to reduce erosion and help maintain bank stability.

(6) In order to protect the safety of residents and visitors, prevent damage to property, and help reduce rates of erosion and slumping in riparian areas, permanent structures shall be set back a sufficient distance from the normal high-water mark of waterways and waterbodies, as defined in the applicable Zoning By-law in accordance with Provincial Land Use Policies.

5.2.3 Hazardous Uses

(1) Facilities or developments, exclusive of railways and highways, which manufacture, handle, store, and/or distribute hazardous materials shall be subject to the following:

a. New facilities shall not be located closer to urban areas or dwellings than is permitted or recommended under the applicable Provincial guidelines and/or legislation;
b. No hazardous uses should be located within community source water protection areas as identified in either the East Souris River or Central Assiniboine Watershed District's IWMPs, or over significant and sensitive groundwater aquifers.
c. Where the development of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for the buffering and containment of such activities from adjacent uses;
d. Large propane, oil, gasoline or other volatile storage facilities should be established in areas of the Municipality where risks to the health and well-being of residents can be minimized; and
e. Any required environmental studies or engineering assessments, as deemed necessary by Council to support the review process, shall be the sole responsibility of the applicant.

6.0 Natural Areas, Environmental Conservation, & Outdoor Recreation

This section outlines considerations related to environmental health, focusing on the protection of natural areas and recreational amenities that contribute to the local economy and way of life.

6.1 Objectives

(1) To protect natural areas and wildlife and fisheries habitats that have received designation and protection under the *Endangered Species Act* or the *Species at Risk Act* from incompatible or potentially incompatible uses.

(2) To promote inter-municipal cooperation and support partnerships with other levels of government, Indigenous entities, and specialized organizations in developing and implementing conservation initiatives.

(3) To minimize the impacts of development on the natural environment throughout the Municipality and, whenever possible, support opportunities to restore and enhance impacted areas.

(4) To maintain the integrity and long-term viability of outdoor recreational resources.

6.2 Policies

6.2.1 Collaboration

(1) Inter-jurisdictional co-operation with neighbouring municipalities and Indigenous communities is encouraged in developing, implementing, and monitoring measures to protect and enhance the region's natural areas, lakes, and ecological resources.

(2) Coordination between Council and the Souris River and Central Assiniboine Watershed Districts, as well as Manitoba Environment and Climate Change, shall be exercised when a proposed development may alter an existing wetland or negatively impact the watershed.

(3) Proposed developments and changes in land use adjacent to wildlife management areas, ecologically sensitive areas, or any other protected areas shall be reviewed by the appropriate Provincial or federal authority to ensure the long-term sustainability and integrity of the resource will not be adversely affected.

(4) Private landowners may be asked to participate in conservation efforts as a condition of development approval, such as by preserving a portion of their lands in a natural state, or by dedicating a portion of their lands to the applicable municipality as public reserve.

6.2.2 Wetlands and Riparian Areas

(1) In accordance with the Water Rights Regulation under *The Water Rights Act*, all proposed developments that would cause an existing wetland to be drained, filled, and/or permanently altered shall be prohibited unless a license has been obtained from the appropriate Provincial department and sufficient measures are implemented to mitigate the environmental risks.

(2) The enhancement and conservation of wetlands is encouraged throughout the Municipality with a focus on restoration and expansion to maximize the potential benefits offered by these areas, including mitigating floods and droughts, supporting wildlife and fish habitat, and sequestering carbon. The proponent should work with the Souris River and Central

Assiniboine Watershed Districts for any wetland enhancement work. The enhancement, restoration, and expansion of wetlands requires authorization under The Water Rights Act.

(3) A buffer of natural vegetation should be maintained or, wherever possible, restored in riparian areas along waterways and adjacent to waterbodies in order to preserve and enhance the biodiversity of the Municipality. As a general guideline, the size of the buffer should not be less than 30 m (98.4 ft), unless a wider buffer is identified in the applicable IWMP or recommended by Council based on the location of the proposed development and the physical characteristics of the subject lands. However, minor disturbances within these buffers may be permitted pursuant to **Policy 7.2.4(1)(c)**.

6.2.3 Forested Areas and Native Vegetation

(1) The identification and protection of natural areas critical to the existence of rare, endangered and/or ecologically significant plants and vegetation is encouraged throughout the Municipality.

(2) Forested areas and naturally vegetated lands in the Municipality should generally be retained in their natural state wherever practical, including but not limited to lands serving as unused road allowances or easements, as well as areas that could be characterised as community and resident water sources, having high habitat value, extreme topographic relief, or generally unsuitable conditions for agriculture purposes.

(3) The preservation of mature trees in urban areas is encouraged and, in response to the projected increase in very hot days annually, the Municipality should ensure public parks, paths, and sidewalks feature adequate trees and/or structures to provide users with shaded areas.

6.2.4 Wildlife and Fish Habitats

(1) The identification and protection of natural areas critical to wildlife and fisheries habitats is encouraged throughout the Municipality.

(2) 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 are Provincially designated and protected under either *The Endangered Species Act* or *The Species at Risk Act*;
b. lands are Provincially designated and protected under the Protected Area Initiative;
c. lands have been identified and designated 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 habitat, aquatic habitat (including quality wetlands and riparian areas), or other ecologically significant areas have been identified.

(3) Any proposed development or land use activities adjacent to a fish spawning site, fish nursery area, or significant fish habitat shall conform to the following development criteria:

a. Land shall not be cleared, cultivated, or developed to the edge of a waterbody or waterway, but rather, a buffer of natural vegetation shall be maintained in riparian areas in accordance with **Policy 6.2.2(3)**; and
b. Organic loading or siltation from agricultural run-off shall be prohibited and measures to limit nutrient and/or sediment inflow from development activities are be encouraged.

(4) Public access to natural areas and wildlife and fisheries habitat is encouraged to foster appreciation for and enjoyment of nature. However, such access should not lead to levels of activity which will cause a threat to the ecological integrity or sustainability of the affected area.

(5) Public access to natural areas and waterbodies should not lead to possible proliferation of invasive species.

(6) Proposed developments adjacent to a wildlife management area or other protected area shall be forwarded to the appropriate Provincial authority for review to ensure that future development and/or changes in land use will not adversely affect the sustainability of the area or the resident flora and fauna.

6.2.5 Outdoor Recreational Resources

(1) Areas with high recreational capability, which contain interesting and/or rare natural features should be protected and maintained for outdoor recreation and related uses.

(2) Existing outdoor recreational uses and areas should be protected from incompatible or potentially incompatible land uses that may threaten their integrity or operation, including proposed developments and/or land uses that are located adjacent to recreational areas.

(3) Proposed recreational developments shall be compatible with the natural environment, resource-related uses and adjacent land uses and shall be limited to a level of intensity that permits the sustainable use of the recreational resource.

(4) Proposed recreational development should not preclude access to and use of public resources, such as lakes, rivers, shorelands, and similar types of resources valued by residents and visitors.

7.0 Water Resources

This section outlines considerations to balance growth with long-term sustainability and protection of the watershed.

7.1 Objectives

(1) To maintain the natural capacity of the watershed to perform key ecological functions.

(2) To ensure that the quality and integrity of waterways, waterbodies, and groundwater sources is a priority when considering new developments or changes in land use.

(3) To support partnerships with other levels of government, Indigenous entities, and specialized organizations to improve water quality throughout the Municipality.

(4) To protect public access to the lakes, rivers, and streams within the Municipality.

7.2 Policies

7.2.1 Collaboration

(1) Council shall coordinate water management and conservation efforts with the Souris River and Central Assiniboine Watershed Districts and neighbouring communities.

(2) Council shall consult with the appropriate Provincial or Federal government agencies on matters concerning the protection, maintenance, and enhancement of the watershed, including measures to monitor and mitigate the risk of invasive aquatic species.

(3) As a means of improving local water retention capacity and building resilience to drought and flooding events, landowners in the Municipality, and in particular agricultural producers, are encouraged to work with the Souris River and Central Assiniboine Watershed Districts and adjacent jurisdictions in developing an integrated approach to water resource management that balances economic and environmental needs and that is done in concert with the existing watershed management plans.

7.2.2 Watershed

(1) Land shall be developed in a manner which ensures the watershed, including waterways, waterbodies, shoreland areas and groundwater resources, is sustained and that existing uses are not negatively impacted.

(2) Development proposals requiring significant volumes of groundwater and/or surface water shall be required to investigate the need for a Water Rights License. If a Water Rights License is required, development approval may be granted, conditional on the proponent obtaining all necessary provincial permits and licenses.

(3) In order to limit the impacts of development and maximize ecological benefits, the identification of waterways, waterbodies, shorelands and groundwater resources requiring protection or enhancement is encouraged throughout the Municipality in accordance with the following:

a. Identification and enhancement programs may be developed and implemented at the Municipal or Provincial level;
b. The extent of the required protection or enhancement will be directly related to the characteristics of the local situation, including but not limited to the size and configuration of the waterway, waterbody, shoreland or groundwater resource, the need for maintaining public access, erosion rates, and/or the recreation potential of the resource;
c. For sensitive lands fronting on a waterway or waterbody, shoreland reserves or specific setback regulations may be established through public land acquisition by directly purchasing lands or dedicating lands through the subdivision approval process, and/or by establishing easements or Conservation Agreements on privately held lands; and
d. Council may require technical analyses for a proposed development, at the applicant's expense, to determine the impact of a proposed development on water resources, in accordance with **Section 22: Implementation Tools**.

(4) Intensive and high-pollution risk development activities, meaning land uses and structures that have a high risk of causing pollution that include, but are not limited to chemical / fertilizer storage facilities, disposal fields, fuel tanks, waste disposal grounds, and wastewater treatment facilities, should be restricted in public drinking water source zones. Where restriction is not possible, development may be considered in public drinking water source zones provided:

a. The proponent can prove by adequate engineering or hydrogeological investigation that the proposed activity will not cause pollution of the public drinking water supply; or
b. Appropriate precautionary measures have been taken to sufficiently mitigate the risk of endangering the quality of the water supply for public drinking water supply purposes.

7.2.3 Groundwater

(1) Potential impacts to groundwater resources shall be considered when reviewing all development applications that may, whether due to excavation, water access, drainage, or other such reasons, affect the yield and quality of water from underground aquifers in the Municipality, so as to ensure public drinking water sources are protected in accordance with **Policy 7.2.2(4)**.

(2) If a proposed development or land-use activity has the potential to cause groundwater pollution, whether under normal operating conditions or unforeseen circumstances, or is located in an area sensitive to groundwater pollution hazards as identified by the Province, the proponent shall be required to undertake a study of groundwater conditions within the development area, including but not limited to: an assessment of the risk to groundwater quality occurring from the proposed development; and – if the risks should prove significant – the proposed development or land-use activity shall be prohibited unless operational or engineering measures will be employed to either eliminate the risk or minimize this risk to an acceptable level.

(3) Abandoned wells shall be sealed in accordance with Provincial legislation and guidelines and in partnership with the Souris River and Central Assiniboine Watershed Districts to maintain the integrity of the groundwater supply and protect the health and safety of residents.

