



Rural Municipality of Dufferin

By-Law No. 1833

Being a by-law of the Rural Municipality of Dufferin
to amend Zoning By-law No. 1801, As Amended

WHEREAS, Section 80 of The Planning Act gives the Council of a municipality the power to amend a zoning by-law;

NOW THEREFORE, the Council of the Rural Municipality of Dufferin enacts as follows:

That the Rural Municipality of Dufferin Zoning By-law No. 1801, Map 6,
be amended so that:

Part of the NW $\frac{1}{4}$ of Section 25-6-7 W,

as shown outlined in a heavy broken line of the map attached hereto as
Schedule "A", and forming part of this by-law, be rezoned

FROM: "AR" Agriculture Restricted Zone
TO: "PR" Parks & Recreational Zone

DONE AND PASSED by the Council of the Rural Municipality of Dufferin, in session duly
assembled this 18th day of August A.D. 2009.

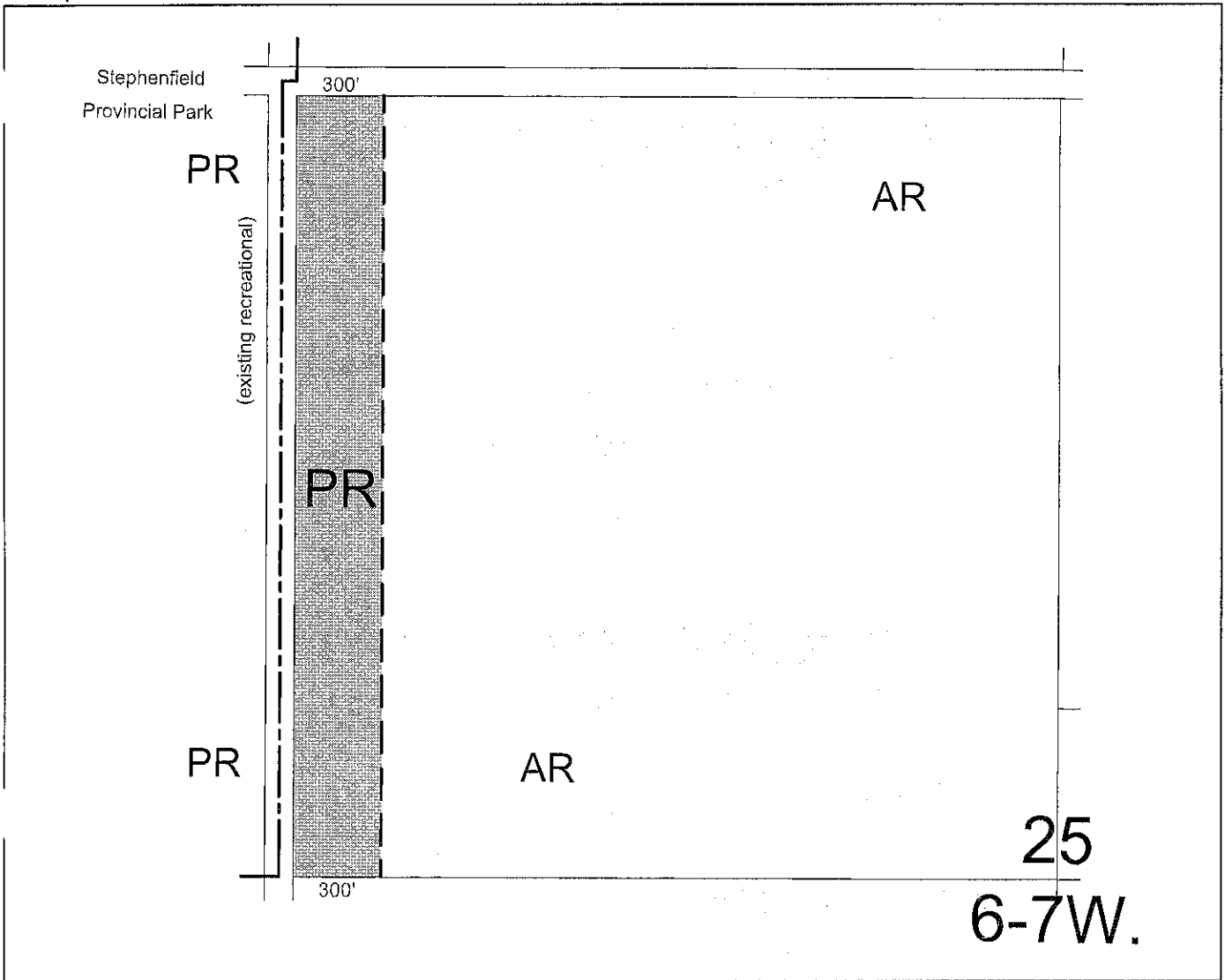

Shawn McCutcheon, Reeve


Ruth Stege, Chief Administrative Officer

READ a first time this 17th day of February A.D. 2009

READ a second time this 18th day of August A.D. 2009

READ a third time this 18th day of August A.D. 2009



ZONING AMENDMENT


SCHEDULE "A"

**R.M. OF DUFFERIN
Pt. N.W. 25-6-7W.
(Stephenfield Park Area)**

Attached to and forming part of
BY-LAW No. 1833.

Amending Map No. 6
of the R.M. of Dufferin
Zoning By-Law No. 1801.

LEGEND:

 Portion to be re-zoned

FROM: "AR" Agriculture Restricted Zone
TO: "PR" Parks & Recreation Zone



Intergovernmental Affairs
Community Planning Services



Rural Municipality of Dufferin

Box 100, Carman, MB R0G 0J0

E-Mail: rmduff@mts.net

Phone 204-745-2301

Fax 204-745-6348

August 21, 2009

Community Planning Services
323 North Railway Street
Morden, MB R6M 1S9

Re: RM of Dufferin By-law No. 1833

We are enclosing a copy of the signed and sealed copy of the Zoning By-Law No. 1833. We are amending By-law No. 1801 to rezone the designated area from Agriculture Restricted to Parks & Recreation, please see enclosed By-Law No. 1833 for your perusal.

Thank you for your assistance.

Yours truly,


Sharla Murray
Assistant Administrator

/sm
Encls.



Intergovernmental Affairs

Community Planning Services
323 North Railway Street
