

What is a Development Plan? A development plan is a document that sets out a community's vision for the future. The development plan is the basic tool for land use planning. It will guide land use controls in the zoning by-law and the development-related decisions of the Board. The development plan also guides other development processes such as the subdivision approval process. A development plan helps to ensure compatibility of neighbouring land uses, effective management of natural resources, preservation of natural and heritage resources, the appropriate mix of development, cost-effective and timely delivery of infrastructure services, protection of surface and ground water, and sustainable economic and community growth. The Board of a planning district is responsible for preparing a development plan for the planning district.

The Purpose of Zoning: Zoning is a tool used by municipalities and planning districts to regulate the use and development of land and buildings. Zoning primarily works by dividing land into distinct areas called zones. Each zone has its own list of the types of development and land uses that may be allowed within its boundaries. This zoning bylaw must be "generally consistent" with the development plan. A zoning bylaw is a tool that helps to implement the objectives and policies in the development plan by setting out specific rules for development and land use in a community.

Why Use Zoning? Because zoning provides rules on where and how land use and development can occur, it can significantly affect what happens in a community. In this way, zoning can help: --to reduce potential land use conflicts by ensuring separation and buffers between incompatible uses --to optimize use of land by prescribing the types of uses that are best suited for a particular area-- to preserve or enhance the character of a neighborhood by encouraging new buildings to fit with the character of the existing neighborhood or by protecting heritage areas-- to conserve natural resources and sensitive lands by restricting future development near important habitats or resources (ex: sand and gravel deposits, agricultural land, potash) --to protect public health and safety by restricting development in areas at risk of erosion, flooding, or other hazards --to provide greater certainty, predictability and stability to an area by setting out clear development rules

What is Development? The term development is defined in The Planning Act. It includes: --The construction of a building on, over or under land; --A change in the use or intensity of use of a building or land; --The removal of soil or vegetation from land; and --The deposit or stockpiling of soil or material on land and the excavation of land .

Municipalities and Municipal Councils: The elected officials of the community are ultimately responsible for adopting or amending a zoning bylaw. Where a municipality belongs to a planning district, the Board of the district is responsible for the administration and enforcement of the zoning bylaw (except for approval of variances or conditional uses).

Designated Employee (Development Officer): A Board of a planning district may designate an employee or officer of the municipality or district to administer the zoning bylaw. The person in the position of administering a zoning bylaw is called a Development Officer.

Development Permits: The Purpose of Development Permits: -- Development permits give landowners permission to undertake a specific development or use on a specific parcel of land. Development Permits are typically applicable to all developments, for developments involving the application of the Building By-law of a member municipality (Code application) a Building Permit will also be required to be applied for.

Development Permits vs. Building Permits: A development permit is not the same as a building permit; however, as required by the *Planning Act*, prior to the issuance of a Building Permit a Development Permit must be validated. Building permits are issued to ensure that buildings conform to the Manitoba Building Code. Each municipality must adopt and enforce a building bylaw that enforces these regulations. This bylaw typically apply to "the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, occupancy or change in occupancy of any building or addition to a building"

In the MWPD, building, plumbing and occupancy permits are issued by one of two approval authorities: planning district, or the Office of the Fire Commissioner (OFC).

Who the approval authority is also depends on the type of building proposed (even within the same area): -- Housing and small buildings (less than three storeys high and under 600 m²) are covered by Part 9 of the Building Code and are approved locally. --Other buildings (covered by Part 3 of the building code) are approved by the OFC. --All building permits for farm buildings over 600m² are issued by the OFC under the Manitoba Farm Building Code (Office of the Fire Commissioner). --Smaller farm buildings are exempt from requiring a building permit (however, they still require a development permit).

Development: No person may undertake any development or make any changes to the use of the land without a validated development permit. To obtain a development permit, a landowner or developer must submit a development permit application to the Planning District. Failure to do so will result in actions being taken to gain compliance; also financial surcharges are applicable to all developments undertaken without a validated permit in place. 2018-04