7.2.4 Waterbodies, Waterways and Shoreland

(1) Any proposed development adjacent to a waterbody or waterway shall conform to the following development criteria:

a. Larger scale multi-lot subdivisions are encouraged to leave a portion of lands along shorelines undeveloped as public reserves to maintain public access to water and shoreline areas;
b. Runoff retention structures and green infrastructure should be encouraged in the design for larger scale multi-lot subdivisions.
c. A buffer of natural vegetation should, in accordance with **Policies 6.2.2(3) and 18.2.2(2)**, be maintained in riparian areas along waterways and adjacent to waterbodies in order to reduce nutrient loading and protect water quality. Within these buffers, developments that create minor disturbances to the natural vegetative cover, such as docks, pathways and boathouses, may be permitted provided that not more than 25% of the length of the lot's shoreline is affected;
d. New developments shall not be permitted to remove existing public access points to water and shoreline areas unless such access will be provided at a new location, that is visible, clearly marked, and easily accessed from a public right-of-way.
e. As a condition of approval, proponents may be required to implement additional measures to limit nutrient and/or sediment inflow prior to and during the development process; and
f. Applications for large scale developments or multi-lot subdivisions adjacent to waterbodies or waterways shall be forwarded to the appropriate Provincial and Federal government departments for review and comment.

(2) Stream and shoreline alterations shall not be undertaken without the approval of the appropriate Provincial and Federal government departments.

8.0 Mineral Resources

This section outlines considerations for ensuring continued access to mineral resources while preventing land use conflicts.

8.1 Objectives

(1) To protect mineral resources and active extraction operations from conflicting land uses.

(2) To promote environmentally sound exploration and extraction of mineral resources, as well as the rehabilitation of lands impacted by such activities to a safe and stable condition.

(3) To work with the applicable Provincial authorities in managing mineral resource exploration and extraction in a sustainable manner.

(4) To account for the effects of mineral extraction on municipal infrastructure.

8.2 Policies

8.2.1 Protecting Mineral Resources

(1) The applicable Provincial authority shall, in accordance with the definitions provided in the PLUPs, classify areas as "High", "Medium", and "Low" in regard to mineral resource quality. These areas shall be protected from incompatible or potentially incompatible land uses and developments as follows:

a. Within and near an area classified as "High", no conflicting land use will be allowed, with permitted uses limited to non-intensive agriculture, such as cropping or grazing, and temporary uses that would not have a detrimental effect on future resource exploration and extraction.
b. Within and near an area classified as "Medium", a potentially conflicting land use may be permitted, subject to consultation with and approval from the applicable Provincial authority.
c. Within and near an area classified as "Low", conflicting land uses may be permitted, subject to Council approval.

(2) Existing mineral extraction operations shall be protected from incompatible and potentially incompatible land uses that would interfere with their ongoing operation and future exploration.

8.2.2 Reviewing Proposed Extraction Operations

(1) When evaluating development proposals related to mineral resource extraction, the Municipality shall consider:

a. The impact on adjacent land uses with respect to haulage routes, water supply, noise, dust, odour, lighting, and unsightliness.
b. The potential impacts to the environment from negative effects of dust, chemical spills, and run-off on the surface and groundwater.
c. The ability of the transportation network to accommodate the amount and type of traffic as well as the highway and road weight classifications.
d. The character and site features of the area.

(2) Proposed extraction operations shall be subject to all permit, licensing, and operational requirements under *The Mines and Minerals Act* and the Quarry Minerals Regulation, which Council may request during the application review.

(3) Proposed extraction operations shall be considered Conditional Uses in the Zoning By-law.

(4) Minimum setback regulations and buffering requirements shall be established in the Zoning By-law for extraction operations and adjacent land uses to promote compatible development patterns.

(5) All applications for proposed extraction operations shall include a site plan and supporting planning rationale which will document the manner in which extraction or development will occur; applicable policy and regulatory compliance matters; and the intended use(s) of the site after the extraction of parts or all of the site has been completed. Other supporting technical assessments to further demonstrate compliance to applicable policy and regulatory matters may also be required by the Municipality.

(6) Lands disturbed by aggregate and mineral exploration or development shall be rehabilitated by the owner/operator. The standard of rehabilitation will be determined in consultation with the Province of Manitoba and under the provisions of *The Mines and Minerals Act* and in accordance with Provincial Land Use Policy 8.1.7.

(7) To encourage progressive rehabilitation of unused post-mining lands, a financial penalty may be incorporated into a development agreement as a function of the area of derelict land and the length of time since mining was discontinued on the property.

9.0 Culture & Heritage

This section establishes directions to protect and celebrate the Municipality's cultural and heritage resources.

9.1 Objectives

(1) To identify and protect the Municipality's cultural and heritage resources and protect them from incompatible development that may threaten their integrity, operation, or communal value.

(2) To provide opportunities for cultural experiences throughout the Municipality.

(3) To celebrate and promote interest in the Municipality's history and diversity.

(4) To acknowledge the historic and continued presence of Indigenous peoples within the Municipality.

9.2 Policies

9.2.1 Heritage Preservation

(1) The identification of heritage resources and human remains, including buildings and sites with historic, cultural, architectural, or archeological significance, is encouraged throughout the Municipality.

(2) Heritage resources shall be protected from incompatible or potentially incompatible uses where:

a. Buildings or sites have received municipal and/or Provincial heritage designation;
b. Buildings or sites are in the process of receiving or being considered for municipal and/or Provincial heritage designation;
c. Buildings or sites have been developed as a heritage resource and currently operate as such; or
d. The potential to impact heritage resources and/or human remains has been identified by a municipal, provincial, or federal government.

(3) The development, designation, and preservation of heritage resources should be coordinated with other heritage and recreation resources in the Municipality to maximize interpretive potential and opportunities for tourism.

(4) The Municipality shall support public and private efforts to reuse, renovate, or adapt heritage sites or buildings in ways that retain and highlight character-defining elements.

(5) As a condition of a subdivision, demolition permit, or the issuance of a Development Permit, the Municipality may require the applicant to carry out applicable identification and assessment works, such as a Heritage Resource Impact Assessment, mitigation measures, and other agreements, to assess and mitigate potential adverse effects of the proposed development on heritage resources and/or human remains.

9.2.2 Cultural Appreciation

(1) Initiatives to raise public awareness and promote appreciation of cultural diversity in the Municipality are encouraged, such as through community events and/or the naming of streets, parks, or public facilities.

(2) The Municipality shall encourage the commemoration of the contributions made by Indigenous peoples and groups the history of Souris-Glenwood and the wider region.

10.0 Transportation & Mobility

This section establishes directions to ensure regional connectivity and local mobility options are maintained and improved.

10.1 Objectives

(1) To support safe and efficient transportation infrastructure in the Municipality.

(2) To protect Provincial and Municipal investments in transportation infrastructure.

(3) To ensure new roadways and developments are compatible with existing and planned transportation networks.

(4) To provide residents and visitors with convenient access to services and amenities through enhanced connectivity throughout the Municipality and to the surrounding region.

(5) To increase options for mobility within settlement centres and promote active modes of transportation that contribute to healthy lifestyles and a reduction in greenhouse gas emissions.

10.2 Policies

10.2.1 Provincial Highways and Roads

(1) A permit from The Provincial Highway Authority shall be required to construct, modify, relocate, remove, or intensify the use of an access to a Provincial Road or Provincial Trunk Highway, unless under local jurisdiction.

(2) A permit from The Provincial Highway Authority shall be required to construct, modify, relocate, or remove a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the controlled area adjacent to a Provincial highway.

(3) Proposed developments and subdivisions adjacent to the Provincial highway system should be guided by concept plans that establish an internal road network which joins with, and is complementary to, the existing and planned highway network of the area.

(4) Development that may have a detrimental impact on the safe and efficient operation of the Provincial highway system shall not be allowed unless appropriate measures, as deemed acceptable to The Provincial Highway Authority, are implemented at the sole cost of the applicant.

(5) Development that may intensify land use adjacent to and/or change access to PTH No. 2,PTH No. 22, or PR No. 250 shall be supported by a Traffic Impact Study prior to any rezoning, subdivision, or development approvals to ensure The Provincial Highway Authority's future plans and access requirements for PTH No. 2, PTH No. 22 and PR No. 250 are accommodated.

(6) Strip development along Provincial highways, whereby direct connections to the highway are relied upon for providing access to abutting sites shall not be permitted.

(7) Direct access to the Provincial highway system from land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic is discouraged. Access should be provided via an internal road and/or municipal road system.

(8) Subdivision or development of sites in areas designated for highway widening or expansion shall not be permitted unless, at the discretion of the applicable Provincial authority,

suitable provisions are made by the applicant to accommodate the future widening or expansion.

(9) Where an area of development is bordered on one side by a major transportation corridor or facility such as a highway, new development should be directed to the same side to avoid the need for local traffic to cross the corridor or facility.

(10) Proposed developments that may be adversely affected by noise, dust, and/or fumes from Provincial highways shall be located where there is adequate separation from these corridors or shall incorporate measures such as sound barriers or landscaped buffers to mitigate conflicts.

10.2.2 Municipal Roads

(1) New development shall have legal access to an all-weather road of sufficient standard and capacity to service featured uses, unless the proponent makes an agreement with the Municipality to upgrade an existing road or develop new road access to a standard agreed upon by Council. The proponent may be responsible for all or a portion of the costs associated with constructing said roadway, as per the terms of the development agreement.

(2) When evaluating development proposals, the potential impact on the existing transportation system shall be considered. Development requests that are incompatible with the existing and/or planned transportation system may be rejected if an agreement cannot be reached between the Municipality and the proponent to ensure compatibility or to provide sufficient road upgrading.

(3) New development which has the potential to generate significant vehicle traffic should be directed away from areas and land uses where such levels of traffic could endanger public safety.

(4) New developments are encouraged to feature short residential blocks and minimal cul-de-sacs to improve connectivity and create alternative options for reaching local destinations.

(5) Local road networks should be planned and designed economically, as to ensure existing and proposed developments can effectively be served, while also not limiting the potential to serve future development on adjacent lands. This may be achieved by requiring applicants to dedicate a portion of their lands for future road allowances in strategic locations.

(6) Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances shall be approved by the Municipality and, whenever possible, unimproved road allowances should be left in their natural state until such time as they are required for road development, as to preserve natural vegetation and valuable wildlife habitat.

(7) Where appropriate, such as on proposed local roads not intended to serve farm equipment, heavy machinery, or high volumes of truck traffic, the Municipality may consider reducing the size of required road allowances to reduce future maintenance costs.

(8) Where high volumes of truck traffic are known or anticipated and the Municipality is the traffic control authority, Council may designate certain roadways as truck routes in order to limit the deterioration of the local road system and minimize safety problems and nuisance

factors within communities. Appropriate setbacks for buildings situated along roadways designated as truck routes shall be established in the Zoning By-law.

(9) Land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic should be directed to locations in proximity to major roadways, including Provincial highways, with access to the highway system provided by means of municipal collector roads.

10.2.3 Active Transportation Infrastructure

(1) The Municipality shall work toward expanding and enhancing active transportation facilities throughout settlement centres to offer an alternative to automobile use and to improve residents' year-round access to commercial and community services.

(2) All new sidewalks, paths, and trails shall be designed to allow for barrier free access, ensuring users of all ages and abilities are accommodated, and to facilitate two-way travel safely and efficiently.

(3) New paths, trails, and sidewalks should, whenever possible, connect to existing transportation networks and establish convenient routes to key local destinations, such as parks and schools.