Morden, Manitoba R6M 1S9
Telephone: (204) 822-2840
Fax: (204) 822-2847

Friday, 14 August 2009

Ruth Stege, CAO
RM of Dufferin
12-2nd Avenue SW
Box 100
Carman, Mb.
R0G 0J0

Dear Madame:

Re: RM of Dufferin Zoning Amendment By-Law No. 1833

This office has circulated and reviewed the above noted By-law # 1833. The general intent of this amendment is to rezone the parcel of land from "AR" Agriculture Restricted Zone to "PR" for Parks and Recreational Zone. This re-zoning will accommodate camper trailers adjacent to the Stephenfield Campground.

This zoning by-law amendment was circulated for review and comment to Manitoba Hydro, Conservation, and MTS Allstream Inc. No concerns from Hydro or MTS were forwarded to Community Planning. Conservation had the following comment;

Council should be advised that Manitoba Conservation has no objection to the proposed zoning by-law amendment at this time, however there are concerns with the proposed use of the area (i.e., to accommodate camper trailers). Due to the proposal's adjacency to Stephenfield Provincial Park, Manitoba Conservation is concerned about how a "camper trailer campground" (presumably) would impact the park environment, park visitor's experience, and existing park infrastructure.

Of particular concern is the potential impact of this development on existing park infrastructure that was developed for the use of the park.

Any camper trailer campground must have its own appropriate infrastructure developed to support it (i.e., sewage lagoon, drinking water and hydro electricity etc.). The municipality should not expect to "tap into" the existing park infrastructure that was developed for and within Stephenfield Provincial Park.

Community Planning would advise that the RM of Dufferin contact William Barto at (204) 945-3457 with Manitoba Conservation in order to mitigate their aforementioned concerns with this

development. If council does not receive any objections at the public meeting, By-law may be given 2nd and 3rd readings. Please supply this office with one certified copy of By-law 1833 once all readings are complete and the by-law is in full force.

