



The Subdivision Process: MAFRI

Les Mitchell, Land Use Specialist

MAFRI - Land Use Planning
Knowledge Centre

Manitoba Planning Conference 2012



MAFRI's Concerns

- ❑ fragmentation and loss of prime agricultural land and viable lower class land
- ❑ encroachment and restriction of existing agricultural activities by other land uses



MAFRI's Role in Planning

- review of Provincial Land Use Policies
- Development Plan reviews
- Zoning By-Law reviews
- review of subdivision applications



Policy Framework

- Provincial Land Use Policies*
- Development Plans*
- protection of prime agricultural land and viable lower class land
- protection of existing agricultural activities



Policy Framework

- agricultural lands should be kept in parcels of 80 acres or more
- mutual separation distances between ag and non-ag uses
- allowance for a limited number non-agricultural uses



Specialized Agricultural Uses

- ❑ may be accommodated on parcels less than 80 acres provided that they are commercial in nature
- ❑ high value products (apiaries, nurseries, greenhouses)



Non-Agricultural Uses

- commercial or industrial uses that directly serve agricultural operations
- residential uses for retiring farmers, surplus farmsteads, or individuals actively involved in farming operations



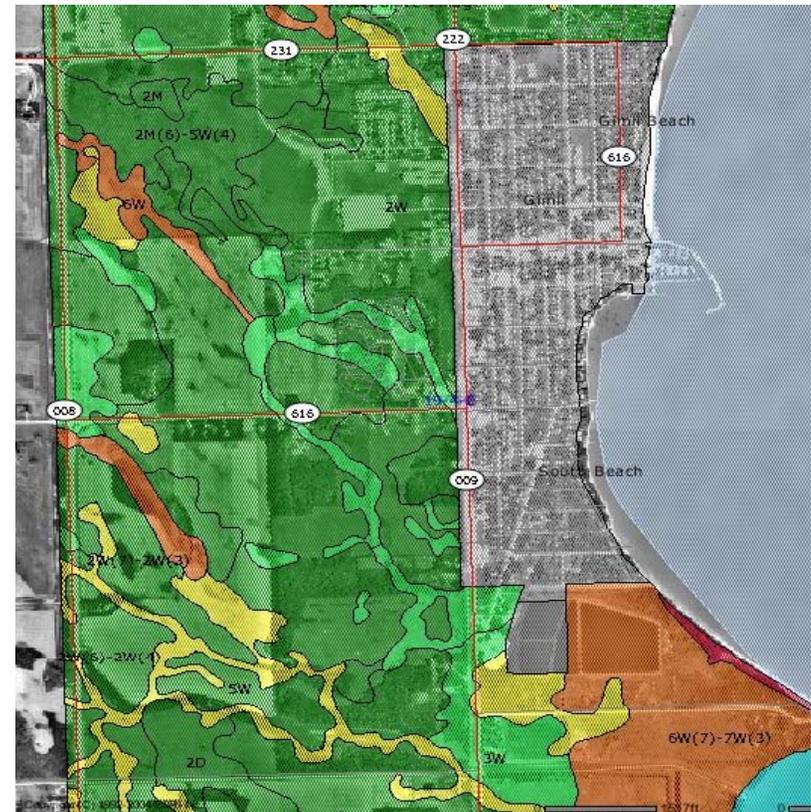
Subdivision Process

- Does the application observe the objectives, policies, and intent of the Development Plan?*
- full understanding of proposal
- review of relevant policies of the Development Plan and Zoning By-Law



Subdivision Process

- determination of soil quality and level of detail of soil mapping
- detailed level mapping sufficient for site-specific decisions
- reconnaissance level mapping may require further investigation to confirm information



Subdivision Process

- ❑ determination of the potential for conflict between non-compatible land uses
- ❑ assessment of the impact on existing agricultural activities in the area



Subdivision Process

- ❑ based on complete evaluation, MAFRI decides to support (with or without recommendations) or not support an application