(4) The Municipality may consider introducing seasonal sidewalks where appropriate, such as public parks and commonly used natural areas, which are constructed out of materials that are permeable, aesthetically complementary to the location, and cost effective for maintenance.

(5) Future subdivision developments should incorporate mid-block pedestrian and cyclist crossing opportunities in settlement centres to improve residents' access to commercial and community services.

(6) In the absence of constructing sidewalks in new residential developments, traffic calming measures on local roads may be considered at the discretion of Council, as to ensure safe use for pedestrians, cyclists, and other modes of active transportation.

10.2.4 Recreation Trails

(1) Year-round active transportation facilities may be developed in public parks and open space for both recreation and active transportation purposes.

10.2.5 Aircraft Landing Fields and Approaches

(1) Existing aircraft landing fields and aerial approaches should be protected from incompatible or potentially incompatible land uses that may adversely impact their operation or endanger public safety. Transport Canada's guide for "Land Use in the Vicinity of Aerodromes" should be referenced as needed when reviewing proposed developments on lands adjacent to existing aircraft landing fields and aerial approaches.

(2) The Zoning By-law shall establish aircraft landing fields as a Conditional Use and outline development standards and appropriate separation distances for any adjacent development in accordance with any applicable Transport Canada regulations.

(3) Proposals to establish private or public airfields shall consider the location of existing dwellings or other development that might adversely be impacted by aircraft operations in accordance with any applicable Transport Canada regulations.

10.2.6 Railways

(1) In reviewing applications for new development in proximity to active rail corridors in the Municipality, Council shall:

a. Send information on the proposed development to the Province for review and comment.
b. Enforce guidelines established by the Federation of Canadian Municipalities and the Railway Association of Canada in regard to development setbacks and buffering.

(2) Development should occur in a manner that minimizes the number of new at-grade rail crossings.

11.0 Utilities & Municipal Services

This section establishes directions to provide reliable utilities and municipal services to support existing and future development.

11.1 Objectives

(1) To strategically direct investments for new, upgraded, and/or extended public utility infrastructure, taking into consideration long-term maintenance and replacement costs.

(2) To optimize existing municipal water, sewer, and solid waste management infrastructure.

(3) To facilitate the economical and efficient delivery of municipal services.

(4) To protect local and regional investments in infrastructure and utilities.

(5) To work collaboratively with private and public utility companies to ensure that high-quality services are available throughout the Municipality.

11.2 Policies

11.2.1 Collaboration

(1) Co-operative and inter-jurisdictional servicing initiatives will be encouraged, including possible revenue sharing agreements, to equitably share costs and benefits of future development in the Municipality.

(2) Cooperation will be encouraged with affected utility companies to ensure the economical and efficient provision of services, including the establishment of energy efficient facilities.

(3) Council shall adhere to Provincial drainage guidelines and work cooperatively with the applicable Provincial authorities and adjacent jurisdictions to address regional drainage issues.

11.2.2 Water and Wastewater

(1) Where municipally operated water or wastewater services are provided within any developed area, new developments requiring those services shall connect to the municipal systems.

(2) New developments or subdivisions proposing to connect to a municipal water or wastewater system shall be designed to do so in an efficient and economical manner.

(3) Council may require technical analyses, at the applicant's expense, to determine the impact of a proposed development on the operation and capacity of existing and future infrastructure systems and distribution networks in accordance with **Section 22: Implementation Tools**.

(4) Water supply and wastewater management systems, where provided, shall be developed and operated in accordance with applicable Provincial regulations and municipal standards.

(5) Any proposed development that is not intended to connect to the municipal wastewater system shall be located on a lot large enough to accommodate on-site sewage disposal systems and be subject to approval under Provincial regulations. When deemed appropriate by Council, such developments should be planned and constructed to economically connect to the municipal wastewater system at a future date, including siting houses to allow for future subdivision.

(6) All proposed onsite wastewater management systems shall:

a. be designed and constructed to be suitable for the lot size and soil conditions;
b. comply with all requirements under MR 83/2003-Onsite Wastewater Management Systems Regulation; and,
c. be registered with the applicable Provincial authority prior to installation.

(7) The Zoning By-law shall establish minimum buffer areas around sewage treatment facilities and wastewater stabilization ponds, in accordance with Provincial regulations and/or guidelines, limiting land uses to those that will not be adversely affected by these facilities.

(8) Where development will cause the Municipality to carry out an alteration to a municipally operated water or wastewater system, the Municipality will adhere to any existing applicable Provincial legislation, as well as ensure that all required engineering data supporting the proposal has been forwarded to the appropriate Provincial agency for review and comment.

(9) Developments shall not be permitted in areas requiring the unnecessary expansion of existing water and/or wastewater treatment and distribution infrastructure.

11.2.3 Drainage

(1) Any development proposing drainage into the Provincial highway drainage system or a designated Provincial waterway shall require permission from The Provincial Highway Authority and licensing from the appropriate Provincial authority. Should there be any upgrades required to the existing highway drainage system or Provincial waterway in direct relation to the development, the developer shall be solely responsible for any and all associated costs.

(2) Applications for development may be required to include a drainage plan. As part of the approval process, the Municipality may impose conditions on the design and maintenance of drainage systems to prevent negative impacts on existing drainage infrastructure and/or affected areas of ecological significance.

(3) The Municipality shall support opportunities for local farmers to work with the Souris River and Central Assiniboine Watershed Districts in implementing sustainable agricultural drainage practices.

(4) Proposed larger scale residential developments and subdivisions, when deemed appropriate, should be encouraged to incorporate naturalized stormwater retention facilities.

11.2.4 Emergency and Protective Services

(1) The capacity of firefighting resources shall be considered when reviewing any applications for proposed higher density or intensive developments.

(2) Convenient access and clear wayfinding strategies shall be considered for all new developments to ensure the effective response of police and emergency service providers.

11.2.5 Solid Waste Management

(1) The Municipality will provide facilities to dispose of solid waste in a sanitary, economic, and orderly manner by planning in advance for the location and development of suitable Provincially approved landfill sites.

(2) The Municipality shall encourage the provision of adequate waste management facilities and should explore programs for recycling, compositing, and the disposal of hazardous household items.

(3) The layout of new residential developments in settlement centres shall allow for the efficient collection of solid waste.

(4) The Zoning By-law shall establish minimum buffer areas around operating and closed/abandoned solid waste disposal sites, in accordance with Provincial regulations and/or guidelines, limiting land uses to those that will not be adversely affected by such facilities.

11.2.6 Public and Private Utilities

(1) Essential activities of government, including public and private utilities, shall be allowed in any land use designation subject to zoning requirements. Special considerations may be given in the Zoning By-Law to review siting requirements for uses that include communications towers and maintenance compounds to ensure they will not have adverse impacts on adjacent lands. Such uses should be located and developed in a manner that minimizes any incompatibility with adjacent uses.

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

(3) To ensure community members can reliably access important information and communicate with one another, the Municipality should work with utility companies and other levels of government to upgrade related facilities and improve service quality throughout the Municipality.

(4) Where development is proposed in the vicinity of pipeline infrastructure or a pipeline right-of-way, the proponent must consult with applicable pipeline authority for review and approval prior to proceeding. Required setbacks from pipeline infrastructure and rights-of-way shall be established in the Municipal Zoning By-law.

Part Three: Rural Land Use Policy Areas

PART THREE outlines objectives and policies applying to the land use policy areas within the Municipality's rural areas. The policies contained in this part should be read with reference to those outlined in **PART TWO.**

The following land use policy areas are described:

- Agricultural Areas
- Economic Development Area
- Rural Settlement Area

12.0 Agricultural Area

Agriculture is a defining characteristic of the Municipality of Souris-Glenwood and has long been the cornerstone of livelihoods, the economy and residents' identity. To ensure the ongoing success, health and wellbeing of the municipalities, high quality agricultural lands will be protected from the encroachment of incompatible uses. This protection must be balanced with the opportunity to expand development of settlement centres, and Rural Settlement Areas at appropriate locations.

12.1 Objectives

(1) To encourage sustainable development and diversification of farm operations as a major economic activity within appropriate areas of the Municipality.

(2) To preserve prime agricultural lands (Canada Land Inventory [C.L.I.] Class 1, 2 and 3 soils), for farming activities, and to preserve those lower-class lands where farming is dominant or is potentially viable.

(3) To encourage agricultural practices and improvements which conserve valuable soil and water resources on all agricultural lands, while also discouraging farm operations and practices which accelerate the destructive processes of soil erosion and soil degradation particularly in areas where factors such as poor soil characteristics, adverse topography, or erosion significantly reduce the capability for a sustained level of agriculture.

(4) To minimise the unnecessary fragmentation of large land parcels as a means of protecting the long-term agricultural viability and rural character of the Municipality by encouraging agricultural development and growth that is sustainable and efficiently uses land and existing road networks.

(5) To recognise the distinct differences and required management practices between intensive livestock production operations, small scale livestock production operations, mixed farms as well as specialised agricultural operations, and to make provision for their continued viability within the Municipality.

(6) To strengthen and diversify the rural economy by encouraging uses that support agri-businesses and value-added production for agricultural operations, as well as provide opportunities for tourism, recreation, and complementary commercial enterprises. To support limited rural residential development provided it does not supersede or conflict with the viability of agricultural operations.

12.2 Policies

12.2.1 General

(1) Land use within the Agricultural Area will be characterized by large parcels of land to prioritize and encourage continuous blocks of agricultural land, which will enhance the benefits of farm consolidation and diversification. Subdivision will be discouraged to ensure land remains viable for farming and is generally not subdivided into parcels less than 80 acres in size to sustain agricultural production.

(2) New agricultural development should be located to be compatible with existing or potential resource harvesting or extraction.

(3) A diversity of agricultural activities will be encouraged, particularly on prime agricultural lands.

(4) Specialized agricultural activities should be directed to appropriate locations to minimize any potential nuisance factors for nearby developments or any potentially adverse environmental impacts. These activities may include, but are not limited to, nurseries, horticulture and apiaries. Council may require a business plan from proponents to evaluate proposal and determine if the operation is a feasible enterprise. Specialized agricultural activities should be treated as Conditional Uses in the Municipal Zoning By-law.

(5) Prime agricultural land should not be developed for non-agricultural related uses, unless a use is serving the farm community, poses a hazard or nuisance in the community, or requires a larger site area that what is available in an urban. Such non-agricultural related uses should be directed away from prime agricultural land, viable lower-class land and livestock operations. Where non-agricultural developments discussed in **Section 12.1.5** above are being considered, sites should not be located on prime agricultural land and should not interfere with farming operations in the area. Such non-agricultural developments should occur in a manner which will not be unreasonably disruptive or create unacceptable hazards or risks for nearby rural residents or the natural environment. Non-agricultural development should be undertaken in a manner that will ensure the protection of natural resources such as groundwater resources, and aggregate deposits.

(6) Lands designated as Agricultural Areas within Settlement may allow for low-impact agricultural uses. Any redevelopment of these areas in the future should be compatible with the urban context.

12.2.2 Livestock Operation Policies

(1) Expansion of existing and the establishment of new livestock operations shall be located within the Agricultural Area. This will provide producers some security to sustainably develop and expand their businesses while reducing the potential for nuisance and protecting the environment.