Yours truly,

Original signed by

Evelyn Holley
Community Planner

EH/ss

Cc B. Barto, Manitoba Conservation

DATE: Tuesday, August 11, 2009

TO: E. Holley, Community Planner
Community Planning Services
Intergovernmental Affairs
323 North Railway St.
Morden, MB. R6M 1S9

FROM: William Barto
Sustainable Resource & Policy Management
Manitoba Conservation
200 Saulteaux Crescent, Box 38
Winnipeg, MB. R3J 3W3
Phone: (204) 945-3457
Fax: (204) 945-4552
Email: William.Barto@gov.mb.ca

SUBJECT: Rural Municipality of Dufferin Zoning Amendment By-law NO. 1833

Please be advised that Manitoba Conservation has reviewed the intent of the proposed Rural Municipality of Dufferin Zoning Amendment By-law NO. 1833, and has the following comments.

Council should be advised that Manitoba Conservation has no objection to the proposed zoning by-law amendment at this time, however there are concerns with the proposed use of the area (i.e., to accommodate camper trailers). Due to the proposal's adjacency to Stephenfield Provincial Park, Manitoba Conservation is concerned about how a "*camper trailer campground*" (presumably) would impact the park environment, park visitor's experience, and existing park infrastructure.

Under Section 5.3.31(2) of the Dufferin Development Plan –

"Developments and the use of land adjacent to designated provincial parks, wildlife management areas or other protected areas will be reviewed by Manitoba Conservation 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."

the Rural Municipality of Dufferin needs to be aware that if the proposed By-law change is approved by council, Manitoba Conservation will have to review the development proposal make recommendations / restrictions regarding this development and its impacts on the park. Of particular concern is the potential impact of this development on existing park infrastructure that was developed for the use of the park.

Any camper trailer campground must have its own appropriate infrastructure developed to support it (i.e., sewage lagoon, drinking water and hydro electricity etc.). The municipality should not expect to “tap into” the existing park infrastructure that was developed for and within Stephenfield Provincial Park.

William Barto

/ds

cc: S. Sagert
R. Reichelt
B. Gillespie
L. Campbell
J. Elliott

UNDER THE AUTHORITY OF THE PLANNING ACT

NOTICE OF PUBLIC HEARING

On the date and at the time and location shown below, a PUBLIC HEARING will be held to receive representations from any person(s) who wish to make them in respect to the following matter:

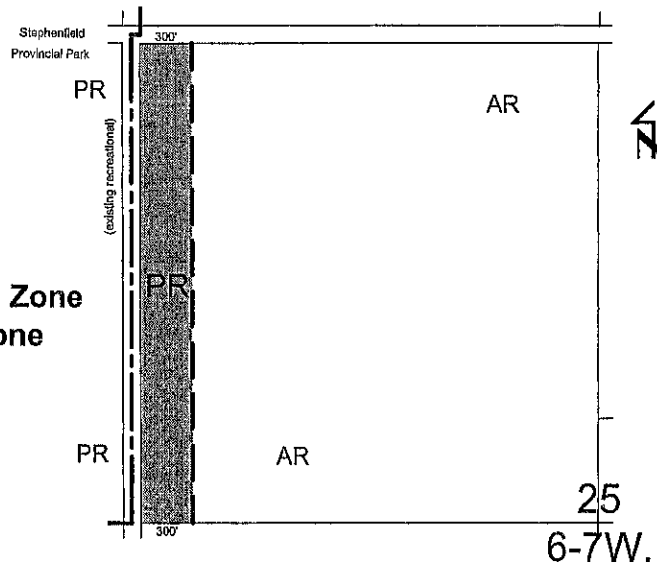
THE R.M. OF DUFFERIN BY-LAW NO. 1833 being an AMENDMENT to the R.M. OF DUFFERIN ZONING By-Law 1801, as amended.

HEARING LOCATION: R.M. of Dufferin Council Chambers
12 - 2nd. Avenue S.W., Carman, Mb.

DATE & TIME: *AUGUST 18, 2009*
at 7:00 p.m.

GENERAL INTENT: To re-zone a parcel of land in;
The R.M. of Dufferin
From: "AR" Agriculture Restricted Zone
To: "PR" Parks & Recreation Zone

AREA: Pt. of S.W. $\frac{1}{4}$ Sec. 25-6-7W.



FOR INFORMATION CONTACT: Ruth Stege, Chief Administrative Officer
Box 100, Carman, Mb. R0G 0J0 Phone: (204) 745-2301

A copy of the above proposal and supporting material may be inspected at the location noted above during normal office hours, Monday to Friday. Copies may be made and extracts taken therefrom, upon request.