

South Central Planning District
BY-LAW No. 16-2010

BEING A BY-LAW OF THE SOUTH CENTRAL PLANNING DISTRICT BOARD to
amend By-Law 2016 being THE SOUTH CENTRAL PLANNING DISTRICT
DEVELOPMENT PLAN AS AMENDED

WHEREAS *The Planning Act*, being S.M. 2005, c. 30 of the Statutes of Manitoba
provides as follows:

Adoption

45 *A board or council must adopt a development plan for the district or
municipality by-law.*

Amendment process

57 *Sections 46 to 55 apply to amendments to a development by-law with any
necessary changes.*

AND WHEREAS it is deemed necessary and expedient to amend the South Central
Planning District Development Plan By-law No. 2016, as amended;

NOW THEREFORE, the Board of the South Central Planning District, in meeting duly
assembled, enacts the following amendments:

That: PART III RURAL POLICY AREAS be amended to include the following:

3.3.8 Rural Non-Farm Residential Subdivisions

1. Notwithstanding Policies under Part III, Section 3.3.6, subdivision of
agriculturally designated land for non-farm residential purposes may be
considered according to the following:
 - a) An abandoned farmstead site as of the date of the adoption of this
development plan and as defined by the zoning by-law they:
 - i. Will not have a negative impact on adjacent land uses;
 - ii. Meet mutual separation distances from livestock operations.
 - b) Occupied or abandoned farmstead sites, which have been subdivided
from the agricultural parcel and do not require direct access to the
Provincial Highway System, may be further subdivided into no more
than two non-farm residential titles and in accordance with criteria
under 3.3.8.2.
 - c) A small area of land (approximately 10 acres in size or smaller) that
is isolated by natural or man-made barriers including waterways,
roads, railways or similar barriers are difficult to farm because of size
or shape, may be subdivided for non-farm residential purposes in
accordance with criteria under 3.3.8.2.
 - d) A small area of land (approximately 10 acres in size or smaller) that
that is not ideal for agricultural production and/or is predominantly
treed and characterized by other suitable natural features may be
subdivided for non-farm residential purposes in accordance with
criteria under 3.3.8.2.
 2. The following criteria shall apply, to subdivisions being proposed under
section 3.3.8.1 b), c) & d) as above:
 - a) Development occurring on the subdivided parcel will not have a
negative impact on adjacent agricultural land uses and shall not
restrict agricultural activities as defined in the Provincial Land Use
Policies;
 - b) Mutual separation distances from livestock operations will be
respected;
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- c) the proposed subdivided lot should not include cultivated land beyond that defined by a shelterbelt or other landscape feature which defines the site;
 - d) The proposed subdivided lot shall be of such dimensions so as to maintain the rural character of the land without being wasteful of agricultural land;
 - e) The proposed subdivided lot shall be directed away from prime agricultural land, viable lower class 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;
 - f) The proposed subdivision shall comply with all other policies of the Development Plan pertaining to such matters as road access, flooding and land uses;
 - g) The proposed residential use should be complimentary to existing urban centres and not impede the orderly expansion of communities with piped water and sewer services;
 - h) Municipal services such as roads, drainage, school bussing, fire protection or other infrastructure services shall be available to the proposed subdivision without undue cost to the Municipality;
 - i) The proposed residential use will not require services beyond the Municipal standard for the area;
 - j) 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*;
 - k) The proposed subdivision shall not result in a density of more than two (2) non-farm residential titles per 80 acre parcel;
 - l) Further re-subdivision of a parcel subdivided using any of the policies found in section 3.3.8.1 b), c) or d) will not be allowed.
3. Any proposal for either a single or multi-lot rural residential development may require the applicant to undertake further study or analysis by qualified professionals to determine any specific environmental or servicing implications.
4. The Zoning By-law shall define an ‘abandoned farmstead site’ as a portion of land that once contained the primary residence for the agricultural producer of the associated agricultural parcel, and is normally characterized by a well-defined shelterbelt.
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DONE AND PASSED by the Board of the South Central Planning District Board duly assembled this 20th day of October A.D., 2010.

The South Central Planning District

Chairman

Secretary-Treasurer

READ A FIRST TIME this **21st** day of **APRIL** A.D., **2010**.
READ A SECOND TIME this **19th** day of **May** A.D., **2010**
READ A THIRD TIME this **20th** day of **October** AD., **2010**