BY-LAW NO. 18-09

- of -

THE RURAL MUNICIPALITY OF SPRINGFIELD

Being a by-law of the Rural Municipality of Springfield for the purpose of adopting a Development Plan.

WHEREAS Section 40(1) of *The Planning Act* empowers the Council of a municipality to prepare a development plan;

AND WHEREAS Section 45 of *The Planning Act* requires the Council of a municipality to adopt a development plan by By-Law;

AND WHEREAS the Council of the Rural Municipality of Springfield has prepared a development plan and wishes to proceed with the adoption of said plan;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Rural Municipality of Springfield enacts as follows:

1. That the Rural Municipality of Springfield Development Plan, attached as Schedule "A" hereto be adopted and be named Springfield Development Plan 2018;

2. That the Reeve and Chief Administrative Officer be and are hereby authorized to do all things necessary to give force and effect to this By-Law.

3. The development plan shall take force and effect on the date of third reading of this by-law.

4. That By-law No. 98-22 and amendments thereto be repealed upon final passage of this by-law.

Done and passed as a By-Law of the Rural Municipality of Springfield at Oakbank in the Province of Manitoba this 5th day of February, A.D. 2019.

Tiffany Fell
Mayor

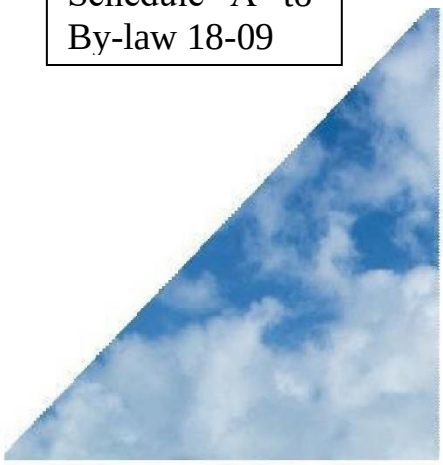
Colleen Draper
Assistant Chief Administrative Officer

READ a first time this	22nd	day of	May,	A.D. 2018
READ a second time this	7th	day of	August,	A.D. 2018
READ a third time this	5th	day of	February	A.D. 2019

Schedule "A" to
By-law 18-09

SPRINGFIELD
COMMUNITY PLAN

our path forward



Rural Municipality of Springfield

DEVELOPMENT PLAN

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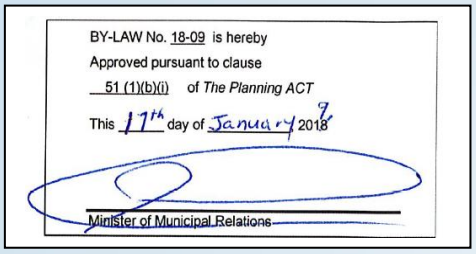
RURAL MUNICIPALITY OF SPRINGFIELD

DEVELOPMENT PLAN

BY-LAW NO. 18-09


BY-LAW No. 18-09 is hereby
Approved pursuant to clause
51 (1)(b)(i) of *The Planning ACT*
This 17th day of January 2019

Minister of Municipal Relations

PROJECT NO.: 16M-02368-01
DATE: MAY 17, 2018

MINISTER OF MUNICIPAL RELATIONS
APPROVAL: JANUARY 17, 2019

SPRINGFIELD COUNCIL
APPROVAL OF 3RD READING BY-LAW 18-09
February 5, 2019

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1 INTRODUCTION

1.1 PURPOSE OF THE DEVELOPMENT PLAN

The Rural Municipality (RM) of Springfield Development Plan (Development Plan) is a long-range plan that helps direct development and manage change in the municipality. The Development Plan sets out objectives and policies that direct development and provides standards in the context of the goals of the communities.

The Planning Act outlines the purpose of a Development Plan, as follows:

1) To set out plans and policies of the municipality respecting its purposes and its physical, social, environmental and economic objectives;
2) Through maps and statements of objectives, direct sustainable land use and development in the municipality;
3) Set out measures for implementing the plan;
4) To include a livestock operation policy that provides direction to the zoning by-law dealing with livestock operations; and
5) Include such other matters as Council considers advisable.

The decisions of Council related to land use and development will be based on the goals, objectives and policies of the Development Plan. The Development Plan will also provide guidance and direction to both the public and private sectors with respect to future development of land and will ensure the timing of such development coincides with the appropriate provision of public services.

The Development Plan will undergo periodic reviews, providing Council and the public with an opportunity to adjust policies, as necessary. In the future, policies may need to be amended in order to more accurately reflect new conditions or unanticipated changes to local conditions and values.

1.2 LEGAL AUTHORITY

The Planning Act provides the authority for the preparation and adoption of a Development Plan by the RM of Springfield, which is adopted by By-law.

A Development Plan provides policies to guide development in the municipality that reflect its physical, social, environmental and economic objectives, in accordance with the provisions of *The Planning Act*. It includes land use maps to direct sustainable land use and development. The Development Plan must be generally consistent with the Provincial Land Use Policies (a regulation under *The Planning Act*), which reflect the provincial interest in land use planning. Once the Development Plan is adopted, it replaces the Provincial Land Use Policies and guides the land use decision making within the municipality. Any amendments to the Development Plan, however, are subject to the provisions of *The Planning Act*, the Provincial Planning Regulation and the Provincial Land Use Policies.

1.3 PLAN INTERPRETATION

Map 1: Land Use Map (**Map 1**) illustrates the land use designations for the RM of Springfield. **Map 1** is attached as **Appendix A**. **Map 2: Oakbank Land Use Map** (**Map 2**) and **Map 3: Dugald Land Use Map** (**Map 3**) reflects the land use designations for Oakbank and Dugald and are attached as **Appendix B** and **Appendix C**, respectively.

Map 4: Livestock Policy Map (**Map 4**) identifies the areas within the RM of Springfield that corresponds to the policies on livestock. **Map 4** is attached as **Appendix D**.

The maps should not be used as a means of accurately locating boundaries, but should be considered primarily for serving the purpose of providing a general spatial relationship among the various land use districts. Resolution of exact boundary limits will occur at a more detailed planning level, such as through secondary plans, subdivision design, and the zoning by-law.

Maps 1, **2** and **3** should be considered a long-range planning guide and used in conjunction with the objectives and policies outlined in the Development Plan. The general land use pattern, as shown on **Maps 1**, **2** and **3** are based on:

a. Existing land use patterns;

b. Anticipated needs;

c. Existing patterns of municipal services; and

d. Natural directions and trends for growth.

In order to determine a desirable future land use pattern and allocation of land among various land uses, numerous objectives and policies, as discussed for each land use category within this document, have been taken into account.

Individual policies of the Development Plan should be interpreted within the overall spirit and intent of all other objectives and policies of the Development Plan.

Examples of general land use classifications in the land use policy area of the Development Plan are used for explanatory purposes and to guide the preparation of the RM of Springfield Zoning By law. Specific permitted and conditional use regulations shall be established in the zoning by law.

The term “urban settlement centre” means the contiguous land that is designated for more intensive uses than agriculture in Oakbank and Dugald.

Unless the context clearly indicates the contrary, where a policy in the Development Plan involves two or more items, conditions, provisions or events connected by the conjunctions and, or, or either-or, the conjunctions shall be interpreted as follows:

a. And indicates that all the connected items, conditions, provisions or events shall apply;

b. Or indicates that all connected items, conditions, provisions or events may apply singly or in combination; and

c. Either-or indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

2 CONTEXT AND VISION

2.1 CONTEXT AND LOCATION

The RM of Springfield was Manitoba's first rural municipality, established in 1873 and incorporated in 1880. As the early pioneers and fur traders headed west towards Upper and Lower Fort Garry, growth and development of the municipality was influenced and controlled by the Hudson Bay Company. The land is rich for its black soil and prime farm land. Within the North West corner of the municipality lays a large aggregate deposit created from the melting of the Ice Age and the creation of Lake Agassiz.

Today, the municipality stretches from the urban industrial development on the eastern boundary of the City of Winnipeg, through urban, rural residential, agricultural and natural landscapes, to the Agassiz Provincial Forest on the municipality's eastern boundary, covering an area of approximately 1,100 square kilometres. Birds Hill Provincial Park is adjacent to the northwestern corner of Springfield, see **Figure 1**. The diversity of the municipality is exemplified through a mix of agriculture activities, aggregate and extractive operations, equestrian activities, hobby farms, rural residential, industrial developments, urban areas, and sensitive and ecological areas.

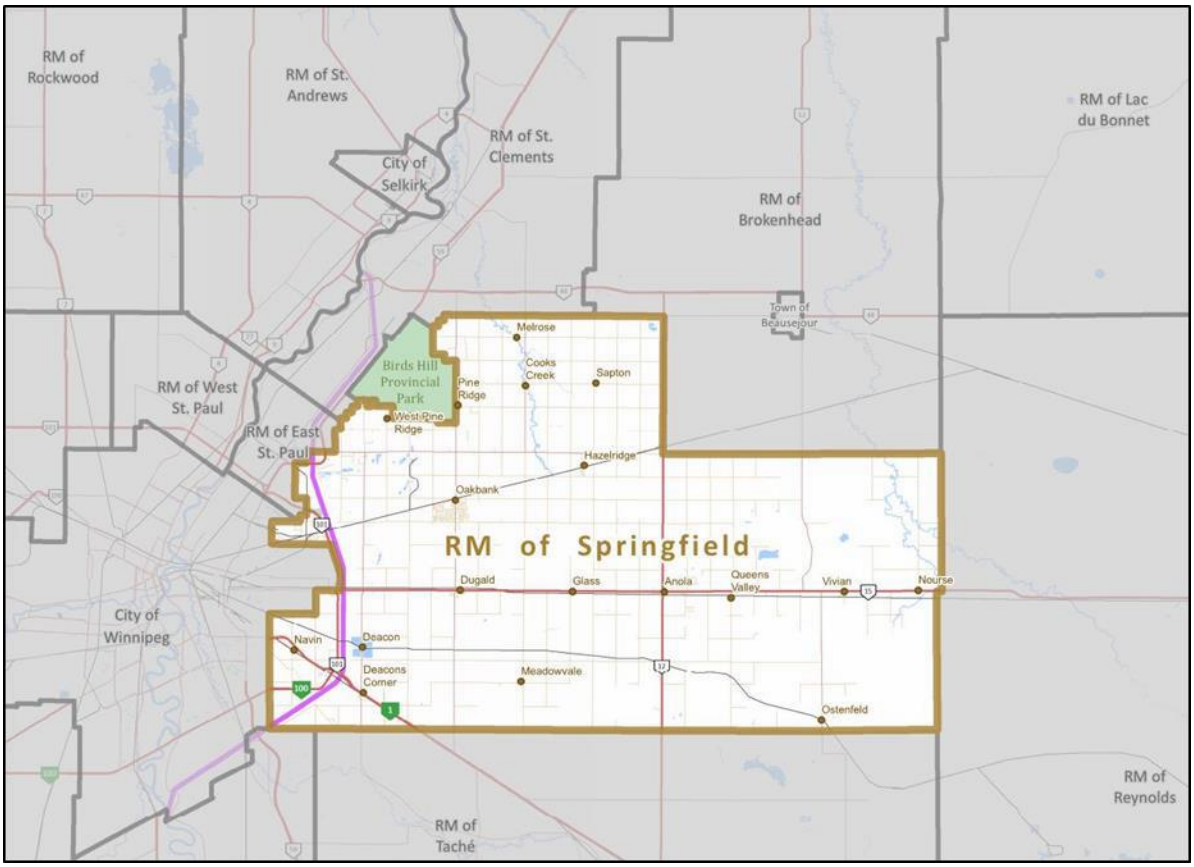


Figure 1 – Context Map

2.2 DEVELOPMENT PLAN VISION

Springfield's 10-year vision, adopted in 2017 is as follows:

Springfield has it all!

An inclusive "community of communities" which respect and embraces the views and lifestyles of people of all ages and all walks of life.

We enjoy pristine water sources, a sustainable natural environment, the unparalleled beauty of Birds Hill Park and a wide range of recreational opportunities including a rich equestrian way of life.

From rural to small-town living with modern urban amenities, we offer a variety of lifestyle choices.

Our robust and diverse agricultural base is complemented by a thriving economy and a sustainable, resilient infrastructure. This, combined with our community-oriented governance and high-quality municipal services, make Springfield the IDEAL place to live, work, play and stay.

Using Springfield's vision as a guide, based on direction from RM of Springfield Council and the feedback and comments heard from residents, business owners, and agencies in Springfield, the mission of the Development Plan is to:

- *Support Springfield as an inclusive and complete community, including providing opportunities for residents to live, work and play within Springfield;*
- *Protect the robust and diverse agricultural industry;*
- *Encourage and strengthen opportunities for businesses to establish and thrive;*
- *Protect the natural environment, including clean groundwater;*
- *Provide for a mix of residential alternatives; and*
- *Support a wide range of recreational activities.*

3 GENERAL

General objectives and policies that apply to all lands within the RM of Springfield are organized into the following sections:

- General;
- Transportation;
- Environment;
- Groundwater Protection;
- Hazard Land, Flood Management and Drainage;
- Cultural and Heritage;
- Utilities and Municipal Services;
- Secondary Suites;
- Home Occupations/Home Industries, and
- Livestock Operations.

