

Winnipeg River Planning District Development Plan

By-law No. 83/25

Winnipeg River Planning District Development Plan

Development Plan By-law No. 83/25

BEING a By-law of the Winnipeg River Planning District to adopt a Development Plan for the Rural Municipality of Alexander and the Town of Powerview-Pine Falls.

WHEREAS Section 40(2) of *The Planning Act*, being C.C.S.M. c. P80 of the Statutes of Manitoba, provides authority for preparation of a development plan;

AND WHEREAS Section 45 of *The Planning Act* provides authority for adoption of a development plan by-law;

AND WHEREAS pursuant to the provisions of Section 51 of *The Planning Act*, the Minister of Municipal and Northern Relations approved Winnipeg River Planning District Development Plan By-law 83/25 on the XX of XX, 2025;

NOW, THEREFORE, the Board of the Winnipeg River Planning District, in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and forming part of this By-law as Schedule A, is hereby adopted, and known as the Winnipeg River Planning District Development Plan By-law 83/25.
2. This Development Plan shall take force and effect on the date of third reading of this By-law.
3. The Winnipeg River Planning District Development Plan By-law No. 68/10 and all amendments thereto are hereby rescinded.

DONE AND PASSED on this XX day of XX, 2025.

Board Chair

Secretary-Treasurer

READ A FIRST TIME this XX day of XX,XXXX.

Resolution No.

READ A SECOND TIME this XX day of XX, XXXX.

Resolution No.

READ A THIRD TIME this XX day of XX, XXXX.

Resolution No.

Contents

Part One: Introduction	1
1.0 Development Plan Overview.....	1
1.1 Purpose & Intent.....	1
1.2 Enabling Legislation.....	1
1.3 Planning Context.....	2
1.4 Summary of Planning Process	2
1.5 Organization of the Development Plan	3
1.6 Using & Interpreting the Development Plan	3
2.0 Planning District Context.....	5
2.1 Development Plan Area	6
2.2 Local History	6
2.3 Current Trends & Conditions	7
2.4 Key Issues & Considerations	12
3.0 Vision & Principles	13
3.1 Development Plan Vision.....	13
3.2 Principles.....	13
Part Two: General Objectives & Policies.....	15
4.0 Healthy, Resilient, & Sustainable Communities.....	15
4.1 Objectives.....	15
4.2 Policies.....	15
5.0 Hazardous Areas & Uses.....	19
5.1 Objectives.....	19
5.2 Policies.....	19
6.0 Natural Areas, Environmental Conservation, & Outdoor Recreation	22
6.1 Objectives.....	22
6.2 Policies.....	22
7.0 Water Resources.....	26
7.1 Objectives.....	26
7.2 Policies.....	26
8.0 Mineral Resources	30
8.1 Objectives.....	30
8.2 Policies.....	30
9.0 Culture & Heritage.....	32
9.1 Objectives.....	32
9.2 Policies.....	32
10.0 Transportation & Mobility	34
10.1 Objectives.....	34
10.2 Policies.....	34

11.0 Utilities & Municipal Services	38
11.1 Objectives.....	38
11.2 Policies.....	38
 Part Three: Land Use Policy Areas	 42
12.0 Agricultural Area.....	43
12.1 Objectives.....	43
12.2 Policies.....	43
13.0 Natural Resource Area.....	48
13.1 Objectives.....	48
13.2 Policies.....	48
14.0 Urban Residential Area	50
14.1 Objectives.....	50
14.2 Policies.....	50
15.0 Cottage and Rural Residential Area	52
15.1 Objectives.....	52
15.2 Policies.....	52
16.0 Employment Area	55
16.1 Objectives.....	55
16.2 Policies.....	55
17.0 Rural Commercial Area	59
17.1 Objectives.....	59
17.2 Policies.....	59
18.0 Winnipeg River Corridor Area	62
18.1 Objectives.....	62
18.2 Policies.....	62
19.0 Community Area.....	64
19.1 Objectives.....	64
19.2 Policies.....	64
20.0 Parks, Open Space, and Institutional Area	66
20.1 Objectives.....	66
20.2 Policies.....	66
 Part Four: Implementation	 68
21.0 Administration	68
21.1 Adoption & Enforcement.....	68
21.2 Amendment & Review.....	68
21.3 Monitoring & Performance.....	68
21.4 Development Officer	69
22.0 Implementation Tools.....	69
22.1 Zoning By-Laws	69
22.2 Variances.....	69

