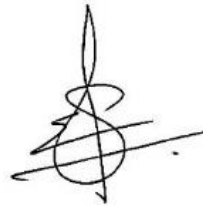




**SOUTH INTERLAKE PLANNING DISTRICT  
DEVELOPMENT PLAN AMENDMENT  
BY-LAW NO. 3/25**

*CERTIFIED a true and correct copy of **Third Reading of South Interlake Planning District Development Plan Amendment By-Law No. 3/25** read by the Board of the South Interlake Planning District at the Regular Meeting of April 24, 2026.*

A handwritten signature in black ink, appearing to be "Eric Shaw", written over a horizontal line.

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*ERIC SHAW, GENERAL MANAGER*

# SOUTH INTERLAKE PLANNING DISTRICT

## BY-LAW NO. 3/25

**BEING** a By-law of the South Interlake Planning District Board to amend the South Interlake Planning District Development Plan By-law No. 3/10 as amended;

**WHEREAS** Section 56 of *The Planning Act* provides that a Development Plan By-law may be amended in accordance with *The Planning Act*;

**NOW THEREFORE** the Board of the South Interlake Planning District, in a meeting duly assembled, enacts as follows:

1. That "Part 4: Urban Centres" section "4.2 Objectives" of the South Interlake Planning District Development Plan By-law No. 3/10, be amended by adding the following after "10. To restrict haphazard and fringe development adjacent to urban centres":
  - "11. To provide clarity to property owners and residents that a range of uses will be developed in the Urban Mixed-Use designation.
  12. To provide flexibility for development to adapt to changing market needs.
  13. To ensure compatibility in mixed-use development by implementing higher design standards."
2. That "Part 4: Urban Centres" of the South Interlake Planning District Development Plan By-law No. 3/10, be amended by adding the following section after section "4.3.2 Urban Residential Area Policies", and further, that all subsequent sections be renumbered accordingly:

### **"4.3.3 Urban Mixed-Use Area Policies**

1. A wide-range and compact mix of commercial, residential, cultural, institutional, educational and recreational uses are encouraged in the Urban Mixed-Use Area designation, subject to the provisions of the applicable municipal zoning by-law.
2. A range of housing types from single-unit dwellings to multi-unit dwellings (including apartments buildings) may be considered in the Urban Mixed-Use Area designation, with higher density multi-unit residential development preferred.
3. A range of commercial uses may be considered in the Urban Mixed-Use Area designation, with neighbourhood-scale commercial uses and services that meet the daily needs of neighbourhood residents preferred. Commercial uses shall not be approved on a scale that competes with and/or detracts from the viability of the Commercial Area designation.
4. Development in the Urban Mixed-Use Area designation shall incorporate a mix of uses at the neighbourhood, site, and/or building scale.
5. Development in the Urban Mixed-Use Area designation shall conform to design guidelines and/or standards established through the applicable municipal zoning by-law. Design guidelines and/or standards shall address (but are not necessarily limited to) the following:
  - a. Building placement, façade treatment, building materials, and building envelope;
  - b. General site layout;

- c. Landscaping plans;
  - d. Proposed vehicular access and driveway locations;
  - e. Proposed off-street parking location and circulation;  
and
  - f. Relationship with adjacent developments.
6. Landscaping shall be required for all commercial, mixed-use, multi-unit residential, and institutional developments in the Urban Mixed-Use Area designation in accordance with the applicable municipal zoning by-law.
  7. Development in the Urban Mixed-Use Area designation shall not be permitted prior to Council's approval of a Concept Plan applicable to the subject site and area."
3. That "Appendix B, Map 6 - Town of Stonewall"- attached to and being part of the South Interlake Planning District Development Plan By-law No. 3/10, be amended by redesignating:
- a. Pt. of the NW ¼ of Section 30-13-2 EPM from "Industrial Area" to "Highway Commercial Area" and "Urban Mixed-Use Area";
  - b. SP Lot 4 Plan 18778 WLTO in NW ¼ 30-13-2 EPM from "Industrial Area" to "Urban Mixed-Use Area";
  - c. Parcel A, B and D Plan 72610 WLTO in the W ½ 30-13-2 EPM from "Residential Area" to "Urban Mixed-Use Area";
  - d. Pt. Parcel C Plan 72610 WLTO in the W ½ 30-13-2 EPM from "Residential Area" to "Urban Mixed-Use Area";
  - e. Lot 1 Plan 26683 WLTO in the SW ¼ of 30-13-2 EPM from "Residential Area" to "Urban Mixed-Use Area";
  - f. Pt. of the SW ¼ of Section 30-13-2 EPM from "Residential Area" and "Commercial Area" to "Urban Mixed-Use Area",