3.1 GENERAL OBJECTIVES

3.1.1 To encourage and promote development initiatives that contribute to the physical, social and economic vitality of the RM of Springfield.

3.1.2 To support the RM of Springfield as an inclusive and complete community.

3.1.3 To ensure the availability of an adequate supply of land to meet present and future land use requirements.

3.1.4 To ensure development occurs in a manner that is harmonious with surrounding land uses.

3.1.5 To encourage and promote the use and development of land in a manner that is consistent with the principles and guidelines of sustainable development.

3.1.6 To support and enhance the agricultural economy in the RM of Springfield.

3.1.7 To ensure that development does not occur on lands that are unsuitable for what is being proposed, such as hazard lands.

3.1.8 To protect local and regional investments in public and private infrastructure, including utilities and transportation networks in order to maintain cost-effective operations of new, upgraded or extended infrastructure services.

3.1.9 To encourage the development review process involving both the RM of Springfield and the province, to include careful consideration of the short and long-term costs and benefits that may result from proposed developments.

3.1.10 To work with neighbouring municipalities, First Nations, and other capital region municipalities to avoid and minimize land use conflicts.

3.1.11 To work cooperatively on development and servicing issues with neighbouring municipalities and First Nations.

3.1.12 To maximize the use of existing municipal infrastructure prior to extending the system.

3.1.13 To develop and manage groundwater resources to ensure that water is available to meet needs and to support sustainable economic development and environmental quality.

3.2 GENERAL POLICIES

3.2.1 Oakbank, Dugald and Anola shall continue to develop as complete communities, with a mix of residential, commercial, industrial, and recreational uses to provide residents with the ability to live, work and play.

3.2.2 No subdivision of land shall be allowed unless it conforms to the general intent and provisions of the Development Plan.

3.2.3 Major residential, commercial or industrial area subdivisions, as determined by the municipality, shall only be considered in areas that are designated for the land use in **Maps 1**, **2** or **3** and/or where secondary plans have been prepared and adopted by the RM of Springfield. Concept plans shall be prepared by developers for any major subdivisions.

3.2.4 All new developments shall be evaluated based on:

a. Protecting the viability of urban settlement centres, being Oakbank and Dugald, Anola and other **General Development** areas;

b. The cost and feasibility of providing municipal and community services, including utilities, police and fire protection;

c. Local and regional impacts with respect to traffic volumes, movement, and patterns, as well as pedestrian safety;

d. Storm drainage provisions and groundwater conditions;

e. The availability and convenience of public open space and recreational facilities;

f. Ability to mitigate any incompatible uses; and

g. The protection and/or enhancement of existing treed or natural areas.

3.2.5 In reviewing development applications, the RM of Springfield will encourage the most appropriate use and development of land and other resources by:

a. Protecting the viability of urban settlement centres and **General Development** areas;

b. Discouraging urban-related uses in rural areas that would compete with uses in the urban settlement centres and **General Development** areas; and

c. Protecting and strengthening the agricultural industry where appropriate.

3.2.6 Prior to development approval, a development proponent may be required to provide information that is satisfactory to the RM of Springfield in order to establish:

a. That the proposed land use(s) will be developed in such a manner that will eliminate or minimize conflicts with adjacent land uses;

b. That consideration has been given to the current supply and projected demand for the type of development being proposed;

c. That the land is physically suited for the purpose intended and in particular that the soil and drainage conditions are adequate for the proposed development;

d. Where applicable, that the development represents a logical extension of the existing developed area;

e. That appropriate arrangements have been made for the provision of water supply, sewage disposal, and storm drainage as well as any other necessary infrastructure or services;

f. That the land has legal access to a public road; and

g. That the land is not subject to an environmental hazard or that appropriate remedial measures have been or will be taken to protect public health, safety and property.

3.2.7 With respect to subdivisions, concept plans, and secondary plans, the municipality shall utilize best efforts to liaise with the local school division to determine if public education facilities are required. Council and/or the approving authority may require the owner of land that is subject to a proposed subdivision to provide land for school purposes or pay money in lieu of land in accordance with *The Planning Act* and any associated regulations.

3.2.8 Secondary plans should be prepared for areas identified as **West Pine Ridge** and **Oakbank South** on **Maps 1** and **2**. The secondary plans shall provide for efficient, well-planned developments by illustrating the future land uses, the general arrangement of collector and arterial roadways, types of building lots, open spaces, water and wastewater connections, drainage or other major features. The design of the roadways and types of building lots shall be integrated with existing roadways and services, and generally conform to recognized engineering and planning standards (see **Part 5 West Pine Ridge** and **Part 7 Oakbank South**).

3.3 TRANSPORTATION

The municipality is served by a well-developed transportation system, including a network of local roads, Provincial Trunk Highway's (PTH) 1 East, 12 and 15, and Provincial Road's (PR) 206, 207, 212, 213 and 302. It is also serviced by the Canadian Pacific Railway, the Canadian National Railway, the Lyncrest Airport, the TransCanada Trail, and various trails and pathways throughout Springfield.

TRANSPORTATION OBJECTIVES

3.3.1 To establish safe, efficient, integrated and high functioning transportation facilities for all modes of transportation, including roads, pathways (cycling and pedestrian), trails, and railways throughout the municipality that meets the needs of all users.

3.3.2 To facilitate goods movement to, from and through the RM of Springfield.

3.3.3 Avoid creating hazardous situations or conflicts between the transportation system and adjacent land uses and protect the various users of the transportation system.

3.3.4 To ensure that developments are efficiently served by a road system and do not have a detrimental impact on the existing and planned provincial highway system.

3.3.5 To discourage the proliferation of scattered, development along the provincial highway system which would interfere with its main function as a regional transportation network.

3.3.6 Protect areas planned for future highway system upgrading and systems enhancement from development that would restrict proposed improvements, reduce future transportation options or add to the cost of construction.

3.3.7 To encourage regional transit and car sharing programs to reduce vehicular traffic.

3.3.8 To encourage active transportation by including trails and pathways for alternative transportation, recreation and tourism purposes.

TRANSPORTATION POLICIES

3.3.9 Appropriate setbacks and buffering shall be incorporated into developments that are adjacent to railways to mitigate risk related to derailment, hazardous materials, noise and vibration. Where development proposals are within the vicinity of a railway, a copy of the proposal shall be sent to the appropriate railway company for review and comment. The Federation of Canadian Municipalities guidelines entitled New Development in Proximity to Railway Operations may be utilized to assist in making site specific recommendations and decisions to reduce land-use incompatibilities.

3.3.10 Development that may adversely impact the operation of the provincial highway network should not be permitted unless appropriate mitigative measures are incorporated in the development to the satisfaction of Manitoba Infrastructure.

3.3.11 Developments requiring access to provincial roads and trunk highways are subject to provincial and Highway Traffic Board approval and costs for required road improvements should be the responsibility of the developer.

3.3.12 Land shall be protected for future municipal roads and any future highway system enhancements, such as interchanges, highway realignments, or new corridors, as well as for future highway upgrading/widening, intersection improvements of the existing provincial highway system. Subdivision/development will not be allowed in areas designated for highway widening or expansion unless suitable arrangements between the landowner and the province, and/or the municipality, can be made to accommodate future widening or expansion.

3.3.13 Strip development or development that contributes to the evolution of a row of lots that requires direct access to the provincial highway must not be permitted.

3.3.14 Encourage internal road networks and clustered development, where feasible, and otherwise use service roads to avoid private approaches onto provincial roads and trunk highways for all types of development.

3.3.15 Encourage new developments to incorporate Active Transportation (AT) facilities and connections to existing trails and pathways where appropriate. Particularly, developers should incorporate recreational trails connecting Oakbank to Birds Hill Park and build upon the existing Trans-Canada Trail system through the community.

3.3.16 Proposed developments may be required to provide a Traffic Impact Study to determine future intersection improvements, turning lanes, acceleration/deceleration lanes, signage and signalization as necessary.

3.3.17 Council and developers shall consider the RM of Springfield Transportation Master Plan and the Recreation Master Plan when considering development proposals.

3.3.18 The RM of Springfield has identified the need for and will work towards a transportation network plan for vehicular, pedestrian and cycling within Oakbank.

3.3.19 The RM of Springfield will work with its Capital Region neighbours to establish a regional transit system and support a ride sharing program to help reduce the number of vehicles using the highways.

3.3.20 Expansion of existing development that is bordered on one side of a transportation corridor, such as a provincial highway should be kept to the developed side of the corridor so as to not jeopardize user safety and efficiency.

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

3.4 ENVIRONMENT

ENVIRONMENT OBJECTIVES

3.4.1 To protect natural areas and habitats from incompatible or potentially incompatible land use/activity where rare or endangered flora and fauna have received designation and protection under federal or provincial legislation.

3.4.2 To recognize, protect and ensure the sustainability of provincial Crown lands that have been designated as Provincial Park and protected area.

3.4.3 To minimize impacts of development on aquatic ecosystems, wetland environments and riparian areas.

3.4.4 To ensure that all new developments are compatible with existing land uses and that the development potential of the land does not exceed the lands capability to support such activities and/or threaten the ecological integrity and/or sustainability of the subject land.

3.4.5 To encourage and promote sustainable development and protect from environmental hazards.

ENVIRONMENT POLICIES

3.4.6 Natural areas and habitats shall be protected from incompatible land use activity/development where:

a. Rare or endangered flora and fauna have received provincial designation and protection under either *The Endangered Species Act* (Manitoba) or *The Species at Risk Act* (Canada);

b. Lands have been designated protected under the Protected Areas Initiative;

c. Lands have been identified as a wildlife management area, Provincial Park, ecological reserve, wildlife refuge, sensitive wildlife area or aquatic habitat, or an ecologically significant area;

d. Private lands that have been voluntarily protected by landowners under *The Conservation Agreements Act*; or

e. Any lands designated **Natural Resource** area.

3.4.7 Public access to natural areas shall be encouraged, where feasible, to foster an appreciation for the enjoyment of the natural areas. Access should not lead to levels of activity or development which will exceed the capability of the area to sustain the environment and ecosystem integrity. Where private land holdings are involved, access to these areas will be subject to the approval of the landowner.

3.4.8 Development and the use of land adjacent to designated provincial parks or other protected area will be referred to the Province for review to ensure that future development or changes in land use will not adversely affect the sustainability of the area or the resident flora and fauna.

3.4.9 Areas that are of natural and/or environmental significance which may be at risk due to human activity should be designated as **Natural Resource** area.

3.4.10 Wooded lands will be developed and conserved in a manner that respects their wildlife potential, particularly in the areas adjacent to provincial parks, protected areas or any other sensitive ecological area.

3.4.11 Wetland habitat; including riparian areas shall be protected from incompatible activity and development to ensure continued and sustainable waterfowl populations.

3.4.12 New development or buildings along shorelines shall be setback a minimum of 30 metres to protect natural vegetation along waterways and streambanks.

3.4.13 Information may be required relating to the nature of any discharges into the air, soil or water; the nature of outside storage requirements; the compatibility of the proposed development or facility expansion with adjacent land uses; and the nature of plans for buffering such activities from adjacent land uses.

3.4.14 The RM of Springfield may request recommendations from such government agencies as it deems necessary or other independent sources such as engineers, hydrogeologists or agronomists when a proposed use or development of land may have a detrimental effect on the environment, including soil, groundwater or surface water resources. If it is determined that a proposed use or development may have a detrimental effect, said use or development shall either not be allowed or shall be required to incorporate mitigating measures that will reduce the risk to acceptable levels.

3.4.15 Facilities or developments, excluding railways and highways, that manufacture, handle, store or distribute hazardous materials as defined in Manitoba Regulation No. 195/2015, or amendments thereto, will be governed by the following:

a. New facilities shall not locate:

(i) Within, or in proximity to urban settlement centres and **General Development** areas;

(ii) In proximity to dwellings located outside the urban settlement centres and **General Development** areas; or

(iii) In proximity to any major aquifer recharge areas; and

b. The proposed expansion of an existing facility shall require Council approval, as provided in the zoning by-law.

3.5 GROUNDWATER PROTECTION

GROUNDWATER PROTECTION OBJECTIVES

3.5.1 To manage and protect groundwater as a water supply resource.

GROUNDWATER PROTECTION POLICIES

3.5.2 Groundwater management is a provincial responsibility, although the RM of Springfield will assist in the protection of the resources within. Development projects will generally be directed to areas where risk to groundwater pollution is low and may be asked to undertake site specific groundwater or geotechnical reports that address the municipality's desire for groundwater protection and sustainability.