22.3	Conditional Uses	69
22.4	Subdivision Control	70
22.5	Development Levies	70
22.6	Development Permits	70
22.7	Development Agreements.....	70
22.8	Secondary Plans.....	70
22.9	Adoption of Other By-laws	71
22.10	Strategic Action Plans.....	71
22.11	Special Studies & Concept Plans.....	71
22.12	Capital Expenditures & Public Works	72
22.13	Land Acquisition and Disposition	72
23.0	Municipal & Regional Cooperation	72
23.1	Neighbouring Municipalities	72
23.2	Indigenous Governments	72
24.0	Public Participation	73
Part Five:	Policy Maps.....	74

Part One: Introduction

PART ONE introduces the Winnipeg River Planning District (the District or the WRPD), its member municipalities comprised of the Rural Municipality of Alexander (the RM) and the Town of Powerview-Pine Falls (the Town), and the Development Plan. This Part includes an overview of the Development Plan's purpose and enabling legislation, as well as the process used to create it, how it is organized, and how to use it. Next, Part One summarizes the history, current trends, and key issues in the District. Lastly, it outlines the overarching vision and principles that underpin the Development Plan's objectives and policies which follow in subsequent Parts. The vision and principles were developed collaboratively, with input from elected officials, administrative staff, and community members.

1.0 Development Plan Overview

1.1 Purpose & Intent

This Development Plan updates the District's previous plan, the Winnipeg River Planning District Development Plan By-law No. 68/10. This Development Plan is a statutory policy document, meaning it is required by provincial legislation, that defines a long-term vision for the District and its member municipalities. Further, the Plan establishes the goals, objectives, and policies required to achieve this vision. An up-to-date Development Plan reduces uncertainty for developers and the public regarding where new development may occur and how land may be used. It serves as a roadmap for elected officials, guiding decisions on matters relating to land use, environmental conservation, infrastructure investment, heritage preservation, and community development. In turn, this Development Plan is intended to provide the District with clear direction for managing growth and development in an orderly and sustainable manner, while respecting the unique history and identity of its constituent communities.

1.2 Enabling Legislation

Development Plans are mandated by *The Planning Act (The Act)*, guided by Provincial Land Use Policies (PLUPs), and approved by the Minister of Municipal and Northern Relations. In accordance with Section 42(1) of *The Act*, the purpose of a Development Plan is as follows:

- To set out the plans and policies of the planning district or municipality respecting its purposes and its physical, social, environmental and economic objectives;
- Through maps and statements of objectives, direct sustainable land use and development in the planning district or municipality;
- To set out measures for implementing the plan; and
- To include such other matters as the Minister or the Board or local Council considers advisable.

In summary, *The Act* makes provisions for preparing and adopting a Development Plan to guide growth and development within a municipality or planning district. The Development Plan must be generally consistent with the PLUPs, which are adopted by Regulation under *The Act*, and specifically

describe and outline expectations for nine areas of Provincial interest: (1) General Development; (2) Settlement Areas; (3) Agriculture; (4) Renewable Resources, Heritage and Recreation; (5) Water and Shoreland; (6) Infrastructure; (7) Transportation; (8) Mineral Resources; and, (9) Capital Region. Once approved and adopted, the Development Plan guides land use and development planning decisions within the Municipality or Planning District. Any amendment to the Development Plan, however, remains subject to *The Act* and the PLUPs.