(2) A livestock operation is a permanent or semi-permanent facility (or non-grazing area) where at least 10 animal units of livestock are kept or raised either indoors or outdoors and includes all associated manure collection facilities.

(3) Livestock operations shall be directed to areas that have soils with agricultural capability of C.L.I. Class 1 to 5.

(4) New or existing livestock operations may establish or expand in accordance with the mutual setback and siting provisions from individual dwellings not associated with the livestock operation, existing recreational uses, and designated areas which are established in the Municipal Zoning By-law and are consistent with separation distances identified in

the *Provincial Land Use Policies*. Council may, pursuant to provisions of *The Planning Act*, vary the separation distance as provided for in the Municipal Zoning By-law.

(5) The following livestock operation size criteria shall apply within the Agricultural Area:

a. Unlimited livestock production development may be permitted on lands designated Agricultural Area subject to policies herein.
b. New and existing livestock operations fewer than 300 AU shall be considered permitted uses within the Municipal Zoning By-law.
c. Livestock operations with 300 AU or greater shall be treated as Conditional Uses within the Municipal Zoning By-law.
d. All proposals for new and expanding operations over 300 AU shall require review and report by the Technical Review Committee of the Province of Manitoba.
e. In addition to any conditions recommended by the provincial technical review committee, the Municipality may require that a shelterbelt be established as part of a livestock operation or require a cover to be installed on a manure storage facility to help reduce potential odours from a livestock operation.

(6) As a condition of approval, the Municipality may require an applicant to enter into a development agreement regarding such matters as:

a. The timing of construction.
b. The control of traffic.
c. The construction and maintenance of roads, fencing, landscaping, shelter belts or drainage works.
d. The payment of a sufficient sum of money to be used to construct any of the items mentioned in clause (c) above.

(7) When evaluating the establishment, expansion or boundary adjustment of livestock operations, the following will be considered:

a. Type and size of livestock operation.
b. Compliance with provincial regulations and the requirements of this Development Plan.
c. Available land base and proximity to environmentally sensitive areas.
d. Conformance with municipal development by-laws and/or building permit requirements.
e. Technical Review Committee report, when required or requested.
f. Manure storage system (size and location).
g. Proximity to and condition of the road systems, if proposed near the provincial highway system, the proposal will be reviewed by Manitoba Infrastructure and Transportation.
h. Nature of surroundings and neighbouring land uses.
i. The water usage requirements and proximity to and capacity of municipal water supply wells.

(8) To ensure new livestock operations do not establish or existing operations do not expand in inappropriate areas, livestock operations shall not locate:

a. On soils with agricultural capability of Class 6 and 7 or unimproved organic soils (if detailed soil survey information is not available in an area where a new or expanded livestock operation is proposed, the applicant may be required to provide a soil survey for the site that is acceptable to the Province at a scale of 1:50,000 or better).
b. In settlement centres.
c. In Economic Development Areas.
d. In Rural Settlement Areas that have less than a maximum lot size of five acres (see Municipal Zoning By-law).
e. In areas as identified by the province as within the 1-in-200-year flood area, unless adequate flood proofing measures are taken consistent with provincial requirements.
f. In source water protection areas identified by the Central Assiniboine Watershed District or Souris River Watershed District where the livestock operation would pose a risk to aquifer contamination.

12.2.3 Residential Development

(1) The subdivision of land for non-farm residential purposes in Agricultural Areas may be considered under the following conditions:

a. Where due to farm consolidation, the dwelling on the farm being acquired or sold is not required as part of the consolidated farming operation.
b. Where a farm is incorporated, and it is necessary to establish a separate residential site from the farm holdings for business or mortgaging purposes.

c. A parcel of land has been physically separated (i.e. by rail line, river, etc.) from the balance of the agricultural holding such that consolidation with adjacent holdings is not reasonable and the separated parcel cannot be reasonably used for any other agricultural purpose.
d. It is required for an individual who significantly participates in an existing agricultural operation on an ongoing basis and derives an income from it.

(2) The farmstead site subdivision permitted in the policies above shall:

a. Consist of the area confined by the shelterbelt, where one exists, or otherwise not be wasteful of agricultural land.
b. Have legal and direct access to an all-weather municipal road or Provincial highway.
c. Be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water.

(3) Proposed lots in Agricultural areas should generally not result in more than one (1) subdivision per 80 acres, with a maximum of two (2) per quarter section Smaller lot sizes may be considered in the case of lot boundary adjustments and title consolidations, provided that there are no additional lots being created and the end result is consistent with the overall intent of the Plan.

(4) Non-Farm Dwellings constructed after the date of adoption of this Development Plan By-law in areas designated as Agricultural Area may be listed as a "Conditional Use" in all subsequent agricultural zones in the Municipal Zoning By-law.

(5) Home-based businesses may occur generally in Agricultural Areas. Home-based businesses are accessory 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 effects on neighbouring land uses. For certain types of businesses, a home-based setting may be appropriate when first starting up, however, as the business grows and level of commercial activity increases, it may be more appropriate to relocate to an Economic Development Area or Principal Settlement Area. Home-based businesses are subject to the rules for home-based businesses in the Municipal Zoning By-law and applicable permitting requirements.

(6) New residential development not associated with farming activities will be directed to designated settlement areas.

12.2.4 Supplemental Farm Dwellings

(1) A supplementary farm dwelling:

a. Must be located within the confines of the farm-yard as part of the farm unit; and,
b. Must be occupied by individuals actively participating in the operation of the farm with the intent of deriving a significant income from it; and,
c. Should be a mobile home that can be removed when not required.

(2) Approval of supplementary farm dwellings shall not provide basis for the subdivision of land in the future. Any subsequent subdivision application would be required to meet the applicable policies of this Development Plan.

12.2.5 Agricultural Economic Development

(1) A single lot subdivision creating a lot smaller than 80 acres for an agri-commercial or agri-industrial development which directly support the agricultural sector may be permitted in

Agricultural Areas. Other commercial and industrial developments should be directed to Economic Development Areas or settlement centres.

(2) Commercial and industrial developments in Agricultural Areas should locate at appropriate locations in a manner that is consistent with the transportation policies of this document.

(3) The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways.

(4) Areas where there is significant risk of groundwater contamination will be avoided unless adequate provisions are taken to mitigate the risk.

(5) Developments proposed within these areas will be compatible with other nearby developments, with regard to factors such as hazardous storage operations, nuisance factors and aesthetic factors.

(6) Where possible, commercial and industrial developments in Agricultural Areas should be directed away from prime agricultural land.

(7) Where a commercial or industrial developments in Agricultural Areas is being proposed, it should be located adjacent to existing agri-industrial, commercial or industrial development, and should be encouraged to utilize a common highway access point, incorporate an internal road system and/or utilize adjacent road systems.

(8) Parcels created for economic development uses shall not be wasteful of land.

12.2.6 Recreational Uses

(1) Recreational uses may be considered on non- productive land, as a Conditional Use subject to the following policies:

a. Certain types of extensive and low impact seasonal recreation development and activities may be appropriate within the Agricultural Area. These types of activities can occur within specially developed areas, such as parks, or may occur more extensively throughout the Municipality such as angling, hunting, snowmobiling, hunting outfitters and similar activities. Intensive recreational uses should be directed to Recreation & Open Space Areas.
b. Developments should have a low impact on, and be compatible with surrounding residential and agricultural uses, including livestock operations, and should be directed away from prime agricultural land
c. Developments should not significantly alter the natural landscape.
d. Access to an existing all weather municipal road is required.
e. Developments will be of a type that can be serviced with on-site water supply and sewage disposal systems.
f. The area will be planned and developed in a manner which will minimize traffic impacts on adjoining roadways.
g. In the case of development areas adjacent to significant tourist routes, highways and major roads, a high standard of site development and landscaping will be encouraged including special buffering features, such as appropriate separation distances, and/or perimeter shelterbelts, and well managed display areas and concealed storage and service areas.
h. Special buffering features, such as appropriate separation distances, and/or perimeter shelterbelts may be required between the proposed developments and nearby developments, highways, and major roads.
i. The authority having jurisdiction over access road(s) and/or highway(s) affected by a recreational development proposal may require a preliminary traffic generation impact study or statement, prepared by a qualified engineer. In cases where the preliminary traffic study or statement suggests the proposed development will generate more than 200 (two-way) vehicle trips per day, a detailed traffic study prepared by a qualified engineer will be required and will be completed to the satisfaction of the authority having jurisdiction over the affected access road(s) and/or highway(s).
j. The cost of any access and/or intersection improvements and/or traffic controls identified in the traffic study as a result of the proposed development shall be the responsibility of the developer and will be implemented to the satisfaction of the Municipality and the authority having jurisdiction over the affected access road(s) and/or highway(s).

12.2.7 Settlement Expansion

(1) Where it is necessary to expand the boundaries of a settlement centre, community expansion should occur on a logical basis and should be well integrated with the existing community structure, and wherever possible, should be directed away from prime farmland and livestock operations. The need for community expansion should be demonstrated, to the satisfaction of the Council, including information such as the existing and projected supply of developable land, and the projected demand for developable land based on demographic and economic information.

13.0 Economic Development Area

Economic Development Areas are intended to encourage and facilitate a range of commercial and industrial activities in the Municipality of Souris-Glenwood. As a major goal, the Municipality is focused on promoting economic development in order to attract new industries to locate within Souris-Glenwood, to create new employment opportunities, and to generate revenue to invest into the community.

The Development Plan directs commercial and industrial enterprises to locate to appropriate locations, generally outside of settlement areas and along major transportation routes. Minimizing conflicts with other uses, particularly residential, while ensuring industries operate in an environmentally sound manner that does not put natural resources or human health at risk, are paramount. *Economic Development Areas* are generally rural, located along highways or major provincial roads and are separate from settlement areas.

13.1 Objectives

(1) To enhance and promote opportunities for a diversity of activities of a commercial & industrial nature in rural areas to strengthen the Municipality's economic appeal and to maximize the employment opportunities for local residents while offering businesses the flexibility to respond to economic opportunities and changes.

(2) To attract and facilitate economic development activities that:

a. Directly serve resource-related activities;
b. Process or store resource-related produce and products;
c. Provide goods and services that serve or support resource-related activities;
d. Require a larger site than is available or appropriate in urban areas; or
e. May pose a risk or hazard in urban areas.

(3) To ensure that future commercial and industrial developments will be generally compatible with surrounding land uses, will be appropriately serviced with water, wastewater and transportation facilities, and will not create any unacceptable health or environmental risks.

(4) To support the operations of the Souris-Glenwood Airport.

13.2 Policies

13.2.1 General

(1) Economic development activities of a mid or large-scale commercial or heavy industrial nature may be allowed in designated *Economic Development Areas* as illustrated on Maps 1 & 2.

(2) Economic development activities will be regulated by the Municipal Zoning By-law to:

a. Distinguish between commercial and industrial land uses, therein articulating the appropriate and detailed land use regulations.
b. Ensure the organization and siting of economic development activities fit with the adjoining and surrounding areas.
c. Review subdivision design standards, access and servicing standards, also to be specified in development agreements.
d. Provide goods and services that serve or support resource-related activities.

(3) Development in *Economic Development Areas* will ideally be sited in clusters along one side of a provincial highway, provincial road, or municipal road. When frontage roads are necessary to control access to the provincial highway system, the proponent may be required to pay for and/or maintain any frontage road constructed to the provincial standard.