3.5.3 Development or activities that could cause an impact on groundwater may not be allowed unless:

a. It can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the groundwater supply; or

b. Appropriate remedial measures have been or will be taken to sufficiently mitigate the risk of endangering the potability of the groundwater supply.

3.5.4 Intensive and high-risk pollution activities, should be restricted in public drinking water Source Water Protection Zone as identified in the Cooks-Devils Creek Integrated Watershed Management Plan. This includes development activities with a high pollution risk, such as, but are not limited to the following examples: including chemical fertilizer storage, disposal fields, fuel tanks, waste disposal grounds, and wastewater treatment facilities. In instances where restriction is not possible the following considerations should be met:

a. The proponent shall prove, through adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the public drinking water supply; and/or

b. Appropriate precautionary measures are taken to sufficiently mitigate risk of endangering the public drinking water supply.

3.5.5 Prevent significant surface water quality and drinking water quality deterioration, by limiting or restricting development in or near surface waters and riparian areas, particularly if the development will:

a. Lead to the contribution of nutrients, pathogenic organisms, deleterious chemicals or materials to these waters;

b. Accelerate erosion and bank instability;

c. Cause the removal of natural vegetative cover; and/or

d. Have an impact on in-stream flows required to maintain healthy aquatic systems.

3.6 HAZARD LAND, FLOOD MANAGEMENT AND DRAINAGE

Intermittent and sporadic flooding in the municipality occurs as a result of rapid run off caused by spring melts and heavy rains; however, not all locations within the municipality are equally affected nor are the same areas affected from year-to-year. The location of the Floodway and the Cooks Creek Diversion on the municipality's east side mitigates significant flooding caused by the Red River.

A small portion of the municipality's southwest corner, which encompasses Prairie Grove is within the Red River Designated Flood Area. Development within this designated flood area must comply with the regulations listed within *The Water Resources Administration Act* (Designated Flood Regulation). These regulations outline the flood protection levels for development, roads, and the required height of dykes. All permanent structures within the Red River Valley Designated Flood Area are required to obtain a Designated Flood Area Permit from Manitoba Infrastructure, which will outline the flood protection level and minimum building elevations.

Development within areas subject to flooding could lead to unacceptable risks to private property owners, the municipality in the provision of services and in the discharge of its responsibility for the general safety and welfare of its residents, or senior governments in the provision of disaster relief and compensation.

There is recognized public interest in managing development in flood prone areas, not only for the benefit of individual land owners, but for rate payers. When flooding and consequent damages occur, municipal, provincial and federal agencies are called upon to assist in fighting flood emergencies, to extend disaster relief and to provide compensation at great costs.

HAZARD LAND, FLOOD MANAGEMENT AND DRAINAGE OBJECTIVES

3.6.1 To restrict development of lands subject to flooding, erosion or bank instability to avoid or mitigate risk to life, health or safety, and any risk to the municipality and other levels of government.

3.6.2 In instances where it is not practical or desirable to restrict development on or near hazard lands, to design development to mitigate risk.

3.6.3 To ensure all development meets municipal and provincial drainage requirements.

HAZARD LAND, FLOOD MANAGEMENT AND DRAINAGE POLICIES

3.6.4 Development shall not be allowed in areas subject to hazards such as flooding, erosion, bank instability or similar hazards unless the hazard can be eliminated or protected against prior to or during development.

3.6.5 Where it is not practical or desirable to restrict development on or near hazard lands, the development must be designed to avoid or mitigate potential risk, including:

a. No adverse alteration, obstruction, or increase in water flow, flood velocities or flood stages;

b. No added risk to life, health, or safety;

c. All structures and services are designed to function under hazard conditions – uninterrupted access to parcels subject to flooding shall be provided;

d. If the land is subject to flooding, all permanent structures shall be located on sites which have been raised with fill to an elevation at least 0.6 m above the 200-year flood level, or the flood of record, whichever is greater as determined in consultation with the province;

e. Land which may be eroded away within a 50-year period shall be excluded from development unless it is demonstrated, to the satisfaction of Council, that the erosion process has been halted;

f. Development shall not be permitted on lands subject to bank instability or slumping; and

g. Removal of shoreline vegetation, which can contribute to increased rates of erosion, bank instability, and slumping shall not be permitted.

A hydro-geological investigation or study, completed by a professional engineer, may be required.

3.6.6 Any improvements to drainage required, which are the result of a development will be the responsibility of the developer. Developers may also be required to submit a drainage plan and/or lot grade plan, completed by a qualified engineer to the municipality to determine drainage requirements on site. If drainage may impact the provincial highway system or infrastructure designated as provincial waterways, approvals are also required from the province.

3.6.7 All land drainage activities shall comply with *The Water Rights Act* and associated regulations.

3.7 CULTURAL AND HERITAGE

The RM of Springfield contains over 60 sites of historical and cultural significance, including several rural schools, cemeteries, grain elevators, and museums. The municipality contains one nationally designated heritage site, the Immaculate Conception Ukrainian Catholic Church, Grotto, and Cemetery, located in Cooks Creek, which is also designated as a provincial heritage site. While some of the historically, architecturally, and archaeologically significant sites and structures in the municipality are well known, some are not recognized yet still need to be protected. These sites play an important part of the municipality's heritage, and must be preserved and protected for future generations.

CULTURAL AND HERITAGE OBJECTIVES

3.7.1 To encourage public awareness, understanding and appreciation of these historic and cultural sites.

3.7.2 To protect heritage resources and sites from incompatible or potentially incompatible land use activities and/or developments.

3.7.3 To encourage adaptive re-use of heritage buildings where appropriate.

CULTURAL AND HERITAGE POLICIES

3.7.4 The subdivision or development of those areas or sites that either have been formally identified by the province, or are in the process of receiving municipal or provincial heritage designation, may be considered only after consultation with the province and an examination of the site or area to determine if the heritage resources would be endangered.

3.7.5 The RM of Springfield may take any steps warranted to preserve the character of sites and structures of significance including using the provisions of *The Heritage Resources Act*.

3.7.6 The development, designation and preservation of heritage resources shall be coordinated with other heritage and recreational resources in the RM of Springfield to maximize interpretive and tourism potential.

3.8 UTILITIES AND MUNICIPAL SERVICES

UTILITIES AND MUNICIPAL SERVICES OBJECTIVES

3.8.1 To ensure development can be efficiently serviced without placing an undue economic burden on the municipality.

3.8.2 To ensure that lots that are not serviced with wastewater collection are suitable for private on site waste management systems.

3.8.3 To ensure coordination with utility companies on all future land development proposals impacting service changes or improvements.

3.8.4 To ensure utilities are located in areas that provide efficient services while not negatively impacting adjacent land uses and the environment.

3.8.5 To protect land surrounding municipal water and wastewater facilities so that expansion of the facility is not limited in the future.

UTILITIES AND MUNICIPAL SERVICES POLICIES

3.8.6 Development shall not be approved if it will create demand for water distribution and or wastewater collection where it is not efficient or economical for services to be extended.

3.8.7 All development within the RM of Springfield shall meet provincial and municipal servicing requirements.

3.8.8 Essential activities of government and public and private utilities should be allowed in any land use designation. Such uses shall be located and developed in a manner that minimizes any conflict with adjacent land uses.

3.8.9 The RM of Springfield will consult with the various utilities to help ensure the provision of their services in the most economical and efficient manner possible.

3.8.10 Areas surrounding municipal water and wastewater facilities shall be protected from non-compatible uses to ensure that land use conflicts do not arise. Appropriate mutual setbacks shall be identified in the zoning by-law.

3.8.11 Land surrounding municipal water and wastewater facilities shall be protected from development to ensure

that expansion of the facilities is not impeded or hindered in the future.

3.9 HOME OCCUPATIONS/HOME INDUSTRIES

For the purposes of the Development Plan, a home occupation is a small scale, accessory use that does not change the principal character or external appearance of the dwelling unit involved. A home industry is a larger scale, accessory use that does not create offensive or objectionable impacts on any adjoining sites but may include outside storage and use of accessory buildings. Specific requirements will be outlined in the zoning by-law.

HOME OCCUPATIONS/HOME INDUSTRIES OBJECTIVES

3.9.1 To support the development of home-based occupations and industries and ensure they are compatible with their neighbourhood, the environment and do not place undue hardship on municipal infrastructure.

HOME OCCUPATIONS/HOME INDUSTRIES POLICIES

3.9.2 Home-based occupations and industries, which shall be subject to zoning by-law requirements, are accessory to a residential use and shall not have adverse effects on adjacent land uses.

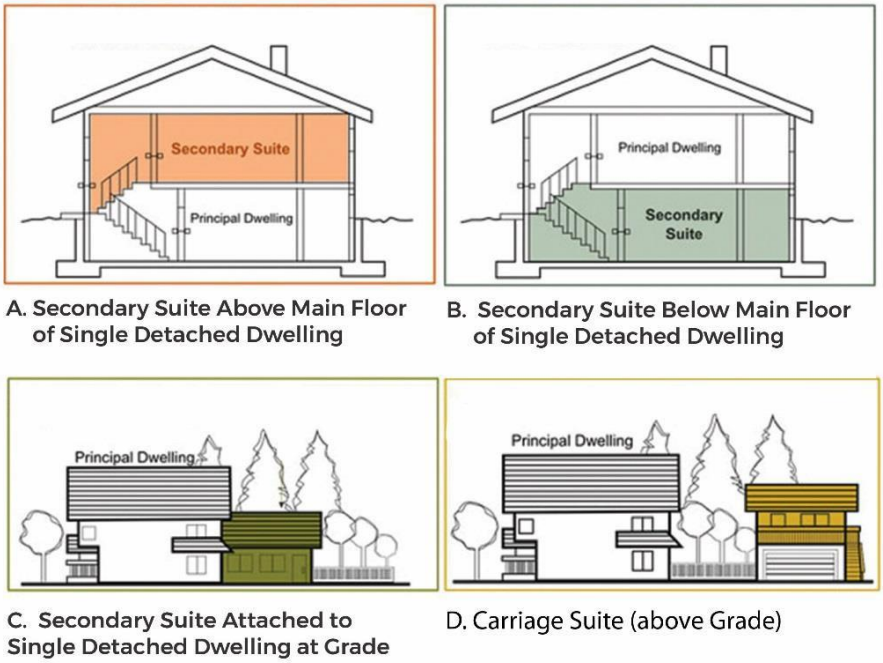
3.9.3 Where a home-based occupation or industry is proposed within the vicinity of a provincial highway, a copy of the proposal shall be sent to the province for review and comment.

3.9.4 The municipality may place conditions on home occupations and home industries as a condition of approval to ensure the business/industry does not negatively impact surrounding uses or land owners. Conditions may be, but are not limited to, hours of operation, parking requirements, signs, fencing or screening, size of facilities, off-site improvements and the amount of outdoor storage.

3.10 SECONDARY SUITES

For the purposes of the Development Plan, a secondary suite is a self-contained accessory dwelling unit located either within a permanent single-family attached dwelling or in a carriage house. A carriage house is a secondary suite located above a detached private garage on the same zoning site as the single-family dwelling. Both a secondary suite and a carriage suite have their own separate cooking, sleeping, and bath/toilet facilities. A carriage house has an entrance separate from the vehicle entrance, either from a common indoor landing or directly from the exterior of the structure.

Figure 2 – Concept Secondary Suites



SECONDARY SUITES OBJECTIVES

3.10.1 To support and guide the development of secondary suites and ensure they are compatible with surrounding land uses.

SECONDARY SUITES POLICIES

3.10.2 Secondary suites and carriage houses may be allowed in any designation, subject to a conditional use, provided they are accessory to a residential use, and shall not have adverse effects on adjacent land uses. Only a single secondary suite per Certificate of Title is allowed.

3.10.3 Any secondary suite shall either be physically attached to the primary residence or a carriage home. These provisions do not permit the construction of a second home on the same parcel as the principal home.

3.10.4 The creation of new lots or parcels related to the establishment of a detached secondary suite shall not be allowed.

3.10.5 Specific requirements shall be outlined in the zoning by-law requirements and may include, but not be limited to, size of secondary suite/carriage home, setback requirements, parking requirements, fencing or screening, etc.

3.11 LIVESTOCK OPERATIONS

While the municipality does not have a particularly large livestock industry, there are a number of large family operated beef, dairy, poultry, aquaculture and hog operations. Due to environmental and land use concerns, any major expansion of the livestock industry will be carefully reviewed.

Map 4: Livestock Policy Map identifies the areas within the municipality that corresponds to the policies on livestock in this section.

LIVESTOCK OPERATIONS OBJECTIVES

3.11.1 To provide for the expansion of livestock operations in a manner that ensures it is directed to areas where any potential nuisance, conflict and environmental impact will be minimized.

