

Application for Rural Residential Development	Policy	L6
	Effective Date	April 2002
	Revision Date	November 2021
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What is the policy?

Department policy controls community development within the jurisdiction of The Northern Affairs Act through subdivisions.

The department adheres closely to the Provincial Planning Regulation 81/2011, which contains policies on rural residential development. The provincial land use policies apply to all land in Manitoba, except City of Winnipeg land. These policies are a guide for the approval of basic planning statements and development plans. In municipalities throughout the province, including communities under the department’s jurisdiction, where there are no such plans approved for the area, the provincial land use policies can be used in the subdivision application review process. These policies provide the overall framework necessary to prepare and assess local plans. They set out general guidelines and direction in managing the province's land resources.

Road access, water supply, waste and wastewater disposal, and any other municipal service, are the responsibility of individual home owners, mortgage holders or the housing authority.

The normal municipal and provincial reviews apply to the application process and clearance.

In the case where the department is requested to be the developer, the department requires a deposit equivalent to one third of the estimated development costs per lot in the proposed subdivision, before any construction begins.

Department responsibilities

- The department will facilitate the application process, the survey and the registration of the plan only.