(4) Commercial developments with a more neighbourhood scale focus should be encouraged to locate within settlement centres.

(5) Any new developments must have legal and direct access to an all-weather municipal road or Provincial highway which is adequate to accommodate the level of traffic and the type of vehicles.

(6) When necessary, a preliminary traffic generation impact analysis, prepared by a qualified engineer, will be completed to the satisfaction of the authority having jurisdiction over the affected road(s). A more detailed traffic impact study may be required, if deemed necessary.

(7) Where more than one development is proposed, access will be located at a common access point.

(8) Any road and/or intersection modifications required as a result of the development shall be the responsibility of the developer.

(9) The rehabilitation and redevelopment of existing Economic Development sites should be promoted prior to the development of new areas. Proposals for re-designation to *Economic Development Area* should be considered based on land supply and demand.

(10) Any new developments must be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water, and should not be wasteful of land, at the discretion of Council.

(11) Whenever necessary due to the nature of the activity, measures to mitigate groundwater contamination will be put into place.

(12) *Economic Development Areas* will be landscaped to the satisfaction of the approving authority and detailed in a development agreement.

(13) Whenever possible, new economic development activities will be directed away from prime agricultural land and be compatible with the surrounding agricultural area.

(14) *Economic Development Areas* shall have a low impact on nearby settlement areas.

13.2.2 Commercial Development

(1) Commercial developments with large footprints, an affinity with the agricultural sector, and/or having extensive site requirements, such as outdoor storage, display, or parking

requirements (i.e. large trucks), or uses that are incompatible with settlement centres, shall be directed to locate within the *Economic Development Area* in compliance with the Municipal Zoning By-law.

(2) The maintenance and expansion of existing commercial activities in Economic Development Areas will be encouraged.

(3) Every effort should be made to cluster commercial activities in the vicinity of existing compatible uses and will be subject to the transportation policies of this plan.

(4) Development, which primarily serves the travelling public, should locate at planned locations with access to major roadways including Provincial roads and Provincial trunk highways. Direct access to the provincial highway system will be discouraged. Access should be via the municipal roads to the provincial road network.

13.2.3 Industrial Development

(1) Industrial development with an an affinity with the agricultural sector or features that are incompatible with settlement centres will be directed to the *Economic Development Areas* in compliance with the Municipal Zoning By-law.

(2) Industrial development should generally be located adjoining designated regional transportation system corridors and railway areas.

(3) Industrial uses which are incompatible or potentially incompatible with surrounding land 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 where they will be compatible with other uses and will not degrade natural resources or endanger public health and safety.

(4) Proposed development shall mitigate the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas through landscaping, fencing or other measures to minimize nuisance and visual impacts.

(5) Council may enter into tax, service and cost sharing agreements for Municipal infrastructure and industrial development commercial/industrial developments that require inter-Municipal co-operation and support to make the project viable.

14.0 Rural Settlement Area

The *Rural Settlement Area* is intended to provide for the development of rural residential uses while minimizing impacts to established economic activities such as agricultural, livestock operations, and aggregate extraction. Non-agricultural residential uses supported by onsite water and wastewater systems will occur as much as possible in the *Rural Settlement Area*.

14.1 Objectives

(1) To ensure an adequate supply of rural residential land to promote population retention and to preserve the rural character and lifestyle appropriate to the area.

(2) To encourage rural residential clusters while minimizing scattered residential development.

(3) To ensure that *Rural Settlement Areas* do not detract from or interfere with the development of settlement centres.

(4) To ensure that rural residential development does not interfere with resource-based economic activities, such as agriculture and aggregate extraction.

(5) To ensure new development occurs in such a manner so that adjoining land uses are compatible, and potential conflict between uses is minimized or avoided.

14.2 Policies

(1) Future rural residential development will be directed to designated *Rural Settlement Areas.*

(2) The minimum size of rural residential lots in *Rural Settlement Areas* will be 2 acres, and the maximum will be determined by the Municipal Zoning By-law and should not be wasteful of land.

(3) In general, infilling and clustering of rural residential development will be encouraged where practical and conflict with resource-based economic activities such as agriculture and aggregate extraction can be avoided.

(4) In general, the keeping of livestock will be permitted in *Rural Settlement Areas* subject to limitations established in the Municipal Zoning By-law.

(5) Approval of subdivisions for rural residential development within *Rural Settlement Areas* will be based upon the following criteria:

a. The subject lands can be adequately protected from hazards associated with flooding, land erosion, bank instability and other natural hazards.
b. The proposed lots can be provided with Municipal services (i.e. snow removal, fire protection, school bussing, etc.) with reasonable efficiency and cost to the municipality.
c. The proposed lots have access to potable water.
d. The proposed lots will have direct and legal access to an adequate all-weather road. Joint access may be permitted in some instances, and encouraged with respect to Provincial highways, and may require registration of a right-of-way agreement or declaration of right-of-way on the resulting titles.
e. Lots must be located where it is possible to maintain mutual separation distances between individual residences and livestock operations based upon Provincial Land Use Policies, subject to approved variances if required.
f. Subdivision design standards, access and servicing standards will be specified, as appropriate, in the Municipal Zoning By-law and development agreements.

(6) In general, intensive residential development will be directed away from *Rural Settlement Areas* and towards settlement centres.

(7) In areas where riparian setbacks, wetlands, and/or flood hazard areas impact the buildable area of a site, a lot size of greater than two acres may be required as determined through the subdivision review process.

(8) Property owners and developers must be aware that the normal on-going operations of surrounding resource-based economic activities such as agricultural enterprises and aggregate extraction include noise, odour, dust and large vehicle traffic as part of the acceptable characteristics of rural life.

(9) Where an adequate number of suitable vacant lots exist in *Rural Settlement Areas*, no further subdivision of land should be allowed adjacent to it.

(10) Where suitable land in *Rural Settlement Areas* is available but remains vacant and undeveloped for a time deemed unreasonable by Council, property owners are encouraged to develop or sell to enable development, whichever is more economically feasible and desirable. Failing either of those options, the *Rural Settlement Area* designation will be reallocated to other suitable areas of the Municipality to facilitate rural residential development.

(11) All sewage and other waste disposal shall comply with Provincial regulations and surface water quality shall be protected by adherence to Provincial guidelines.

(12) New development may require a preliminary traffic generation impact analysis, prepared by a qualified engineer, to be completed to the satisfaction of the authority having jurisdiction over the affected road(s). A more detailed traffic impact study may be required, if deemed necessary.

Part Four: Urban Land Use Policy Areas

PART FOUR outlines objectives and policies applying to the land use policy areas within the Municipality's urban areas, principally the settlement centre of Souris. The policies contained in this part should be read with reference to those outlined in **PART TWO.**

The following land use policy areas are described:

- Urban Residential Area
- Commercial Area
- Downtown Area
- Industrial Area
- Institutional Area
- Recreation & Open Space Area

15.0 Urban Residential Area

The *Urban Residential Area* designation is applied to existing and emerging neighbourhoods within or adjacent to the settlement centre of Souris. The intent of this designation is primarily to accommodate various forms of residential development, including detached, semi-detached, and multi-unit dwellings, as well as other complementary uses that help residents meet their daily needs, such as institutional and community facilities, public parks, and limited neighbourhood commercial uses.

15.1 Objectives

(1) To maintain the stability, quality, and character of existing residential neighbourhoods.

(2) To prioritize development on lands that are within or contiguous to built-up areas.

(3) To encourage a variety of housing types in terms of size, affordability, and tenure to accommodate the community's evolving needs.

(4) To create complete neighbourhoods with access to a variety of community amenities and services.

15.2 Policies

15.2.1 General

(1) Within *Urban Residential Areas*, where undeveloped lands that require new or extended public roads are being considered for development, an overall concept plan should be prepared in accordance with **Section 22: Implementation Tools** to ensure the development is well-planned, including such factors as internal and external connectivity and location of parklands.

(2) Infill and revitalization of existing built-up areas is encouraged to accommodate new development in *Residential Areas*. Where suitable vacant land is not available within built-up areas, new development is encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.

(3) Residents or property owners shall be strongly encouraged to revitalize or remove an existing building when, in the opinion of Council, the condition of the building has deteriorated to a point of being a visual nuisance or potential safety hazard. This may be enforced through the Municipality's Vacant and Derelict Buildings By-law.

(4) Livestock operations shall not be permitted in *Urban Residential Areas*.

15.2.2 Residential Development

(1) Development of a variety of housing types is encouraged in *Urban Residential Areas*, including single-unit, secondary suites, semi-detached, and multi-unit dwellings, as well as dwellings designed to be universally accessible and senior's housing, in response to evolving demands.

(2) The location, size, and siting of all residential development types shall be regulated by the Zoning By-law to provide for general compatibility with existing neighbourhoods.

(3) Residential development shall be located to avoid potential conflicts with incompatible facilities and infrastructure, such as lagoons, highways, and active rail lines, as well as uses that generate noise, dust, odors, heavy traffic, and other similar types of nuisances, such as industrial and large-scale commercial developments.

(4) Recognizing the capacity constraints of municipal drinking water and wastewater systems, further multi-lot subdivisions in *Urban Residential Areas* for the purposes of residential development should not be permitted unless it can be proven, to the satisfaction of Council, that there is sufficient capacity to service proposed development.

(5) Residential lots may only be developed in *Urban Residential Areas* without municipal piped services on the condition that they be connected to servicing once those systems are installed.

(6) The location of residential development should allow for convenient access to public and institutional uses, such as recreation facilities, libraries, parks, and schools, as well as commercial uses that help satisfy daily needs, such as general service shops.

(7) New residential development is encouraged to include active transportation infrastructure which connects residents to services and amenities, to provide options for multi-modal mobility.

15.2.3 Non-Residential Development

(1) Non-residential developments within *Urban Residential Areas* should be limited to types of uses that provide a public or semi-public service, such as governmental, educational, childcare, recreational, or religious facilities, as well as limited commercial uses that are complementary to the scale and character of the neighbourhood, provided the location is suitable for the intended use.

(2) Home-based businesses may be permitted in *Urban Residential Areas*, provided that they comply with the regulations and operational standards of the Zoning By-law.

(3) Parks and playgrounds shall be considered as an integral part of new residential developments and shall be identified on conceptual plans of subdivision and dedicated to the community as public reserve through the subdivision process. These parks and playgrounds should be conveniently located to maximize access. Such facilities should be provided in existing residential areas where, in the opinion of Council, there is an apparent need due to population growth or changing demographics.

(4) Proposed non-residential developments shall be evaluated with respect to their potential impacts on surrounding residential areas, having regard for factors such as vehicle traffic and parking, as well as noise.

16.0 Commercial Area

The *Commercial Area* designation is intended to support a variety of commercial uses in the settlement centre of Souris, primarily along First Avenue East and West, and First Street North. Current commercial uses along these corridors are diverse, ranging from major retail outlets that cater to a regional clientele, to moderately sized services and amenities such as restaurants and fitness facilities. The *Commercial Area* designation is applied to lands where these uses should be maintained or expanded for the benefit of local and regional residents, tourists, and the traveling public.

16.1 Objectives

(1) To support economic development and provide employment opportunities.

(2) To accommodate commercial uses too large in scale to be situated in *Downtown Areas*, while ensuring smaller scale commercial uses and pedestrian activity is not drawn away from the core.