3.11.2 To provide policy direction to Council, livestock producers and government review agencies when dealing with proposed livestock operations in the RM of Springfield.

3.11.3 To limit the potential for land use conflicts between livestock producers and potentially conflicting land uses in dealing with existing and proposed livestock operations.

LIVESTOCK OPERATIONS POLICIES

3.11.4 Areas that include prime agricultural land or land where agricultural activities and livestock operations are dominant or could be viable on lower class agricultural land shall be preserved for a full range of agricultural activities and livestock operations. These areas are identified as **Livestock Operation 1** on **Map 4** and there are no maximum size limits for livestock operations in these areas, subject to meeting municipal and provincial requirements.

3.11.5 To avoid land use conflicts with existing development, including urban settlement centres and rural residential development, new or expanding livestock operations in areas identified as **Livestock Operation 2** on **Map 4** shall be allowed to a maximum of 299 animal units, subject to meeting municipal and provincial requirements.

3.11.6 To prevent large livestock operations from developing in areas that are predominantly comprised of rural residences, hobby farms and other similar rural land uses, new livestock operations in areas identified as **Livestock Operation 3** on **Map 4** shall be allowed to a maximum of 50 animal units, subject to meeting municipal and provincial requirements. Existing livestock operations in this area shall be classified as a conditional use and may be allowed to expand, to a maximum of 100 animal units, subject to meeting municipal and provincial requirements.

3.11.7 To avoid land use conflict in proximity to urban settlement centres, **General Development** areas, rural residential development, open space and recreational areas, hazard lands, groundwater pollution sensitivity areas or aggregate resources, new livestock operations shall not be allowed, nor shall existing livestock operations be allowed to expand in areas identified as **Livestock Operation Restricted** on **Map 4**.

3.11.8 Where an application for a permitted or conditional use approval for a new or expanding livestock operation is required, the said application shall be accompanied by the following:

a. A detailed description of the proposed operation;

b. The owner's (and applicant if different from owner) name, address, signature, and interest in the land;

c. Proof of property ownership (Certificate of Title);

d. A legal description of the land on which the proposed development is to occur, by lot, block, subdivision and registered plan numbers;

e. A site plan showing the location of any animal housing facilities, manure storage facilities and other agricultural related facilities relative to the boundaries of the site;

f. Servicing needs; and

g. The appropriate application fee.

3.11.9 Mutual separation distances will be maintained between livestock operations and residences not accessory to an operation. These separation distances will be established in the zoning by law to mitigate potential land use conflicts and may be up to 15% higher than Provincial Land Use Policies. Council may, pursuant to *The Planning Act*, vary the separation distance as provided for in the zoning by-law.

3.11.10 A report on proposed new or expanding livestock operations involving the production of 300 animal units or more is required and shall be prepared by the Technical Review Committee and submitted to Council. The said report shall be made available to the public for a minimum of 30 days prior to the date of the Conditional Use hearing.

3.11.11 When considering approval of new or expanding livestock operations that require a Conditional Use permit, Council will consider the following:

a. Based on the information provided by the applicant:

(i) The type (i.e., cattle, hogs, etc.) and size (i.e., the total number of Animal Units, cumulative across the species) of the operation and its location in relation to neighbouring land uses;

(ii) Water supply (i.e., its source and consumption levels);

(iii) The proposed manure storage system (i.e., earthen lagoon, above ground storage tank, etc.);

(iv) The proposed manure application strategy (i.e., spreading, injection, etc.);

(v) The nature of the land base (i.e., soils, crop practice, proximity to surface water, etc.); and

(vi) Provincial guidelines and regulation governing livestock operations;

b. Reports from appropriate provincial review agencies and municipal staff;

c. Local resident concerns;

d. The potential impacts generated by the operation on the provincial highway and municipal road systems; and

e. The need for a development agreement to be entered into between the proponent and Council dealing with the affected property and any contiguous land owned or leased by the owner, on one or more of the following matters:

(i) The timing of construction of any proposed building;

(ii) The control of traffic;

(iii) The construction or maintenance – at the owner's expense or partly at the owner's expense – of roads, traffic control devices, fencing, landscaping, shelter belts or site drainage works required to service the livestock operation;

(iv) The payment of a sum of money to Council to be used to construct anything mentioned in the above clause; or

(v) Requiring the covering of manure storage facilities and/or requiring shelterbelts to be established.

3.11.12 Each new or expanding livestock operation shall have access to the land to accommodate the application of manure produced on site in accordance with the Provincial Livestock Manure and Moralities Management Regulation.

3.11.13 Where feasible, as determined by the Designated Officer in consultation with the livestock producer, the siting of all new or expanding livestock operations should not be located adjacent to non-farm land uses.

3.11.14 Any new or expanding animal housing and manure facilities within a livestock operation which may be subject to flooding shall be constructed above flood control levels as determined by the appropriate provincial government agency.

3.11.15 New and expanding animal housing and manure facilities shall maintain a minimum setback of 100 metres from all major water bodies such as lakes, rivers, and from all surface watercourses such as wetlands, roadside ditches, and drains.

3.11.16 Any new or expanding animal housing and manure facilities shall not be located in proximity to significant surface waterbodies such as lakes, rivers and wetlands as determined by the appropriate provincial government agency.

3.11.17 Any new or expanding livestock operation near groundwater recharge areas may be required to undertake site specific hydrogeological/geotechnical investigations prior to approval.

3.11.18 Any new livestock operation is prohibited on soils with a dry land agricultural capability rating of Class 6 or 7, or unimproved organic soils based on detailed soil surveys at a scale of 1:50,000.0 or better.

3.11.19 No person shall develop or expand a livestock operation unless Council or delegate has approved the establishment or expansion.

3.11.20 Disposal of livestock manure and mortalities shall comply with all applicable provincial statues and regulations.

3.11.21 All regulations under *The Water Protection Act* shall be adhered to.

3.11.22 Proposed zoning amendments, variances and conditional uses for Livestock Operations within 1.6 kilometres (1.0 mile) of a designated provincial park, wildlife management area, or other designated protected areas, will be referred to the province for review and comment to ensure that the proposed Livestock Operation will not adversely affect the sustainability, ecological integrity of the area, or the resident flora and fauna.

4 RURAL

Three distinct settlement patterns have developed in the rural portions of the RM of Springfield influenced by factors such as soils, vegetation and topography, transportation networks, proximity to urban areas and other sensitive lands. These areas have been designated as **Agricultural Preserve Area**, **Rural and Agricultural Area**, and **Mixed Rural and Agricultural Area**.

Land designated **Agricultural Preserve Area** encompasses prime agricultural land with large farm units and land holdings. Some areas of lower quality land, or small land holdings have been included in this designation to ensure future agricultural expansion options and to prevent the establishment of land uses not compatible with agriculture. With the exception of areas east of Anola, there is a very small percentage of wooded lands, most of which are associated with farmsteads. A number of rural residential lots have already been created within the prime agricultural areas which, while not seriously restricting commercial grain production, are of sufficient numbers to limit growth potential of the livestock sector.

The **Rural and Agricultural Area** designation is characterized by a highly fragmented land use pattern. Throughout the area, there are a large number of five acre rural residential lots intermixed with 10 to 40 acre size parcels. While the soil capability in much of the area is excellent, historic settlement patterns and past development activity has severely limited the potential for commercial agriculture. With the exception of the area within one mile of Birds Hill Park, most land is still in agricultural production, as hobby and part-time farming has evolved over the years. The recreational equine industry has become a major land use in this area, due in part to the proximity of Birds Hill Park.

Areas surrounding Anola and east of Highway 12 have been designated **Mixed Rural and Agricultural Area**. Much of this area is wooded, with the predominant land use characterized by scattered rural residential holdings, interspersed with larger agricultural holdings of cropland, forage grassland, and bush. Beef production, primarily grazing and cow-calf operations is the most predominant type of livestock operation in this area.

4.1 AGRICULTURAL PRESERVE AREA

AGRICULTURAL PRESERVE AREA OBJECTIVES

4.1.1 To promote the use of prime agricultural land and viable lower class land (where agriculture is the dominant land use) by allowing for a full range of agricultural activities and livestock operations.

4.1.2 To protect prime agricultural land and viable lower class land (where agriculture is the dominant land use) from unnecessary land fragmentation and encroachment of incompatible land uses.

4.1.3 To encourage the sustainable growth and development of the agricultural industry.

4.1.4 To ensure proposed developments do not negatively impact agriculture, the environment or adjacent uses.

AGRICULTURAL PRESERVE AREA POLICIES

4.1.5 The **Agricultural Preserve Area** consists of prime agricultural lands and lands where agricultural activities are dominant or could be viable on lower class agricultural land and where it is desirable and feasible to provide protections for such activities. These areas shall be preserved and protected for a full range of agricultural activities and livestock operations.

4.1.6 The following land uses may be accommodated in the **Agricultural Preserve Area**:

a. General and specialized agricultural uses such as farming, pasturage, agriculture, apiculture, floriculture, aquaculture, horticulture, and agricultural product storage facilities;

b. Livestock operations and feedlots subject to the provisions of **Section 3.11 Livestock Operations** of the Development Plan;

c. Agri-commercial or agri-industrial uses and small scale industrial, business and commercial operations that are used to diversify active farming operations.

d. Resource developments such as forestry activities, mineral exploration and extraction operations, outfitters and game farms as well as wildlife conservation reserves;

e. Non-intensive, limited recreational and open space uses such as parks, nature trails, and agri-tourism that cannot be suitably accommodated in urban settlement centres or **General Development** areas; and

f. Religious assemblies that cannot be suitably accommodated in urban settlement centres or **General Development** areas may be allowed to establish on existing parcels as a conditional use, subject to the requirements of the zoning by-law and provided that no subdivision is required. Religious assemblies will be encouraged to locate adjacent to existing urban centres or rural residential areas and will be directed away from agricultural uses. The development of a religious assembly in the Agricultural Preserve Area shall not restrict agricultural practices or existing livestock operations, nor should it lead to the evolution of a new settlement centre. Traffic from development of this type shall not be a detriment to municipal or provincial roads or adjacent land uses. A Traffic Impact Study may be required; and

g. Hobby farms that are accessory to existing rural residential dwellings.

4.1.7 Agricultural parcels within the **Agricultural Preserve Area** shall generally be 80 acres. Variations may be allowed in instances where a public work has reduced the size of the parcel. Smaller lot sizes may also be considered in the case of lot boundary adjustments and title considerations, provided the end result is consistent with the overall intent of the plan.

4.1.8 Where additional accessory housing is necessary to assist with an agricultural enterprise, such accommodation shall be provided on the existing farmstead as part of the farm unit if staff or family members living in the additional housing are significantly employed by the agricultural enterprise.

4.1.9 Certain specialized agricultural activities such as nurseries, horticultural, and apiaries may be allowed on smaller parcels provided they are compatible with the surrounding agricultural activities and do not generate significant levels of traffic.

4.1.10 Agri-commercial or agri-industrial uses and small scale industrial, business and commercial operations that are used to diversify active farming operations may be allowed in the **Agricultural Preserve Area**, subject to requirements outlined in the zoning by-law.

4.1.11 Council shall consider the following criteria when considering proposed developments in the **Agricultural Preserve Area**:

a. The use shall not conflict with agriculture and, wherever possible, locate on lower class farmland;

b. The size of the site is appropriate to meet the needs of the use, without being wasteful of agricultural land;

c. The parcel has access to the municipal road system and does not negatively impact the provincial highway system. Where the development is proposed in the vicinity of a provincial highway, a copy of the proposal shall be circulated to the province for review and comments. Direct access to the provincial highway system may be restricted;

d. If required, water, wastewater, and utilities can be economically provided;

e. Drainage is adequate on site; and

f. The storage, treatment and discharge of all effluent and emissions and disposal of all waste must meet the approval of the province and Council.

4.1.12 Limited natural resource developments, non-intensive recreational and open space uses (such as parks, nature trails and agri-tourism) that cannot be suitably accommodated in urban settlement centres or **General Development** areas may be considered provided that such proposals are compatible with existing agricultural operations and that the size of the proposed parcel is appropriate for the intended use. Such uses will be identified as a conditional use in the zoning by-law.

4.1.13 Where feasible, existing non-conforming small holdings shall be consolidated as a requirement of subdivision approval.

4.2 RURAL AND AGRICULTURAL AREA

RURAL AND AGRICULTURAL AREA OBJECTIVES

4.2.1 To provide for large lot residential and hobby/specialized farming opportunities in the RM of Springfield.

4.2.2 To encourage a variety of recreational opportunities.

4.2.3 To recognize and accommodate the unique equine population and land use in this area.

4.2.4 To ensure that proposed developments can be serviced to an appropriate rural standards and in a cost-effective manner with respect to road access, water supply, and wastewater disposal.