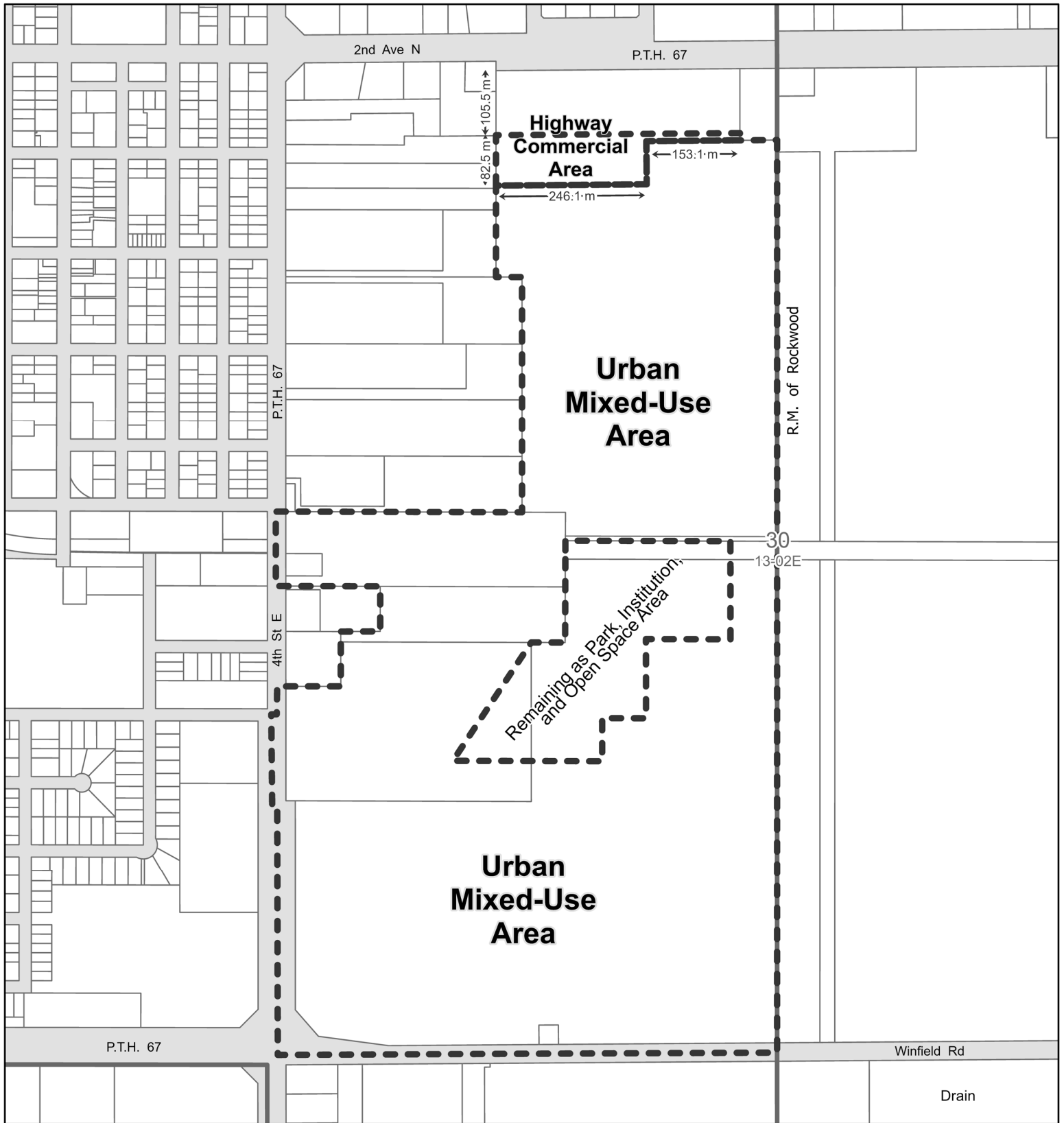
As shown outlined in the heavy dashed line on the map attached hereto and marked as "Schedule A" to this By-law.

**DONE AND PASSED** by the Board of the South Interlake Planning District assembled in Stonewall in the Province of Manitoba this 24<sup>th</sup> day of April, A.D. 2026.

  
 \_\_\_\_\_  
 Curtis McClintock, Chair

  
 \_\_\_\_\_  
 Eric Shaw, General Manager

READ A FIRST TIME THIS 19<sup>th</sup> day of December, A.D. 2025.  
 READ A SECOND TIME THIS 20<sup>th</sup> day of February, A.D. 2026.  
 READ A THIRD TIME THIS 24<sup>th</sup> day of April, A.D. 2026.




## Schedule "A"

Attached to By-law No. \_\_\_\_\_ of the South Interlake Planning District amending "Appendix B, Map 6- Town of Stonewall" of the South Interlake Planning District Plan By-law No. 3/10.

**Pt. W 1/2 30-13-02 EPM1**  
 Including Lot 4, Plan 18778,  
 Lot 1, Plan 26683,  
 Pcls A, B & D, Plan 72610,  
 Pt. Pcl C, Plan 72610 WLTO

Date: December 15, 2025

 Limit of area affected

FROM: "Industrial Area", "Residential Area" and "Commercial Area"  
 TO: "Highway Commercial Area" and "Urban Mixed-Use Area"