(3) To encourage a diversity of uses that best serve community needs.

(4) To ensure commercial uses are compatible with surrounding land uses.

(5) To encourage commercial uses to be designed, built, and maintained in an aesthetically pleasing manner.

16.2 Policies

(1) Land use in *Commercial Areas* shall be medium and larger scale commercial uses primarily, and additional ancillary uses that complement employment activities. *Commercial Areas* shall include public-facing uses such as retail stores and restaurants, as well as private uses such as storage facilities and warehousing.

(2) Commercial uses better suited to a rural context are encouraged to locate in *Economic Development Areas* where possible.

(3) Small-scale, pedestrian-oriented commercial uses are encouraged to locate in *Downtown Areas* where possible.

(4) Development that may pose risks to the well-being of residents, whether due to noise, odour, traffic, or other detrimental factors, shall be considered a Conditional Use in the Municipal Zoning By-law.

(5) Light or smaller scale industrial uses may be permitted in *Commercial Areas*. These forms of development shall be considered Conditional Uses in the Municipal Zoning By-law.

(6) Unsightly commercial or industrial developments shall be adequately buffered from adjacent residential uses, institutional facilities, and public areas.

(7) Livestock operations shall not be permitted in Commercial Areas.

(8) New *Commercial Areas* should only be developed if there are no existing serviced lands available that can accommodate projected demand. The servicing of new *Commercial Areas* should be done so as to minimize the costs of extending municipal infrastructure, while also ensuring the proposed development is compatible with existing adjacent land uses.

(9) An overall concept plan, in accordance with **Section 22: Implementation Tools**, may be required for proposed developments in *Commercial Areas* to address such matters as

servicing, landscaping, buffering, site drainage, vehicular access, and other relevant planning considerations.

(10) Commercial developments with extensive site requirements, such as large surface parking lots or outdoor storage areas, are encouraged to incorporate adequate screening from any surrounding public right-of-way(s), such as natural vegetation.

(11) In accordance with **Section 10.2.1: Provincial Highways and Roads**, proposed commercial developments adjacent to Provincial highways shall be complementary to the existing and planned highway system and, as required, will be circulated to The Provincial Highway Authority for review.

17.0 Downtown Area

The *Downtown Area* designation is applied to lands within Souris' downtown, which includes areas adjacent to sections of Crescent Avenue West and First Street South that accommodate a variety of urban uses. The intent of this policy area is to support a mix of commercial services, local attractions, public amenities, and higher density residential developments in the core areas of Souris.

17.1 Objectives

(1) To encourage a range of small to mid-scale commercial uses, institutional facilities, and community services that serve the needs of residents and visitors to Souris within a central location.

(2) To support residential densification in proximity to amenities and services.

(3) To support urban design and placemaking initiatives in Souris that reflect local identity and create a vibrant urban core.

17.2 Policies

(1) The primary land uses in *Downtown Area* shall be commercial, allowing for a range of professional, hospitality, and retail services, in addition to community services, institutional facilities, public amenities, higher-density residential developments, and commercial-residential-mixed-use developments.

(2) Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings.

(3) High activity uses that animate the streetscape, like retail and restaurants, are encouraged at-grade, with uses such as offices and residential uses on second floors and above.

(4) Residential uses at-grade and/or below grade are discouraged in the *Downtown Area*.

(5) Wherever possible, the original, distinctive qualities and character of historic buildings and building elements shall be preserved. The removal or alteration of any historical materials or distinctive features shall be avoided. In instances where removal is required due to damage or deterioration, the materials should be replaced with the same material or with materials that are compatible and/or complementary to the original design.

(6) Commercial developments with extensive site requirements, such as outdoor storage and display, large surface parking lots, or warehouse style sales areas, are discouraged in the *Downtown Area* and should be directed to locate in appropriate locations.

(7) For proposed commercial developments, a concept plan may be required in accordance with **Section 22: Implementation Tools** to address servicing issues, site access, and other planning matters.

(8) Parking facilities accessory to a new development should be oriented to the side or rear of the principal building. In such cases where this cannot be achieved, due to site constraints or other factors, the proponent shall introduce adequate screening/buffering from the public right-of-way

(9) Development should be oriented to the public road, with main entrances and building signage visible from the public right-of-way, and smaller front yard setbacks to support pedestrian friendly areas

(10) Pedestrian pathways and sidewalks that provide connectivity within the *Downtown Area* and to surrounding residential neighbourhoods, park spaces, and public amenities shall be prioritized by the Municipality to promote active transportation options.

(11) The Municipality should consider creating a comprehensive concept plan for the *Downtown Area* that:

a. Defines a long-range vision for downtown development.
b. Provides direction on urban design and public realm enhancements.
c. Identifies opportunities for economic development.
d. Establishes an overall strategy for investment and redevelopment in the downtown and adjacent residential neighbourhoods.

(12) An update of the Municipality's Zoning By-law shall consider the following directions for Downtown Areas:

a. Directing small-scale businesses that serve local residents to locate along main streets rather than in Commercial Areas or the edge of the community.
b. Requiring minimal setbacks from the front property line.
c. Enabling a mix of local commercial, institutional, and multiple-unit residential uses.
d. Enabling infill development along main streets that is complementary to the scale and form of existing development.
e. Requiring minimal on-site parking in favour of street parking.
f. Allowing higher density residential development within Residential Areas immediately adjacent to Downtown Areas.

(13) Landscaped boulevards and medians, treed sidewalks, and pocket parks should be incorporated along main streets where pedestrian traffic is most concentrated.

(14) Any expansion of the *Downtown Area* should be limited and contiguous with the existing *Downtown Area.* Applications to expand the *Downtown Area* should be supported by concept plans, market studies, and other appropriate documentation in accordance with **Section 22: Implementation Tools.**

18.0 Industrial Area

The Industrial Area designation supports industrial and larger scale commercial uses that are compatible with surrounding land uses, while also supporting economic development in the settlement centre of Souris.

18.1 Objectives

(1) To promote the growth of industrial uses within the Municipality and increase employment opportunities.

(2) To ensure industrial uses are compatible with surrounding land uses.

(3) To mitigate the potential health and environmental risks of industrial developments.

(4) To encourage industrial uses to be designed, built, and maintained in an aesthetically pleasing manner.

18.2 Policies

18.2.1 General

(1) The primary land uses in Industrial Areas shall be industrial types of uses, such as manufacturing or processing related developments, as well as larger scale commercial and motor vehicle related uses, such as warehouse sales and service stations.

(2) Livestock operations shall not be permitted in Industrial Areas.

(3) Development that may pose risks to the well-being of residents, whether due to noise, odour, traffic, or other detrimental factors, shall be considered a Conditional Use in the Municipal Zoning By-law.

(4) Unsightly commercial or industrial developments shall be adequately buffered from adjacent residential uses, institutional facilities, and public areas.

(5) New Industrial Areas should only be developed if there are no existing serviced lands available that can accommodate projected demand. The servicing of new Industrial Areas should be done to minimize the costs of extending municipal infrastructure, while also ensuring the proposed development is compatible with existing adjacent land uses.

(6) An overall concept plan, in accordance with **Section 22: Implementation Tools**, may be required for proposed developments in Industrial Areas to address such matters as servicing, landscaping, buffering, site drainage, vehicular access, and other relevant planning considerations.

18.2.2 Industrial Development

(1) Industrial uses which are incompatible or potentially incompatible with other urban uses, such as residential and institutional uses, and/or which pose a significant risk to public health, safety, or well-being due to the nature and intensity of the operation, should be directed to suitable locations, or to *Economic Development Areas*, to prevent such issues. If a site is not available within an *Industrial Area* or *Economic Development Area*, a suitable location in the Agriculture Area may be considered in accordance with **Section 12.2.5: Agricultural Economic Development**.

(2) 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 areas. If such uses are

proposed in these areas, special landscape buffering or other mitigative screening measures should be taken to screen these industrial uses from view.

(3) Industries presently located outside of Industrial or Economic Development Areas should be encouraged to relocate to the appropriate area, with a particular focus on those industries that have a negative impact on adjoining properties or planned future development. Should relocation of existing industries be impractical, steps should be taken to minimise the negative impact on adjoining properties, in accordance with **Policy 18.2.2(2)** above.

(4) The rehabilitation and redevelopment of existing industrial sites shall be promoted prior to the development of new industrial areas.

(5) All industrial uses shall make provision for water supply, sewage disposal, surface drainage and landscaping in compliance with all applicable regulations and by-laws.

(6) If deemed necessary by the Municipality or a Provincial agency, an engineering report addressing environmental concerns, such as groundwater protection or land drainage, shall be required prior to the approval of any proposed industrial development.

(7) In order to preserve the quality of the environment and natural character of the Municipality, new or expanded industrial uses shall ensure:
   a. Water consumption in peak use periods will not unduly strain the water supply.
   b. Emissions, in terms of dust, odour, gases, noise, vibration or light, will not significantly diminish the quality of the environment.
   c. Any proposed alteration of the topography will not aggravate or cause flooding or drainage problems on other lands.
   d. The development is consistent with applicable policies outlined in **Section 6: Natural Areas, Environmental Conservation & Outdoor Recreation.**

18.2.3 Commercial Development

(1) The development of commercial clusters is encouraged to allow for the efficient provision of servicing, shared parking facilities, and limited access points from roadways.

(2) Commercial developments with extensive site requirements, such as large surface parking lots or outdoor storage areas, are encouraged to incorporate adequate screening from any surrounding public right-of-way(s), such as natural vegetation.

(3) In accordance with **Section 10.2.1: Provincial Highways and Roadways**, proposed commercial developments adjacent to Provincial highways shall be complementary to the existing and planned highway system and, as required, will be circulated to The Provincial Highway Authority for review.

19.0 Institutional Area

Public facilities provide important services to residents of the Municipality. The intent of the *Institutional Area* designation is to identify lands for public utilities, government offices, healthcare facilities, schools, places of worship, cultural facilities, and other community services.

19.1 Objectives

(1) To ensure a suitable supply and distribution of community facilities and public services to meet residents' needs.

19.2 Policies

(1) The primary land use in *Institutional Areas* shall be non-commercial in nature, including public utilities, government offices, healthcare facilities, schools, places of worship, cultural facilities, and other community services.

(2) Limited small-scale accessory commercial (e.g., café or gift shop) and residential (e.g., parsonage or rectory) uses may be considered in *Institutional Areas*, subject to the Municipal Zoning By-law.

(3) Livestock operations shall not be permitted in *Institutional Areas*.

(4) Uses that may generate noise, traffic, or other detrimental factors, shall be considered a Conditional Use in the Zoning By-law.

(5) Unsightly areas (e.g., parking lots and loading docks) shall be adequately buffered from adjacent residential uses and public areas.

(6) An overall concept plan, in accordance with **Section 22: Implementation Tools**, may be required for proposed large scale developments in *Institutional Areas* to address such matters as servicing, landscaping, buffering, site drainage, vehicular access, and other relevant planning considerations.

(7) Compatible institutional uses may locate in *Urban Residential Areas*, such as places of worship, schools, and daycares.

(8) Compatible institutional uses may locate in *Commercial Areas*, such as government offices, places of worship, and daycares.