4.2.5 To ensure proposed developments do not negatively impact the environment or adjacent uses.

RURAL AND AGRICULTURAL AREA POLICIES

4.2.6 Lands designated **Rural and Agricultural Area** will be retained for large lot residential and hobby/part-time farming uses. Uses that are not compatible with existing and intended land uses will not be allowed.

4.2.7 The following land uses may be accommodated in the **Rural and Agricultural Area**:

a. General agricultural activities, hobby and non-commercial farms, including equine hobby farms;

b. Livestock operations that comply with **Section 3.11 Livestock Operations** of the Development Plan;

c. Non-farm rural estate opportunities such as single-family dwellings and mobile home dwellings;

d. Small scale agri-commercial and agri-industrial operations;

e. Recreational and open space uses such as parks and nature trails; and

f. Institutional uses that service the rural community and are compatible with adjacent land uses.

4.2.8 Parcels within the **Rural and Agricultural Area** shall be 20 acres. Smaller lots sizes may be considered in the case of lot boundary adjustments and title consolidations of existing parcels, provided the end result is consistent with the overall intent of the plan.

4.2.9 The retiring agricultural producer subdivisions policies outlined in **Policy 4.4.1** do not apply within the **Rural and Agricultural Area**.

4.2.10 Council shall consider the following criteria when considering proposed developments:

a. Development should not conflict with the rural use of the area and, wherever possible, locate on lower class farmland;

b. The impact of the proposed development on the existing character of the area;

c. The parcel has access to the municipal road system and does not negatively impact the provincial

highway system. Where the development is proposed in the vicinity of a provincial highway, a copy of the proposal shall be circulated to the province for review and comments. Direct access to the provincial highway system may be restricted;

d. The relationship to municipal land, rights-of-way or easement regulations;

e. Drainage is adequate on site;

f. The storage, treatment and discharge of all effluent and emissions and disposal of all waste must meet the approval of the province and Council;

g. The proposed development is not located on or adjacent to viable mineral resource deposits which may eventually be extracted; and

h. The impact to groundwater. **Section 3.5 Groundwater Protection** applies to development in the **Rural and Agricultural Area**.

4.2.11 Recreation facilities such as parks and nature trails may be allowed, subject to the requirements of the zoning by-law. In evaluating such requests, consideration will be given to the impact that such uses may have on nearby land owners, the environment and the character of the area.

4.2.12 Institutional uses such as religious assemblies and community halls shall generally be directed to urban settlement centres or **General Development** areas; however, they may be allowed in the **Rural and Agricultural Area**, subject to the requirements of the zoning by-law and if it is demonstrated that the interests of the community will be better served and surrounding land uses will not be negatively impacted. Such uses will be identified as a conditional use in the zoning by-law. Traffic from development of this type shall not be a detriment to municipal or provincial roads or adjacent land uses. A Traffic Impact Study may be required.

4.2.13 Development in the **Rural and Agricultural Area** shall avoid establishing, where possible, adjacent to any areas designated as **Aggregate** in order to avoid land use conflict.

4.3 MIXED RURALAND AGRICULTURAL AREA

MIXED RURAL AND AGRICULTURAL AREA OBJECTIVES

4.3.1 To recognize areas around Anola and generally east of Highway 12 that provide for a variety of agricultural and limited rural residential uses.

4.3.2 To support a mix of agricultural uses and provide for limited subdivision of rural residential parcels, where appropriate.

MIXED RURAL AND AGRICULTURAL AREA POLICIES

4.3.3 Areas identified as **Mixed Rural and Agricultural Area** shall be generally maintained for agricultural use and livestock operations in accordance with **Section 3.11 Livestock Operations** of the Development Plan.

4.3.4 Parcels within the **Mixed Rural and Agricultural Area** shall generally be 80 acres, except for the subdivision policies provided herein.

4.3.5 Uses likely to cause a nuisance due to dust, noise or odour may be regulated through the zoning by-law.

4.3.6 In the **Mixed Rural and Agricultural Area**, vacation farm operations will be listed as a conditional use in the zoning by-law. Vacation farms operations may include campsites, recreational vehicle sites and rental cabins, provided the vacation farm operation is on the same Certificate of Title as the farm operation and is accessory, incidental and secondary to the farming operation, and will not conflict with livestock operations or other agricultural operations.

4.3.7 In the **Mixed Rural and Agricultural Area**, single-lot, non-farm related, rural residential subdivision may be allowed on a limited basis subject to the following criteria:

a. The land has not been cleared or improved for agricultural purposes and the proposed residential lot is located on soils having an agricultural capability rating of Class 4 or poorer. Cleared or higher quality agricultural lands may be considered in the case where the title to be subdivided is already generally 20 acres or less in size and is no longer viable for agricultural purposes;

b. The proposed residential lot shall not be located in an area where it might interfere with agricultural operations or negatively impact existing livestock operations. Except for residences associated with a livestock operation, the proposed lot shall be located in accordance with the mutual separation distances within the zoning by-law;

c. All parcels or lots resulting from the subdivision have access to an all-weather road. Flag lots, or lots requiring easement agreements for access, are discouraged;

d. All parcels or lots resulting from the subdivision will not require an extension of municipal and/or provincial infrastructure such as roads, major drainage ditches, utilities, water and sewer; or if they do, any costs associated with required infrastructure will be borne by the developer;

e. The proposed residential lot is not located on or adjacent to viable mineral resource deposits which may eventually be extracted;

f. The proposed lot is not located in poorly drained areas, swampland, marshland, on deep peat or organic soils, or in areas subject to ponding or flooding;

g. Soil conditions are suitable for septic fields and/or the lot is large enough for the proposed onsite wastewater system;

h. The applicant provided evidence that there will be an adequate supply of potable groundwater or that the lot will be serviced by a water distribution system;

i. Lots should be a minimum of five acres in size, but generally less than 10 acres; and

j. The total number of lots allowed shall be limited to two lots per existing 80 acre parcel as of the date of adoption of the Development Plan or one lot per existing parcel less than 80 acres as of the date of adoption of the Development Plan.

4.3.8 Institutional uses such as religious assemblies and community halls shall generally be directed to urban settlement centres or **General Development** areas; however, they may be allowed in the **Mixed Rural and Agricultural Area**, subject to the requirements of the zoning by-law and if it is demonstrated that the interests of the community will be better served and surrounding land uses will not be negatively impacted. Such uses will be identified as a conditional use in the zoning by-law.

4.4 RURAL SUBDIVISION POLICIES

The following policies, where applicable, apply to: **Agricultural Preserve Area**, **Rural and Agricultural Area** and the **Mixed Rural and Agricultural Area**.

4.4.1 In the **Agricultural Preserve Area** and the **Mixed Rural and Agricultural Area**, the subdivision of land shall be allowed in the following instances:

a. Where an existing farmstead site is no longer required as part of a an agricultural operation because the associated farmland has been acquired by another agricultural operation;

b. Where subdivision of an existing farmstead site is necessary to allow the agricultural producer to continue to reside in the existing farm residence upon retirement;

c. Where a farm is incorporated and it is necessary to establish a separate residential site from the company holdings for business or mortgage purposes;

d. Where a single lot subdivision for residential purposes is required for an individual who significantly participates in the agricultural operation in an ongoing basis and derives an income from it; or

e. Where a single lot subdivision is proposed for a parcel of land that has been physically isolated by such things as a transportation route or a water course, but only if the parcel is of a size, shape or nature that makes farming physically impractical.

f. Only one subdivision per 80 acre title may be permitted for the circumstances described in **Policy 4.4.1 a** through **d**.

4.4.2 The subdivision of land for residential purposes outlined in **Policies 4.4.1 a** through **d** shall be subject to the following criteria:

a. The proposed subdivision shall, wherever possible, be directed away from prime agricultural land, livestock operations and other resource-related uses to avoid incompatibilities and so that land is not prematurely taken out of production or its use prematurely inhibited;

b. Residential lots shall be of such dimensions so as to maintain the rural character of the land and shall take into consideration existing shelterbelts as well as other physical and natural features;

c. The proposed subdivision shall comply with the mutual separation distances between livestock operations and residences not accessory to an operation, as established in the zoning by-law of the RM of Springfield;

d. The proposed subdivision shall accommodate the proper function of a septic field or other acceptable method of domestic effluent disposal, and a potable water supply, pursuant to *The Environment Act*; and

e. Municipal services such as roads, drainage, school busing, fire protection or other infrastructure services shall be available to the proposed subdivision or can be provided without undue cost to the RM of Springfield.

4.4.3 In the **Agricultural Preserve Area**, **Rural and Agricultural Area** and the **Mixed Rural and Agricultural Area** designations, small land holdings for specialized commercial agricultural operations such as, but not necessarily limited to, tree nurseries, apiaries, market gardens and other bona fide agricultural practices may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.

4.4.4 In the **Agricultural Preserve Area**, **Rural and Agricultural Area** and the **Mixed Rural and Agricultural Area** designations, the subdivision of land shall be allowed where a single lot subdivision is proposed for a commercial or industrial use that is intended to provide services, machinery, equipment or goods specifically required by agricultural operation or store or process products grown or raised by an agricultural operation but only if it is demonstrated that due to the nature or activity of the use it is essential that it be located in an agricultural area.

4.4.5 In the **Agricultural Preserve Area**, **Rural and Agricultural Area** and the **Mixed Rural and Agricultural Area** designations, the subdivision of land for the realignment of farm boundaries around rivers, streams, highways, drains and other features may be allowed if deemed necessary for agricultural purposes and where no new titles are created.

4.4.6 The subdivision of land or development of existing land parcels in areas designated for highway widening or expansion shall incorporate provisions suitable to the province and Council to accommodate future widening or expansion projects.

4.4.7 Council may request recommendations from such government agencies as it deems necessary or other independent sources such as engineers, hydrologists or agronomists when a proposed use or development of land may have a detrimental effect on the environment, including soil, groundwater or surface water resources. If it is determined that a proposed use or development may have a detrimental effect, said use or development shall either not be allowed or shall be required to incorporate mitigating measures that will reduce the risk to acceptable levels.

5 WEST PINE RIDGE

The intent of the **West Pine Ridge** designation is to accommodate additional rural residential development south of Birds Hill Park. Such development shall be subject to the adoption of a secondary plan, be compatible with existing and adjacent uses, while maintaining the rural nature of the area. This section of the municipality is significantly fragmented by existing residential development and has limited agricultural activity. It is intended that this designation will allow for a parcel size less than the 20 acres, where appropriate. Future rural residential development should ensure adequate protection of the groundwater resource.

5.1 WEST PINE RIDGE OBJECTIVES

5.1.1 To identify the **West Pine Ridge** designation as an area where future rural residential development will be considered, subject to adoption of a secondary plan.

5.1.2 To limit to existing uses until such time as a secondary plan is adopted for the **West Pine Ridge** area.

5.2 WEST PINE RIDGE POLICIES

5.2.1 A secondary plan shall be developed for the lands designated as **West Pine Ridge**, prior to any further subdivision or re-zoning.

5.2.2 The secondary plan shall reflect the policies within this section and develop a vision for **West Pine Ridge**, to allow for rural residential lots and preservation of natural areas/corridors around Birds Hill Park as required in **Policy 10.2.5**.

5.2.3 Smaller rural residential parcels may be allowed subject to the adoption of the secondary plan, and additional investigation of soil conditions and groundwater protection concerns. It is anticipated that some areas of the **West Pine Ridge** area will not be appropriate for accommodating development on smaller lot sizes due to soil conditions and groundwater protection concerns. The secondary plan shall direct development to appropriate locations within the designation.

5.2.4 The secondary plan should outline where future pathways/trails and wildlife corridors should be located, in the context of current pathways/trails and wildlife corridors, and provide policies that support a trail connection between Birds Hill Park and Oakbank.

5.2.5 The secondary plan process shall consider and encourage preservation of existing agricultural uses that may contribute to and support the rural nature of **West Pine Ridge**.

5.2.6 The secondary plan process shall identify and consider recreational equine uses in the area.

5.2.7 A transportation network plan should be prepared for West Pine Ridge that takes into consideration road connections, future pathways/trails and access management to PR 213.

5.2.8 The secondary plan process shall take into consideration surrounding land uses and involve consultation with the province related to Birds Hill Park, the RM of St. Clements and the RM of East St. Paul.

5.2.9 Considerations shall be made for appropriate setbacks to medium and high quality aggregate areas in consultation with the province. An inventory of active aggregate areas and existing resources may be required.

5.2.10 Groundwater resources around Birds Hill Park shall be protected from development impacts and policies within **Section 3.5 Groundwater Protection** shall apply, at a minimum. The secondary plan shall also take into account any engineering studies completed in the area.

6 RESIDENTIAL

Presently, the majority of housing options within the RM of Springfield are single-family dwellings, either located in the municipality's urban settlement centres (Oakbank and Dugald), on rural residential lots, or as farm dwellings. Springfield's Council, community, and stakeholders all expressed a desire for the provision of a wider variety of housing types and tenures in the municipality, such as more multi-family residential units, seniors' homes, rental units, and the provision of secondary suites.