20.0 Recreation & Open Space Area

Green spaces and recreational facilities are critical to supporting a high quality of life for residents. The preservation of natural areas helps protect the integrity of the environment and contributes to the Municipality's unique identity. The *Recreation & Open Space Area* designation is applied to lands that serve these purposes. The intent is to ensure that residents can access a range of green spaces and recreational facilities within settlement centres while also protecting the natural environment.

20.1 Objectives

(1) To promote healthy and active lifestyles by supporting year-round recreational activities.

(2) To maintain the Municipality's natural environment and rural character by protecting green spaces, tree stands, wetlands, habitats, and areas of ecological significance.

(3) To encourage the use of naturalized space as a buffer between incompatible land uses.

(4) To bolster local tourism by maintaining and enhancing outdoor recreational amenities.

(5) To prevent development in flood-prone areas.

20.2 Policies

20.2.1 General

(1) Preserved natural areas, public parks, playgrounds, and recreational facilities, including private commercial recreation developments such as campgrounds and golf courses, shall be the primary land uses in *Recreation & Open Space Areas*. Ancillary uses that provide a public benefit or enhance the overall experience shall also be encouraged, such as concession stands, outdoor stages, washrooms, and equipment rentals.

(2) Livestock operations shall not be permitted in *Recreation & Open Space Areas*.

(3) Land shall be acquired through the subdivision process for park, recreation, and open space use according to the provisions of *The Planning Act* and designated *Recreation & Open Space Areas*, including riparian lands acquired in accordance with **Section 6.2.2: Wetlands and Riparian Areas**.

(4) Tree planting to offer shaded areas and help reduce GHG emissions will be encouraged in parks, playgrounds, and recreational areas throughout the Municipality. Such planting should utilize a variety of native tree species and provide for visual diversity. The preservation of existing healthy mature trees shall be strongly encouraged.

(5) *Recreation & Open Space Areas* shall be easily accessible for residents, and where possible, evenly distributed throughout settlement centres.

(6) *Recreation & Open Space Areas* shall be maintained at an acceptable level to ensure that recreational spaces provide for clean and hazard free experiences.

(7) The repurposing of under-utilized lands for parks, open space, or recreational use is encouraged.

(8) The use of landscaped buffers, sports fields, and open spaces shall be considered as a means of protecting the Municipality's physical environment, including the preservation of ecologically significant lands, and of separating noncompatible types of land uses.

(9) Generally, lands with the settlement centre of Souris which are immediately adjacent to the Souris River or Plum Creek should be designated *Recreation & Open Space Area* to prevent development in flood-prone areas.

20.2.2 Commercial Recreational Developments

(1) In order to ensure new and expanding commercial recreational developments are appropriate for the proposed site and location, the Municipality shall consider:

a. The potential for intermittent flooding, slumping, and/or erosion on the lands.
b. Compatibility with surrounding land uses, having regard for vehicle traffic and parking issues, as well as noise and light emissions.
c. The potential impact on the natural environment, having regard for wildlife habitats, groundwater sensitivity areas, and the removal of natural vegetation.
d. The quality of site access in relation to the surrounding mobility network.
e. The significance of the lands as a public amenity for passive recreational use.
f. The appropriateness of the proposed development in relation to the intended character and function of *Recreation & Open Space Areas*.

(2) Commercial recreational uses may be considered as Conditional Uses within the urban open space and recreational zone(s) of the Municipal Zoning By-law.

Part Five: Implementation

PART FIVE provides an overview of processes, planning tools, and strategies to implement this Development Plan and in turn, advance the goals, objectives, and vision contained herein.

21.0 Administration

21.1 Adoption & Enforcement

In accordance with *The Planning Act*, Development Plans in Manitoba shall be approved by the Minister of Municipal and Northern Relations before officially being adopted through Council resolution. Once adopted by the Municipality, this Development Plan will rescind and replace the Souris-Glenwood Planning District Development Plan By-law No. 13, thereby giving it the force of law.

Enforcement of the Development Plan shall be carried out through the decisions of elected officials, the actions of administrative staff, and the directions provided by Provincial departments and agencies. Any future development in the Municipality shall be in keeping with the policies and objectives of this Plan. In order to ensure this is achieved, the Municipality may, through the development application review and approval process, establish conditions or requirements for proponents in accordance with the tools set out in **Section 22: Implementation Tools** of this Plan.

21.2 Amendment & Review

All Development Plan amendments, whether initiated by the Municipality or an affected property owner, shall be reviewed and approved in accordance with *The Planning Act*, including review and approval by the Minister before coming into effect. If new development is proposed that does not conform to the Development Plan, then an application to amend the Plan shall be prepared for initial review by the Municipality. Applications to amend the Plan shall demonstrate the impact of the proposed change and the benefit to the Municipality.

The Development Plan should also be reviewed periodically and as deemed necessary, revised to anticipate and respond to changing conditions within the Municipality. *The Planning Act* provides that Council may set out a date by which a review of the Development Plan shall be completed. Based on current growth and development trends, Council intends to carry out a review of the Plan no later than approximately 10 years after the effective date of this document being adopted, unless the Municipality becomes a member of a Planning District and the Plan ceases to have effect.

21.3 Monitoring & Performance

This Development Plan is intended to be a long-term policy document that guides decision-making for the next 20-years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge Council should monitor the performance of the Plan to ensure the Municipality stays on the desired track towards meeting its goals and objectives. This can be achieved in a number of ways. The Municipality may choose to establish indicators for success as starting points for tracking results, such as targets for population growth, and residential infill units. Alternatively, the Municipality may choose to collect and periodically review data on different factors related to land use and development, helping to guide decision making.

21.4 Development Officer

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

22.0 Implementation Tools

The following section summarizes a suite of planning tools available to the Municipality to implement this Development Plan under the authority of *The Planning Act* and *The Municipal Act.*

22.1 Zoning By-Laws

Following adoption of this Development Plan, the Municipality should update its Zoning By-law, which set out specific regulations for land use and development. Zoning By-laws establish different land use zoning districts (agricultural, residential, commercial, industrial, etc.), each with prescribed permitted and Conditional Uses, as well as standards to regulate the form of development. The Zoning By-law will be the primary implementation tool of the Development Plan and therefore shall conform to the principles, objectives and policies herein.

22.2 Variances

Since Zoning By-laws are often applied to an entire municipality, it may not be able to adequately deal with unusual or unique conditions. Therefore, *The Planning Act* allows Council to issue a Variance Order in situations where the Zoning By-law adversely affects a person's ability to use their land. A public notice and public hearing are required before Council can decide whether to reject or approve a variance order application. Similar to a Conditional Use, Council may impose conditions including requiring the applicant to enter into a Development Agreement.

The Planning Act also allows Council to authorize the Development Officer, or a designated employee, to grant minor variances without a public notice or hearing. Minor variances may vary the height, distance, area, size, intensity of use, or number of parking spaces required by the Zoning By-law by up to 15%.

22.3 Conditional Uses

Within a Zoning By-law, each zoning district may contain Conditional Uses, which are specific uses of land or buildings that may be allowed depending on the particular circumstances of the development. Conditional Uses are typically more intensive with the potential for greater impact on neighbouring properties than uses that are permitted as of right. Therefore, a public notice and public hearing are required to gain public feedback. Council may also impose conditions on the proposed use, including the potential for a Development Agreement, to ensure that it is consistent with the Development Plan and that it will be acceptable at its location. *The Planning Act* has specific Conditional Use provisions for livestock operations above and below 300 animal units, as well as for unique notification requirements and appeals related to new aggregate operations.

22.4 Subdivision Control

The approving authority for subdivisions is the Province. However, a subdivision cannot be approved without the approval of the Municipal Council in which the land is situated. The review process provides an opportunity for Council to evaluate whether the proposed subdivision complies to this Plan and the Zoning By-law in effect. Council may also attach conditions of approval in accordance with Section 135 of *The Planning Act.* If Council approves the subdivision application, then the approving authority must consider it. However, if Council rejects the application, then the approving authority must also reject the application.

22.5 Development Levies

As per Section 143(1) of *The Planning Act*, Council may require applicants to compensate the Municipality for capital costs that may be incurred by the subdivision of land.

22.6 Development Permits

New development or uses generally require a Development Permit issued by the Development Officer. Before a Development Permit is issued, proposals should be reviewed for conformity with the Development Plan. The procedures for reviewing, evaluating, and approving or refusing development permits are contained in the Zoning By-law(s).

22.7 Development Agreements

The Planning Act allows Council to require a Development Agreement as a condition for amending a Zoning By-law, approving a Conditional Use, or making a variance order. A development agreement may deal with a number of matters including but not limited to the use of the land or building, the siting and design of buildings, the provision of open space, and the installation of services. A Development Agreement applying to a subdivision application deals with the responsibilities of the applicant and the municipality in providing services to the land in question.

22.8 Secondary Plans

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

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

Should the Municipality become a member municipality in a Planning District, Council may explore options for adopting the land use policies contained in **PART FOUR: URBAN LAND USE POLICY AREAS** as a Secondary Plan applying to the community of Souris in order to recognize and protect Souris' distinct urban character.

22.9 Adoption of Other By-laws

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

22.10 Strategic Action Plans

As outlined in *The Municipal Act*, municipalities may adopt a strategic action plan for economic development. If the Municipality is to move closer to the future envisioned in the Development Plan, a clear plan of action is required. Therefore, the Municipality should consider developing an action plan that outlines a schedule of key action items to be completed. Implementation of the Development Plan is an ongoing process, and it may be some time before significant progress is achieved. However, an action plan that is consistent with the Development Plan and integrated with the annual budget planning process can help ensure incremental progress is being achieved.

22.11 Special Studies & Concept Plans

Any special studies or technical investigations that may be required in support of a proposed subdivision or development such as grading plans, geotechnical / environmental assessments, water / wastewater management plans, infrastructure capacity assessments or traffic impact assessments, shall be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

A detailed concept plan may also be required to direct the location, nature, and timing of development in a manner that is consistent with the intent of this Development Plan. In addition to the previously mentioned special studies, the purpose of a concept plan is to provide a detailed summary of the proposed development, including but not limited to the:

(1) Rationale for the proposed development;
(2) Conformity to the Development Plan and Zoning By-law:
(3) Existing site conditions;
(4) Development design, land uses, densities, and landscaping;
(5) Location and size of proposed buffers, parks, and open spaces;
(6) Site drainage strategy;
(7) Servicing and utilities strategy; and,
(8) Access and transportation strategy.

22.12 Capital Expenditures & Public Works

Realizing the vision, goals, and objectives of this Development Plan will require investments to be made in community infrastructure and services. At the same time, the Municipality is approaching a critical period where its existing municipal infrastructure will require upgrades in order to meet the current and future needs of residents. Pursuant to Section 167 of *The Municipal Act*, when municipalities revise their annual capital expenditure programs, the Development Plan should be consulted to ensure consistency with long-term planning goals. Finally, the Municipality may pursue opportunities for funding partnerships with senior levels of government, as well as cost-sharing opportunities with neighbouring jurisdictions to ensure the viability of future investments.

22.13 Land Acquisition and Disposition

Pursuant to Section 250 of *The Municipal Act*, a municipality may acquire, hold, and dispose of land for municipal purposes. As such, the Municipality should consider the strategic acquisition and/or disposition of land to further the goals and objectives of the Development Plan and support desired development.