The Development Plan also ensures that an adequate supply of residential land is available for development to meet the demand in the next twenty-five years. This is based on current trends, and projections of future growth. The Development Plan directs **Residential** and **Rural Residential** development to appropriate locations within the municipality, in order to ensure they are in close proximity to services, infrastructure, and transportation routes, and that residential uses are separated from potentially incompatible uses, such as industry and intensive agriculture. To encourage sustainable development and the preservation of agricultural lands, the Development Plan intentionally limits rural residential subdivision to specific areas in the municipality.

Residential development is also provided for within the **General Development** designation.

6.1 RESIDENTIAL OBJECTIVES

6.1.1 To direct the majority of residential growth to the urban settlement centres of Oakbank and Dugald.

6.1.2 To provide opportunity for rural residential development within the municipality in appropriate areas.

6.1.3 To ensure that all residential development is healthy, safe, of acceptable quality, and is planned in an orderly, cost effective manner.

6.1.4 To encourage inclusive housing and the provision of affordable housing.

6.1.5 To encourage a variety of housing types.

6.1.6 To ensure that the supply of residential development is generally related to the demand.

6.1.7 To encourage the integration of recreational facilities such as open space, walking, and biking paths within residential areas.

6.1.8 To ensure that residential development occurs in a sustainable manner, and protects the agricultural industry by limiting non-farm residential development to designated areas.

6.1.9 To ensure that municipal servicing costs area minimized.

6.1.10 To ensure that future residential development has a minimal impact on environmental and ecological resources.

6.1.11 To ensure that future residential development does not result in land use conflicts with the aggregate or agricultural industries.

6.2 GENERAL RESIDENTIAL POLICIES

6.2.1 To ensure that residential development occurs in a planned and contiguous manner, leapfrog development will not be allowed, **excluding all those lands identified within the Oakbank South Secondary Plan and the West Pine Ridge Secondary Plan areas (By-law 22-08).**

6.2.2 Future housing developments will only be considered when the supply and location choice of vacant lots cannot, in the opinion of Council, reasonable meet the anticipated demand in the subsequent five years.

6.2.3 A variety of housing types and tenures shall be encouraged.

6.2.4 Inclusive housing strategies, including, but not limited to, age-friendly, accessible, and affordable, are encouraged.

6.2.5 Residential development will not be approved if it necessitates the premature expansion of municipal services.

6.2.6 The infill of existing vacant residential areas shall take priority over establishing in new areas.

6.2.7 New residential developments shall provide connections to existing development, including internal road networks, pedestrian and cycling pathways, and trails, where appropriate.

6.2.8 Appropriate setbacks and buffering shall be incorporated into developments that are adjacent to railways to mitigate risk related to derailment, hazardous materials, noise and vibration. Where development proposals are within the vicinity of a railway, a copy of the proposal shall be sent to the appropriate railway company for review and comment. The Federation of Canadian Municipalities guidelines entitled New Development in Proximity to Railway Operations may be utilized to assist in making site specific recommendations and decisions to reduce land-use incompatibilities.

6.2.9 Secondary suites and carriage homes will be allowed as accessory to all residential uses subject to provisions outlined in **Section 3.10 Secondary Suites** and the zoning by-law.

6.3 URBAN SETTLEMENT CENTRE RESIDENTIAL POLICIES

6.3.1 Residential development in the municipality shall be primarily directed to **Residential** areas within Oakbank and Dugald.

6.3.2 To promote a variety of housing types and densities in the RM of Springfield's urban settlement centres, a range of housing types and densities will be provided for in accordance with provisions outlined in the zoning by-law and any applicable Secondary Plan. Housing densities may include low-density (intended to accommodate the development of single-unit dwellings), moderate-density (intended to accommodate a mix of single-unit and two-unit dwellings with lower density multi-unit dwellings), and high-density housing (intended to accommodate multi-unit dwellings such as apartment complexes).

6.3.3 Within Oakbank, moderate or high-density housing should be directed to **Residential** designations along Main Street and in the NW ¼ 15-11-5E and east of Springfield Centre Drive. Such uses within **Residential** designations along Main Street shall not be greater than two storeys in height. Proposals for such uses shall be designed in a manner that reduces impact on surrounding single-unit residential uses. Appropriate urban design measures, such as landscaping, building layout and site design that is street oriented and the use of a variety of materials to support the urban nature of development shall be considered as part of the approval process.

6.3.4 Moderate and high-density residential developments shall be located in areas in which the use can be adequately supported by existing infrastructure and services. Such uses will be directed to areas with:

a. Sufficient capacity within the water distribution and wastewater collection systems;

b. Proximity and appropriate access to arterial roads and major collector streets;

c. Adequate fire protections; and

d. Proximity to open space areas and other major destinations (i.e., schools and commercial nodes).

6.3.5 Housing types and tenures that provide affordable options for residents, such as secondary suites, duplexes, fourplexes, row housing and apartments, shall be encouraged.

6.3.6 Residential development shall be located and designed to encourage connectivity and walkability to parks, recreational areas, commercial areas and other employment areas within the urban settlement centres.

6.3.7 Mobile home parks shall be located in areas where there is sufficient capacity within the water distribution and wastewater collection systems, and shall be designed to encourage connectivity to surrounding areas, and subject to a conditional use. Council may require landscape/buffering to protect from adjacent development.

6.3.8 Developers may be required to prepare conceptual plans of their proposed subdivision's, illustrating lot dimensions, street systems, sidewalks, drainage, natural areas, parks, and playgrounds.

6.3.9 In cases where residential development is proposed in close proximity to non-compatible uses, such as industrial uses, appropriate setbacks and mitigative measures may be required by Council.

6.4 RURAL RESIDENTIAL POLICIES

6.4.1 Rural residential development shall primarily be directed to **Rural Residential** areas within the municipality.

6.4.2 Rural residential lots east of the floodway (outside) shall be a minimum of five acres in size. Additional requirements will be outlined in the zoning by-law and be subject to site specific influences, such as onsite wastewater management systems and protection of groundwater resources.

6.4.3 Rural residential lots west of the floodway (inside) shall be a minimum of four acres in size. Additional requirements will be outlined in the zoning by-law and be subject to site specific influences, such as onsite wastewater management systems and protection of groundwater resources.

6.4.4 Future **Rural Residential** development shall, wherever possible, be directed away from prime agricultural land and towards sites with low potential for agriculture due to adverse topography, fragmented land ownership, or other physical constraints. Rural residential development shall not interfere with existing or proposed agricultural operations, including livestock operations.

6.4.5 Rural residential development is not allowed on, or in closer proximity to, high quality aggregate resources which may eventually be extracted nor is it allowed adjacent to existing aggregate operations. Setback distances will be established in the zoning by-law and/or secondary plans.

6.4.6 Rural residential development shall be sufficiently separated from existing livestock operations to minimize potential conflicts. The zoning by-law will establish separation distances.

6.4.7 Rural residential development is not allowed adjacent to the urban settlement centres of Oakbank and Dugald unless it is included in a Secondary Plan that is adopted by the RM of Springfield in consultation with appropriate government agencies.

6.4.8 Rural residential development shall be located in areas where there is year round road access and convenient to existing school bus routes.

6.4.9 Rural residential development shall provide adequate drainage in accordance with municipal and provincial standards.

6.4.10 Rural residential development shall provide for appropriate onsite wastewater management and a potable water supply, in accordance with provincial requirements.

6.4.11 The municipality shall work with provincial government agencies to determine if more stringent private wastewater systems shall be required in potential groundwater sensitivity areas.

6.4.12 Rural residential development in the areas identified as potential groundwater sensitivity areas shall be serviced by holding tanks only unless the owners and/or development proponent can demonstrate to the satisfaction of the approving authority that a septic tank system and field will meet or exceed government standards as demonstrated in a detailed engineering analysis and will not contaminate the groundwater.

6.4.13 The municipality shall work with provincial government agencies to ensure that private wells are properly constructed, minimum standards for well construction are met, abandoned wells are properly capped by licensed well drilling contractors, and an education program has been developed dealing with the operation and maintenance of private wells.

6.4.14 Subdivision designs for rural residential developments shall minimize the impact to ecologically sensitive lands.

6.4.15 In multi-lot rural residential subdivisions, lots should, whenever possible, be serviced by internal roads constructed to municipal standards. Future road connections should be incorporated into the design to connect to adjacent parcels in the future.

6.4.16 Proposed rural residential development shall protect or enhance existing tree stands.

6.4.17 Rural residential development shall be planned in a manner that will not produce unacceptable social or

economic costs. The approving authority will consider the impact of development on public safety, including the provision of such public services as schools, school related transportation, utilities, highways, emergency services, health care, recreational facilities, snow removal and refuse collection.

7 OAKBANK SOUTH

The intent of the Oakbank South and Future Oakbank South designations are to strengthen Oakbank as the largest urban settlement centre in the RM of Springfield and will accommodate the majority of serviced growth over the next 20 years. The RM of Springfield is investing significantly in water and wastewater services in the Oakbank area to support future growth. Oakbank will grow primarily to the south toward Dugald. Future land uses in **Oakbank South** could include residential, commercial, highway commercial, light industrial, open space and institutional.

7.1 OAKBANK SOUTH OBJECTIVES

7.1.1 To identify the **Oakbank South and Future Oakbank South** designations to promote the growth of Oakbank to the south, subject to the adoption of a secondary plan.

7.1.2 To limit to existing uses until such time as a secondary plan is adopted for the **Oakbank South** area.

7.1.3 To limit to existing uses in the Future Oakbank South designation until a development plan amendment and secondary plan is adopted for the area.

7.2 OAKBANK SOUTH POLICIES

7.2.1 Land development in Oakbank will follow the land use pattern identified on Map 2.

7.2.2 A secondary plan shall be developed for the lands designated as **Oakbank South**, prior to any further subdivision or re-zoning, and should take into consideration lands identified as Future Oakbank South.

7.2.3 The secondary plan shall reflect the policies within this section and develop a vision for **Oakbank South** to preserve the area for future urban expansion and to identify future land uses.

7.2.4 The secondary planning process should be used as a tool to study the further expansion of Oakbank into the area designated as Future Oakbank South.

7.2.5 Future Oakbank South will require redesignation to a suitable urban land use policy designation to accommodate future serviced development.

7.2.6 Uses that would be considered within **Oakbank South** include a variety of serviced residential and employment land uses, recreational and institutional land uses.

7.2.7 Future residential development within **Oakbank South** shall occur in a contiguous manner and the secondary plan should establish logical phasing.

7.2.8 The secondary plan shall consider and encourage preservation of existing agricultural uses until such time as they are required for future urban development.

7.2.9 A transportation network plan should be prepared as part of the process for areas considered for future development, including roads and cycling/pedestrian linkages that connect to existing areas and future expansion areas. This transportation network plan should be developed concurrently with the transportation network plan for Oakbank identified in **Policy 3.3.18**.

7.2.10 A secondary plan for this area shall include an access management/transportation network plan for PR 206 that is mutually agreeable to the province and the RM of Springfield. It should also include consideration of any future upgrading of PR 206, the proposed future Oakbank Corridor, potential upgrades to PTH 15 and the future Cedar Lake Road.

7.2.11 Accommodate any future expansion of PR 206 and Cedar Lake Road by ensuring appropriate setbacks for

development.

8 GENERAL DEVELOPMENT

Several residential centres that may have minor commercial and institutional components have been designated as **General Development** areas, being Anola, Glass, Vivian, Ostenfeld, Hazelridge, and Navin. These communities serve an important function by allowing for larger residential lots and some characteristics of an urban area.

Some **General Development** areas have limited municipal services; and in others water and wastewater is provided by individual wells and private wastewater disposal systems. The following objectives and policies will ensure that the continued growth of the areas within the limitation of municipal servicing.

8.1 GENERAL DEVELOPMENT OBJECTIVES

8.1.1 To support and enhance the identity and significance of Anola, Glass, Vivian, Ostenfeld, Hazelridge, and Navin.

8.1.2 To protect the **General Development** areas from incompatible agricultural activities such as livestock operations and associated uses.

8.1.3 Provide alternative locations for rural residential and non-farm related residential development.

8.1.4 Provide residents with conveniently located commercial and community facilities supportive of their needs.

8.1.5 To accommodate a variety of residential, commercial, industrial, recreational, and institutional uses outside of the urban settlement centres.