23.0 Municipal & Regional Cooperation

To assist with implementation of the Development Plan, the Municipality should explore opportunities for intermunicipal agreements and partnerships with senior levels of government. Sections 259, 260 and 261 of *The Municipal Act* provide for tax sharing agreements, service sharing agreements, and cost sharing agreements between municipalities.

23.1 Neighbouring Municipalities

The Municipality of Souris-Glenwood shares a boundary with Municipality of Oakland-Wawanesa, the Municipality of Grassland, the Rural Municipality of Sifton, the Rural Municipality of Whitehead, and the Rural Municipality of Cornwallis. Where appropriate, the Municipality shall work with these neighbouring jurisdictions to resolve matters of regional interest, participate in initiatives which will benefit the region as a whole, or pool resources to provide public services more efficiently.

To coordinate a regional planning approach or achieve greater efficiencies in the administration of land use, the Municipality may apply to become a member municipality of a nearby existing Planning District or apply to form a new planning district with one or more neighbouring municipalities.

The Municipality has initiated the process of joining the Keystone Planning District (comprised of the Rural Municipality of Elton and the Rural Municipality of Cornwallis). Should this process be completed, the KPD Development Plan should be amended to include the Municipality of Souris-Glenwood, whereupon this by-law shall cease to have effect, and **PART FOUR: URBAN LAND USE POLICY AREAS,** should be adopted as a Secondary Plan in accordance with **Section 22.8: Secondary Plans**.

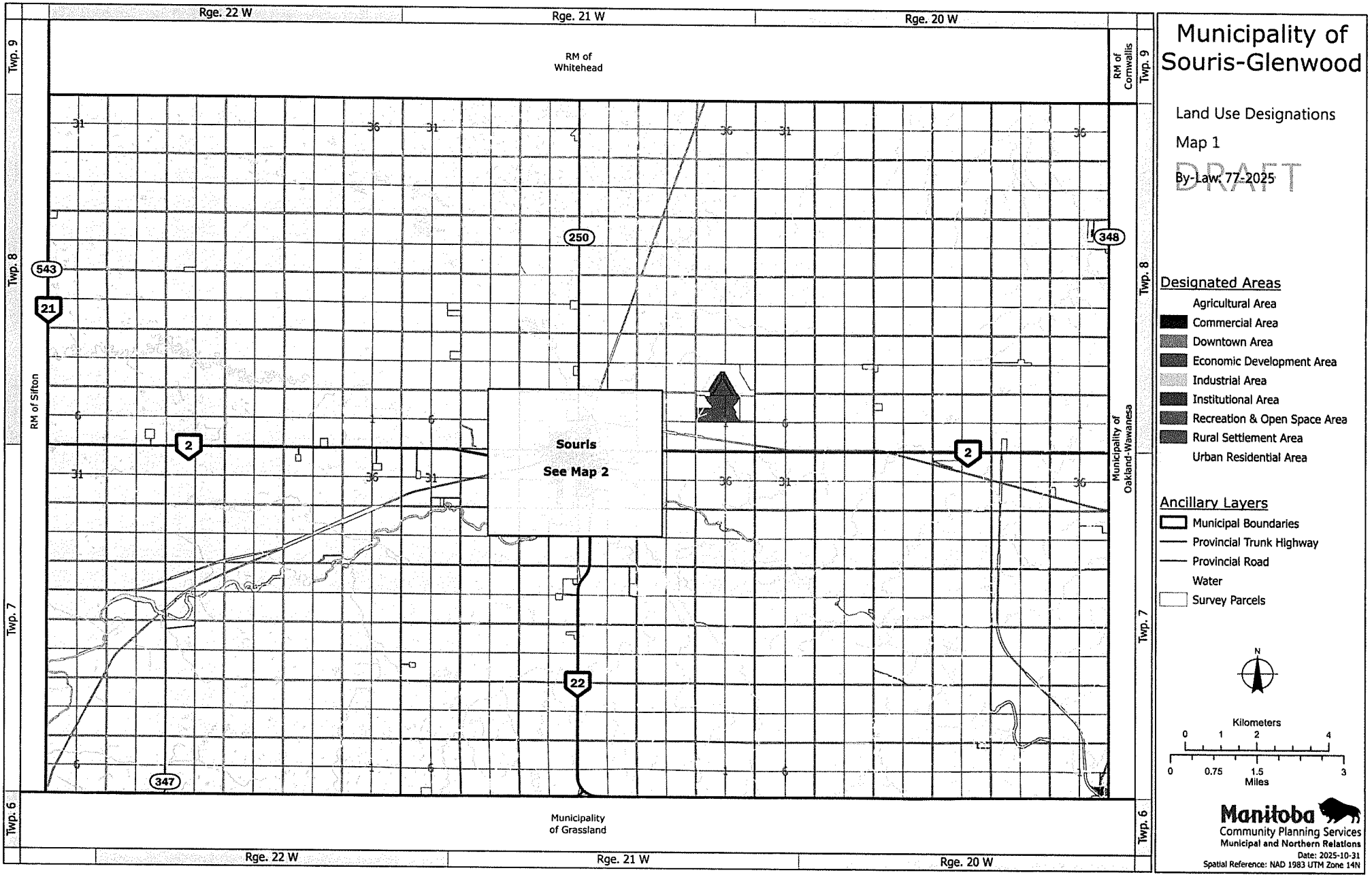
23.2 Indigenous Governments

The Municipality shall seek to collaborate with Indigenous governments to explore areas of shared interest. Based on open and respectful communication, the Municipality will pursue opportunities to advance its vision alongside the planning and development goals of Indigenous communities through mutually beneficial partnerships. This may include joint capital projects, urban reserves, or service sharing agreements. Where development in the Municipality may impact Indigenous land interests, the Municipality should encourage proponents to meaningfully engage the Indigenous Rightsholders about these potential impacts, where not already required to do so by law.

24.0 Public Participation

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the Development Plan. An actively involved and engaged community will help address issues of shared importance, minimize negative impacts, maximize public benefits, and achieve intended outcomes. In addition to complying with the mandatory public participation requirements and processes of *The Planning Act*, the Municipality will continue to prioritize frequent communication with residents through newsletters, the website, and social media platforms. Application materials, planning policies, applicable by-laws, and meeting information should be conveniently accessible by the public.

Part Six: Policy Maps



Municipality of Souris-Glenwood

Land Use Designations

Map 1

DRAFT

By-Law 77-2025

Designated Areas

- Agricultural Area
- Commercial Area
- Downtown Area
- Economic Development Area
- Industrial Area
- Institutional Area
- Recreation & Open Space Area
- Rural Settlement Area
- Urban Residential Area

Ancillary Layers

- Municipal Boundaries
- Provincial Trunk Highway
- Provincial Road
- Water
- Survey Parcels

N

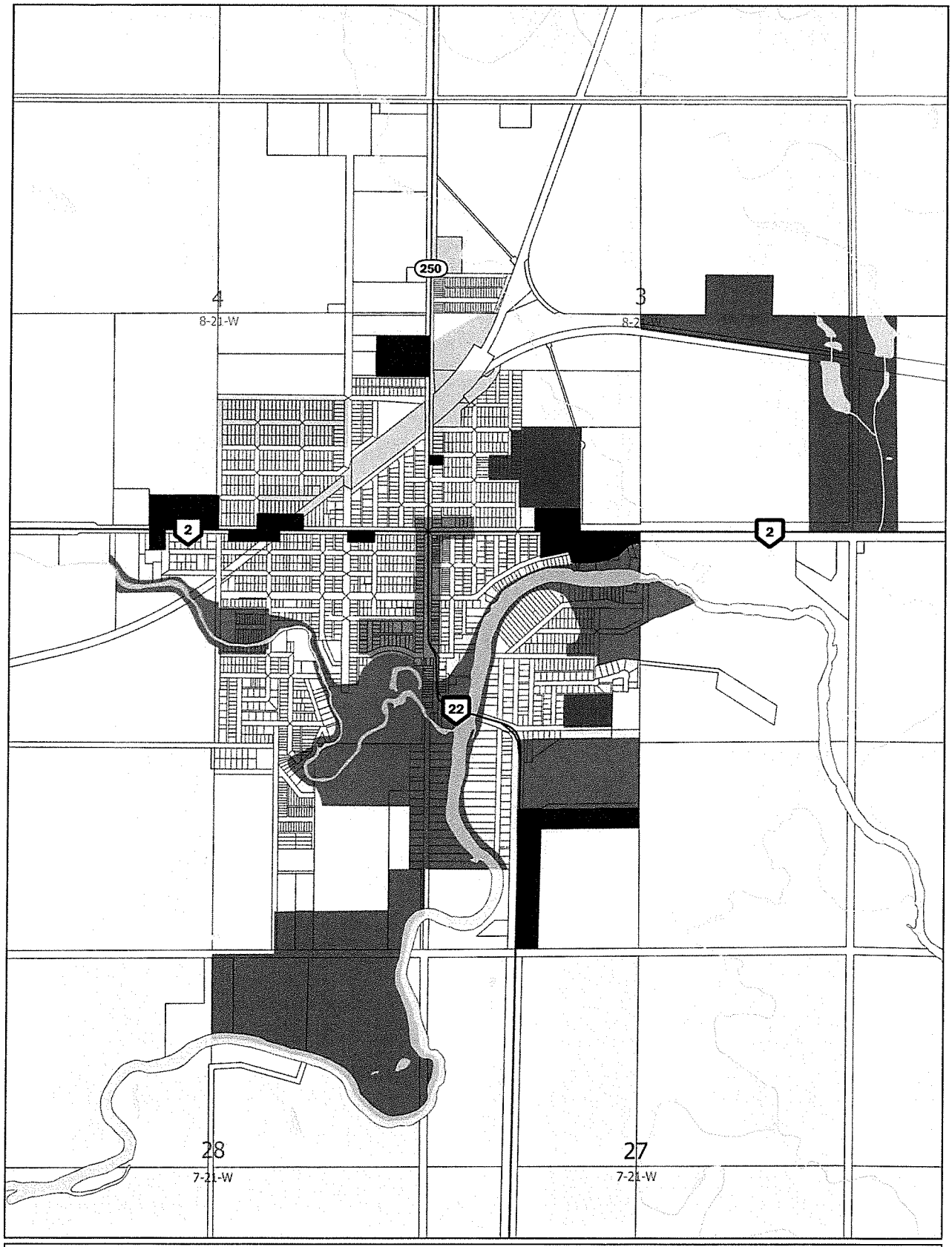
Kilometers
0 1 2 4

0 0.75 1.5 3
Miles

Manitoba
Community Planning Services
Municipal and Northern Relations

Date: 2025-10-31

Spatial Reference: NAD 1983 UTM Zone 14N



Municipality of Souris-Glenwood

Land Use Designations

Souris - Map 2

DRAFT

By-Law 77-2025

Designated Areas

- Agricultural Area
- Commercial Area
- Downtown Area
- Economic Development Area
- Industrial Area
- Institutional Area
- Recreation & Open Space Area
- Rural Settlement Area
- Urban Residential Area

Ancillary Layers

- Municipal Boundaries
- Provincial Trunk Highway
- Provincial Road
- Water
- Survey Parcels

Metres 0 100 200 400

Feet 0 300 600 1,200

N

Manitoba

Community Planning Services

Municipal and Northern Relations

Date: 2025-10-31

Spatial Reference: NAD 1983 UTM Zone 14N