8.1.6 Establish boundaries to define the limits of growth, thus reducing potential for conflicting land uses.

8.1.7 Ensure developments do not exceed the servicing capabilities of the area.

8.1.8 Plan for the extension of urban services in the future, where appropriate.

8.1.9 Protect residents from uses that are considered unsafe, unsightly, or are incompatible.

8.2 GENERAL DEVELOPMENT POLICIES

8.2.1 The following land uses may be accommodated in the **General Development** area:

a. A range of housing forms such as single-unit dwellings, two-unit dwellings, multi-family dwellings, and mobile home dwellings;

b. General and highway commercial developments that serve local and non-local residents, such as restaurants, general retail stores, professional offices, household repair businesses, service stations, hotels and motels, and various support services;

c. Industrial uses that focus on establishments that carry out their operations either within enclosed buildings or have limited outdoor operational storage characteristics, such as contractor services, automotive and equipment repair establishments and light manufacturing uses;

d. Institutional facilities such as religious assemblies, public and private schools, and municipal and government services such as libraries, police and fire stations;

e. Recreation and open space uses ranging from parks and nature trails to various sports facilities, including arenas and curling rinks; and

f. Limited agriculture activities such as crop and cereal production, horticultural operations, and non-commercial farms.

8.2.2 Residential development shall be encouraged within the **General Development** areas. Residential lots should generally be two acres in size in un-serviced areas. Houses, accessory structures and onsite services shall be directed to one side of the lot in order to accommodate future densification when or if municipal piped services are required. Residential lots may be less than 2 acres in size if they are serviced. Specific requirements will be outlined in the zoning by-law.

8.2.3 Future development within the **General Development** area shall have direct access to public roads.

8.2.4 Proposed development shall have an adequate supply of potable water, and soil conditions shall safely permit the installation of onsite wastewater systems, in accordance with provincial requirements.

8.2.5 The growth of **General Development** areas bordering on one side of a provincial highway shall be directed to that side of the highway, unless appropriate measures are incorporated suitable to the province and the RM of Springfield.

8.2.6 Infill and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in the **General Development** areas. Where suitable vacant land is not available, new development shall be encouraged to locate adjacent to built-up areas.

8.2.7 Expansion of **General Development** areas shall be subject to a Development Plan amendment and, wherever possible, be directed away from prime agricultural land, viable lower class land, livestock operations and other resource related uses to avoid land use conflict and so that land is not prematurely taken out of production or its use prematurely inhibited.

8.2.8 Commercial and industrial development may be allowed within the **General Development** area subject to re-zoning and provided that the use and density of development is compatible with other nearby land uses and developments. The following factors should be considered:

a. Uses that are incompatible or potentially incompatible with other land uses shall be developed where they will not endanger public health or safety;

b. Risks resulting from hazardous storage or processing operations shall be prevented or appropriately mitigated so as to not endanger nearby residents or the groundwater;

c. Factors such as noise, excessive truck traffic, and other potential nuisances shall be mitigated; and

d. Site designs shall consider aesthetic factors, particularly with regard to exterior storage.

8.2.9 Commercial and industrial lot sizes shall be of a sufficient size to provide adequate space for the needs of the development, particularly with respect to exterior display, storage, and service areas. These uses shall be regulated in the zoning by-law.

8.2.10 Growth shall be directed in a manner that piped water, wastewater collection, public transportation and other municipal services can be extended cost effectively.

8.2.11 As a condition of approving a subdivision in a **General Development** area where a municipal wastewater collection system does not exist, the building lots shall be of adequate size to permit the effective functioning of an onsite sewage disposal system in accordance with provincial requirements.

9 EMPLOYMENT

In order to meet the commercial and industrial needs of the residents, to provide for employment opportunities, and to foster the development of 'complete communities' where residents can 'live, work, and play', a diverse range of commercial and industrial opportunities within the RM of Springfield are encouraged.

The municipality recognizes that it is important to promote development of **Employment** uses and, as such, has designated land appropriate for the use. The plan includes policies to support a wide range of commercial land uses, from neighbourhood commercial to regional and highway commercial development. Industrial development is a significant contributor to the economy within the RM of Springfield, and the Development Plan focuses on directing heavier commercial and industrial uses to appropriate locations.

Opportunities for agri-related commercial and industrial development are provided for in various agricultural designations within the RM of Springfield. Commercial and industrial development is also provided for within the **General Development** designation.

The various types of **Employment** lands shall be zoned appropriately prior to development and in accordance with the Zoning By-law.

9.1 EMPLOYMENT OBJECTIVES

9.1.1 To promote the growth of commercial and industrial uses within the municipality in harmony with surrounding land uses.

9.1.2 To strengthen the RM of Springfield's commercial and industrial development to maximize employment opportunities.

9.1.3 To encourage the majority of commercial development to locate in the urban settlement centres of Oakbank and Dugald.

9.1.4 To provide for highway accessible land for highway commercial uses that cater to the travelling public, such as service stations, garages, eating establishments and hotels.

9.1.5 To ensure highway commercial uses are designed and located in a manner that does not compromise the safety of the highway system.

9.1.6 To ensure commercial developments do not negatively impact the environment or adjacent uses.

9.1.7 To ensure that future industrial areas will be compatible with other development in the area, will be appropriately serviced with water, wastewater and transportation facilities, and will not create any unacceptable health or environmental risks.

9.1.8 To accommodate commercial and industrial development in a manner that minimizes potential land use conflicts.

9.1.9 To ensure commercial and industrial uses are designed and built in an aesthetically pleasing manner.

9.1.10 To encourage industry and commercial uses with similar characteristics to cluster together to avoid land use incompatibilities with adjacent land uses and to share the costs of servicing a site.

9.2 COMMERCIAL POLICIES

9.2.1 Commercial development shall be directed primarily to **Employment** areas in urban settlement centres, being Oakbank and Dugald, subject to zoning requirements.

9.2.2 To strengthen the urban commercial centre of Oakbank, mixed-use developments, being commercial uses on the ground floor with residential on the second floor will be considered within the **Employment** designation along Main Street. Such uses shall not be greater than two storeys in height. Appropriate urban design measures, such as landscaping, building layout and site design that is street-oriented and the use of a variety of materials to support the urban nature of development shall be considered as part of the approval process.

9.2.3 Proposed development shall be compatible with neighbouring land uses. The following factors should be considered:

a. Uses that are incompatible or potentially incompatible with other land uses shall be developed where they will not endanger public health or safety;

b. Risks resulting from hazardous storage or processing operations shall be prevented or appropriately mitigated so as to not endanger nearby residents or the groundwater;

c. Uses that produce excessive traffic volumes that may have detrimental impact on the safe and efficient operation of the transportation network shall not be allowed;

d. Factors such as noise and other potential nuisances shall be mitigated; and

e. Site designs shall consider aesthetic factors, particularly with regard to exterior processing or storage.

9.2.4 Prior to approval of a commercial use, the proponent shall prepare a site plan showing the conceptual design, landscaping, servicing requirements, potential land use conflicts, access and impact to the transportation network.

9.2.5 New development abutting residential areas may be required to provide protective buffering or screening to reduce impacts of noise, unsightly storage and lighting. In addition, parking and loading on sides adjoining residential areas may be prohibited.

9.2.6 The development of commercial clusters is encouraged so that they are mutually supportive and can be effectively and efficiently serviced.

9.2.7 Adequate off-street parking will be required for all new development.

9.2.8 New development located along the main streets within Oakbank and Dugald shall be designed to retain the existing trees whenever possible. Additional landscaping will be required.

9.2.9 The RM of Springfield shall ensure that all aspects of *The Water Rights Act* have been complied with for commercial industrial projects and the municipality may request copies of water rights licenses.

9.3 HIGHWAY COMMERCIAL POLICIES

9.3.1 Highway commercial uses that serve the needs of the travelling public and the trucking industry shall be directed to **Employment** designations along major transportation routes identified on **Map 1**. Highway commercial uses are subject to requirements within the zoning by-law and the following:

a. Developments shall be appropriately landscaped;

b. Traffic generation information, prepared by a qualified engineer, will be completed to the satisfaction of the authority having jurisdiction over the affected road(s). If deemed necessary, a more detailed Traffic Impact Study may be required;

c. Where more than one development is proposed, access may be located at a common access point; and

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

9.4 INDUSTRIAL POLICIES

9.4.1 Light industrial uses, being the manufacture or processing of products within an enclosed building and generating no or low levels of nuisance, and business parks uses, may be accommodated in the urban settlement centre **Employment** areas, subject to appropriate zoning. These types of uses should be directed away from the central business district of the urban settlement centres.

9.4.2 Light industrial uses may also be accommodated in **Employment** areas outside of the urban settlement centres in accordance with the zoning by-law.

9.4.3 Heavy industrial uses, being those that occur within an enclosed building or outdoors and may generate higher levels of nuisance, shall be directed to **Employment** areas outside of the urban settlement centres. These types of uses should not be developed on sites with frontage along major transportation routes identified on **Map 1**, which should be retained for highway commercial uses.

9.4.4 To ensure that future industrial developments are compatible with adjacent land uses, accessible, and located safely, development shall be consistent with the following:

a. Industrial uses shall be sufficiently setback from residential uses in the general vicinity to mitigate potential conflicts resulting from noise, dust, vibration, odour or vehicular traffic associated with the industrial activity;

b. Industrial uses should be protected from encroachment by non-compatible uses;

c. The development should generally have direct access to a major road; and

d. New development within existing employment areas should minimize access to municipal and provincial roadways through the use of internal road networks.

9.4.5 Where proposed industrial development is near existing or planned residential, open space or institutional uses, adequate buffering through the use of separation, fencing, landscaping, building or site design, shall be provided to minimize potential nuisance.

9.4.6 In order to buffer existing rural residential development in SW ¼ 21-11-4E on Wenzel Street, only light industrial uses will be allowed in designated **Employment** areas in SE ¼ 21-11-4E and on the north side of Springfield Road.

9.4.7 To accommodate and encourage future industrial uses, an **Employment** designation on the north side of PTH 15 and the CN Rail line and straddling PR 207 has been identified. Development of this area shall generally occur from south to north. Due to groundwater sensitivity in this area, additional investigation and/or requirements may be needed prior to development and, in some cases, a water and wastewater servicing plan may be required prior to approval of a development.

9.4.8 Road connections within the **Employment** designation on the north side of PTH 15 and the CN Rail line and on the east side of PR 207 shall be directed to PR 207 and not to Pineridge Road.

9.4.9 Unless approved by the appropriate provincial government agency, businesses that are dependent upon an abundant water supply which may affect the potable water supply shall not be allowed to locate in rural un-serviced industrial areas.

9.4.10 Developments shall not be allowed in areas subject to flooding, erosion, or bank instability unless detailed analysis of the specific site provided by a qualified engineer can prove the development to be safe from the aforementioned hazards.

9.4.11 In un-serviced subdivisions, lot sizes and soil conditions shall permit the effective functioning of onsite sewage disposal systems approved in accordance with provincial environmental regulations.

9.4.12 A development proponent may be required to demonstrate to the municipality that there is sufficient demand to warrant the development.

9.4.13 If warranted, an engineering report addressing servicing issues and options, environmental concerns, including groundwater protection, drainage and other matters as determined by the municipality and provincial government agencies shall be required prior to the approval of any industrial use or new **Employment** areas.

9.4.14 Future industrial land uses shall take into consideration municipal services, access to major transportation routes, as well as compatibility with adjacent uses.

9.4.15 In order to protect municipal services and to preserve the quality of the environment, new or expanded industrial uses shall ensure:

a. Water consumption in peak use periods will not unduly strain the water supply system;

b. Emissions, in terms of dust, odour, gases, noise, vibration or light, will not disrupt adjacent uses nor diminish the quality of life or the environment; and

c. Any proposed alteration of the topography will not aggravate or cause flooding or drainage problems on other land.

9.4.16 The RM of Springfield shall ensure that all aspects of *The Water Rights Act* have been complied with for commercial industrial projects and the municipality may request copies of water rights licenses.

9.4.17 Where feasible and appropriate, design standards shall be incorporated into development agreements as part of the re-zoning, subdivision, variance or conditional use processes to ensure aesthetically pleasing industrial development. This may include, but not be limited to, landscaping requirements, visually appealing building facades, fencing requirements, etc. Specific requirements shall be outlined in the zoning by-law.

9.4.18 Industrial uses which emit high levels of noise, dust, vibrations and odours such as, but not limited to, concrete batch plants, asphalt mixing plants, and automobile and equipment wrecking yards, shall be directed away or buffered from residential areas, individual homes and institutional uses. Specific buffer requirements will be outlined in the zoning by-law.

10 OPEN SPACE, RECREATION, AND NATURAL RESOURCE AREAS

Recreation is an important component of the social and economic fabric of communities. The RM of Springfield has a significant array of community and commercial recreational facilities, such as campgrounds, golf courses, skating rinks, curling rinks, sports fields and playgrounds.

Birds Hill Provincial Park is located adjacent to the municipality's northwest side, and is one of the most popular Provincial Parks in the province. In addition to regular camping, the park offers swimming, hiking, and horseback riding in the summer and cross country skiing in the winter. The park also hosts a number of equestrian events each year. The park has a high bird and wildlife population which is enjoyed by local residents.

It is the goal of the municipality to continue to work with all sectors to enhance recreational opportunities for residents and visitors. Establishing trails and good connections between residential uses and Birds Hill Park is important.

Natural Resource areas are considered as areas which are not suitable for development due to flooding, unstable, or very poorly drained soils or areas that have a unique habitat. Development or land improvements in these areas, even for agricultural production, have a high risk of failure and can could result in significant environmental problems such as downstream flooding, groundwater contamination or the lowering of the water table and unnecessary public expenditures.

The following policies are both general policies on open space, recreation, and natural areas and provide direction for areas designated as **Open Space and Recreation** and **Natural Resource**.

10.1 OPEN SPACE AND RECREATION OBJECTIVES

10.1.1 To encourage the protection of scarce or unique and scenic resources.

10.1.2 To encourage recreational developments to cluster together so that they can be supportive of each other.

10.1.3 To prevent overuse and consequent degradation of recreational resources.

10.1.4 To avoid establishing recreational developments in prime farming areas.

10.1.5 To encourage the development of multi-use year round recreational facilities to maximize social and economic benefits.

10.1.6 To separate non-compatible land uses with open space or landscaped buffers in order to minimize conflict.

10.2 OPEN SPACE AND RECREATION POLICIES

10.2.1 Lands to be protected and significant recreational development shall be designated **Open Space and Recreation**. Specific uses and site requirements will be outlined in the zoning by-law.

10.2.2 Recreational development, such as campgrounds, commercial recreation facilities and similar uses, shall be encouraged to cluster together, be directed away from prime agricultural lands and be compatible with the natural environment, resource-related uses and other adjacent uses.

10.2.3 Proposed land uses or developments in proximity to areas that have high recreational or natural capability, such as Wildlife Management Areas, Conservation Agreement lands or Provincial Parks, shall only be considered if the development proponent has proven to the satisfaction of Council that the ecological and recreational integrity of the area would not be endangered. Council may also consult with appropriate provincial government agencies in this regard.

10.2.4 Public access to recreation, natural areas and trails shall be encouraged to foster appreciation for and enjoyment of nature, but such access shall not lead to levels of activity that will exceed the capability of the area to sustain the ecosystem and recreation integrity.

10.2.5 Natural tracts of land should be preserved as development occurs around Birds Hill Park for the purpose of wildlife corridors. The location of these corridors shall be connected to existing wildlife corridors, where possible, and may also serve as trails for low impact recreation such as horseback riding and hiking. Council may enforce this policy as a condition of subdivision.

10.2.6 Where existing clusters of recreational uses exist, new uses that do not complement these uses, or may restrict their operation or expansion, will not be allowed.

10.2.7 An adequate amount of land in proper locations will be provided for public open space, playground areas, and pathways such as, bike paths and trails, throughout the municipality and should be considered during the subdivision design process.

10.3 NATURAL RESOURCE OBJECTIVES

10.3.1 To identify areas that are environmentally or ecologically sensitive.

10.3.2 To prohibit development in areas where increased drainage or land clearing could have a negative impact on other areas and to preserve these areas in their natural state.

10.4 NATURAL RESOURCE POLICIES

10.4.1 Areas deemed unsuitable for development due to flooding, inherent soil conditions, or unique habitat, shall be designated as **Natural Resource**.

10.4.2 The Cedar Lake area is identified as an ecologically sensitive area and is designated as **Natural Resource**.

10.4.3 Uses shall be restricted to conservation, wildlife habitat, unimproved pastures, cutting of native grasses and passive outdoor recreation.

10.4.4 Development, including soil removal and land improvement practices as determined by the Development Officer will not be allowed.

10.4.5 Publicly owned land should not be sold or leased for uses requiring access, land clearing or drainage improvements.

10.4.6 Whenever possible and where appropriate, the municipality shall endeavour to acquire, by purchase or dedication, land within the **Natural Resource** area to be protected.

10.4.7 Where possible, vegetative cover shall be retained on unused road allowances and on municipal lands having low agricultural capability.

11 AGGREGATE

Aggregate extraction is an important industry in the municipality and is of regional significance due to its high quality and proximity to the City of Winnipeg. Sand and gravel is an important non-renewable resource, is located throughout the municipality, and needs to be protected. The highest quality aggregate is located south of Birds Hill Park, and near Anola and Vivian.

Although the municipality's aggregate resources are highly valuable in terms of economic development, and an important resource for Manitoba's Capital Region, significant land use challenges are experienced when the aggregate is extracted.

The aggregate industry should be protected from encroaching incompatible uses. Aggregate extraction shall be developed and managed in a manner compatible with adjacent land uses and the environment. There are a number of environmental issues related to aggregate extraction that shall be considered, such as potential for groundwater pollution, modification in the groundwater levels, wildlife and plant habitat, aesthetics and rehabilitation.

11.1 AGGREGATE OBJECTIVES

11.1.1 Allow orderly extraction and optimum utilization of medium and high quality aggregate to provide for local and regional needs while at the same time minimizing potential environmental, social and land use impacts.

11.1.2 To protect known aggregate resources from conflicting land uses that may prevent the economic extraction of the aggregate.

11.1.3 To promote environmentally sound exploration and development of mineral resources.

11.1.4 Ensure the aggregate industry implements aggregate extraction and processing plans which include mitigation initiatives to minimize unreasonable social impacts upon adjoining residential areas from aggregate extraction operations.

11.1.5 To rehabilitate, in accordance with applicable provincial government regulations, lands disturbed by mineral exploration, development and production to a condition that is environmentally safe, stable and compatible with adjoining lands.

11.1.6 Identify existing operations and allow for their continued use and identify medium and high quality deposits to allow for their extraction.

11.1.7 Promote the principles of sustainable development in the industry and encourage environmentally responsible extraction.

11.1.8 Ensure the industry continues to make financial contributions towards the upkeep of designated haul routes.

11.1.9 To ensure that aggregate resources continue to be available at reasonable cost through the efficient use and protection of these resources.

11.1.10 To protect groundwater resources.

11.1.11 To minimize potential land use conflicts between resource activity and other adjacent uses particularly in locations in close proximity to designated urban settlement centres, **General Development** areas, rural residences, and **Open Space and Recreation** areas.

11.2 AGGREGATE POLICIES

11.2.1 The following land uses may be accommodated in the **Aggregate** areas:

a. Resource developments such as mineral exploration, gravel pits, sand pits, stripping of topsoil and peat moss and any accessory uses;

b. Limited agricultural activities, as long as the use does not impair the eventual extraction of the resource; and

c. Non-intensive recreational uses and accessory facilities may be allowed, subject to rezoning,, provided that the use will not impair the eventual extraction of the resource.

11.2.2 If additional medium or high quality aggregate resources are identified, they should be protected through a re-designation to **Aggregate**.

11.2.3 Aggregate and other quarry mineral deposits shall be protected from conflicting and potentially conflicting land uses.

11.2.4 Minimum setback regulations shall be established in the zoning by-law for extraction operations and adjacent land uses.

11.2.5 Lands disturbed by mineral, quarry mineral or metallic mineral exploration or development shall be rehabilitated by the development proponent in accordance with provincial government legislation to a condition that is environmentally safe, stable and compatible with adjoining lands.

11.2.6 A development permit under *The Planning Act* shall be required for commercial extraction operations.

11.2.7 Mineral extraction shall be subject to the provisions of municipal by-laws, *The Planning Act* and *The Mines and Minerals Act*.

11.2.8 To ensure an orderly approach to mineral extraction, where appropriate, individual resource operators shall deplete current operations before starting a new operation.

11.2.9 Prior to issuing any development permits for aggregate related developments, the municipality will consult with the appropriate provincial government authorities to ensure consistency in approaches with respect to critical areas of concern such as soil pollution groundwater protection and the use of right-of-ways.

11.2.10 All applications shall be required to include the submission of a site plan which shall show in detail the manner in which extraction or development will occur, and the intended use(s) of the site after the quarrying of parts or the entire site, has been completed.

11.2.11 All quarrying operators shall obtain an Aggregate Mining License from the municipality annually and abide with the provisions of its associated municipal by-law.

11.2.12 All licensed gravel pit operators or others transporting aggregate on municipal roads shall obtain an Aggregate Transport License from the municipality and abide with the provisions of its associated municipal by-law.

11.2.13 When evaluating development proposals related to aggregate operations, the municipality shall consider:

a. The impact on adjacent land uses with respect to haulage, water supply, noise, dust, odour, lighting and unsightliness;

b. The potential impact to the environment from negative effects of dust, chemicals spills, and run-off on the surface and groundwater;

c. The ability of the transportation network to accommodate anticipated traffic; and

d. The character and site features of the area.

11.2.14 Where an aggregate resource has been depleted or it is no longer economically viable as determined by the municipality and the province, a rehabilitation plan outlining future uses shall be completed.

11.2.15 The RM of Springfield should undertake an aggregate rehabilitation master plan to inventory existing and depleted aggregate resources within **Aggregate** areas and to help determine appropriate type and timing of future uses that may be established on former aggregate sites.

12 IMPLEMENTATION

12.1 ADOPTION, REVIEW AND AMENDMENT

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

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

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

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

12.2 ZONING BY-LAW

The goals, objectives and policies contained herein are generally implemented through the zoning by-law. Following adoption of the Development Plan, the municipality is required to review their zoning by-law which will set out specific requirements for land use and development. The zoning by-laws identifies zoning districts for certain types of uses. Permitted and conditional uses and development standards are prescribed for each zone. Zoning by-laws must generally conform to a Development Plan. The objectives and policies in the Development Plan provide guidance when preparing or amending the zoning by-law.

12.3 SECONDARY PLANS

Council may adopt, by by-law, a Secondary Plan to provide more guidance on development related issues. A Secondary Plan can address objectives and issues in any part of the municipality, without limitation, on matters regarding:

- Any part of the Development Plan;
- Subdivision design, road patterns, building standards, site servicing or other land use and development matters; or
- Heritage resources, sensitive lands, and other social factors such as economic development.

The Development Plan has outlined high level objectives and policy direction related to **West Pine Ridge** and **South Oakbank**, each of which has been identified for a secondary plan.

12.4 SUBDIVISION APPROVAL

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

12.5 CONDITIONAL USE APPROVAL

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

12.6 VARIANCE APPROVAL

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

12.7 DEVELOPMENT AGREEMENTS

Approval of subdivisions and zoning amendments can be conditional upon entry into a development agreement that protects the interests of both the applicant and the municipality. A development agreement on a subdivision deals with the responsibilities of the applicant and the municipality in providing services to the land in question. A development agreement on a zoning amendment may deal with such issues as the use of the land, the siting of buildings, the installation of services and the provision of open space.

12.8 DEVELOPMENT PERMITS

New development generally requires a development permit issued by the municipality. Before a permit is issued, proposals will be reviewed to determine conformance with this Development Plan and the zoning by-law.

12.9 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 applicable zoning by-law, but set out the terms, conditions and procedures upon which building permits may be issued. Through the building by-laws and regulations, Council can establish the minimum standards of construction, maintenance and occupancy which new and renovated buildings have to meet in order to protect the safety and health of the public.

12.10 SPECIAL STUDIES AND CONCEPT PLANS

Applicants may be required to undertake and submit special studies or concept plans as part of the approval process for certain development proposals. Engineering or other professional studies may be required for development proposed for lands affected by natural hazards, potential for groundwater or surface water pollution, and general risk to health, the environment and property. Such plans may be required to include: drinking water management plans, wastewater management plans, infrastructure capacity assessments, geotechnical analysis, environmental assessment and impact analysis, soil suitability analysis, drainage plans, transportation assessments and impact analysis.

Detailed concept plans may also be required to identify the location, nature and timing of development in a manner that is consistent with the intent of the Development Plan. Concept Plans can provide information with regard to the following:

- Schematic layout of future roadways, with provisions for integration in a safe and efficient manner with other existing and anticipated roadways in the area, and in conformance with accepted engineering standards;
- Schematic arrangement of building lots and parking areas, with lot sizes that are appropriate for the nature of the anticipated development;
- Conceptual layout of buildings and landscaping;
- Location and size of proposed buffers, sidewalks, bicycle paths, parks and open spaces;
- Sufficiently detailed contour information to evaluate slope and drainage conditions;
- Schematic design of the various utility and service systems anticipated within the development area, such as hydro, natural gas, telecommunication, storm drainage, water supply and wastewater systems; and
- Where appropriate, an assessment of the impact of the proposed development on the environment.

12.11 PUBLIC WORKS

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

APPENDIX

A

MAP 1:

LAND USE MAP

APPENDIX

B

MAP 2:

OAKBANK LAND USE MAP

APPENDIX

C

MAP 3:

DUGALD LAND USE MAP

APPENDIX

D

MAP 4:

LIVESTOCK POLICY MAP