1.3 Planning Context

The Winnipeg River Planning District was established by Order-in-Council No.116/83 on February 3, 1983, under the authority of *The Planning Act of Manitoba* (1976). The District encompasses the Town of Powerview-Pine Falls, as well as the Rural Municipality of Alexander which includes the communities of Albert Beach, Belair, Bird River, Great Falls, Gull Lake, Hillside Beach, Lester Beach, Pinawa Bay, Poplar Bay, St. Georges, Silver Falls, Stead, Sunset Bay, Traverse Bay, and White Mud Falls. The District's Board is comprised of two representatives from the Town of Powerview-Pine Falls and three from the Rural Municipality of Alexander.

The District is responsible for the preparation, adoption and administration of district land use plans. The day-to-day administration of Zoning By-laws, Zoning Amendments and Rezoning, Zoning Enforcement, Variation Orders and Conditional Use Orders is handled independently of the Planning District by each member municipality.

1.4 Summary of Planning Process

As summarized in **Figure 1** below, the creation of the Development Plan was divided into four phases involving substantial research, analysis, public and stakeholder consultation, and testing of various policy options. It is important to note that the creation and adoption of the Development Plan represents an initial step towards achieving the Winnipeg River Planning District's vision and goals for the future. As detailed further in **PART FOUR**, implementation of the Development Plan will require ongoing commitment by elected officials, administration, stakeholders, and the wider community.



Figure 1: Summary of Planning Process

1.5 Organization of the Development Plan

The Development Plan is divided into five main parts:

- **PART ONE** provides a general introduction to the Development Plan, the District, and its member municipalities, as well as establishing the long-term vision and planning goals for the District that are foundational to this Development Plan.
- **PART TWO** contains general development policies that apply to the entire District for healthy, resilient, and sustainable communities; hazardous areas and uses; natural areas, environmental conservation and outdoor recreation; water resources; mineral resources; culture and heritage; transportation and mobility; and utilities and municipal services.
- **PART THREE** contains land use policies for the different land use designations established for the District.
- **PART FOUR** outlines the procedures and tools for implementing the Development Plan, day-to-day administration, and monitoring progress towards long-term goals.
- **PART FIVE** contains policy maps establishing land use designations throughout the Districts and indicating the boundaries of Development Centres.

1.6 Using & Interpreting the Development Plan

For the Development Plan to be effective, it must be easy to comprehend and navigate. Elected officials, landowners, developers, and the public at large may all need to consult the Development Plan at one time or another. The following offers a general guide intended to assist the reader in using the Development Plan in relation to a proposed project, Plan amendment, or other development issue:

- Review the applicable land use and reference maps in **PART FIVE** to determine the land use designation and characteristics of the subject land.
- Review the objectives and policies found in **PARTS TWO & THREE** that apply to the subject land.
- Evaluate whether the proposed project conforms to the intent of the Development Plan Vision, Principles, Objectives and Policies, or whether an amendment would be necessary in accordance with **PART FOUR**.

Words and expressions used in the Development Plan have the meanings ascribed to them in the PLUPs and *The Act*. In instances where a clear definition of a word is not provided for, the definitions contained in the applicable Zoning By-law shall apply. As well, policy statements vary in their degree of compliance. That is, whereas some policies are mandatory, others are either encouraged or more permissive in nature. They are to be distinguished and interpreted as follows:

- **“Shall”** is used to refer to a policy that is mandatory and is to be interpreted as “is required to”.
- **“Should”** is used to refer to a policy that is encouraged but not mandatory and is to be interpreted as “is encouraged to”.
- **“May”** is used to refer to a policy that is permissive and is to be interpreted as “is permitted to”.

The boundaries of the designated areas, including Development Centres, shown on the land use maps in **PART FIVE** are intended to demonstrate the general arrangement of future development and land use in the District. Where a boundary coincides with a physical feature on the map, such as a roadway or waterway, the boundary shall be deemed to be that feature. However, where a boundary does not coincide with a physical feature on the map, it is intended to provide the Board and/or Municipal Council(s) with a degree of latitude in determining the precise location of the boundary, with more precise boundaries provided in the Town and RM's Zoning By-laws.

2.0 Planning District Context

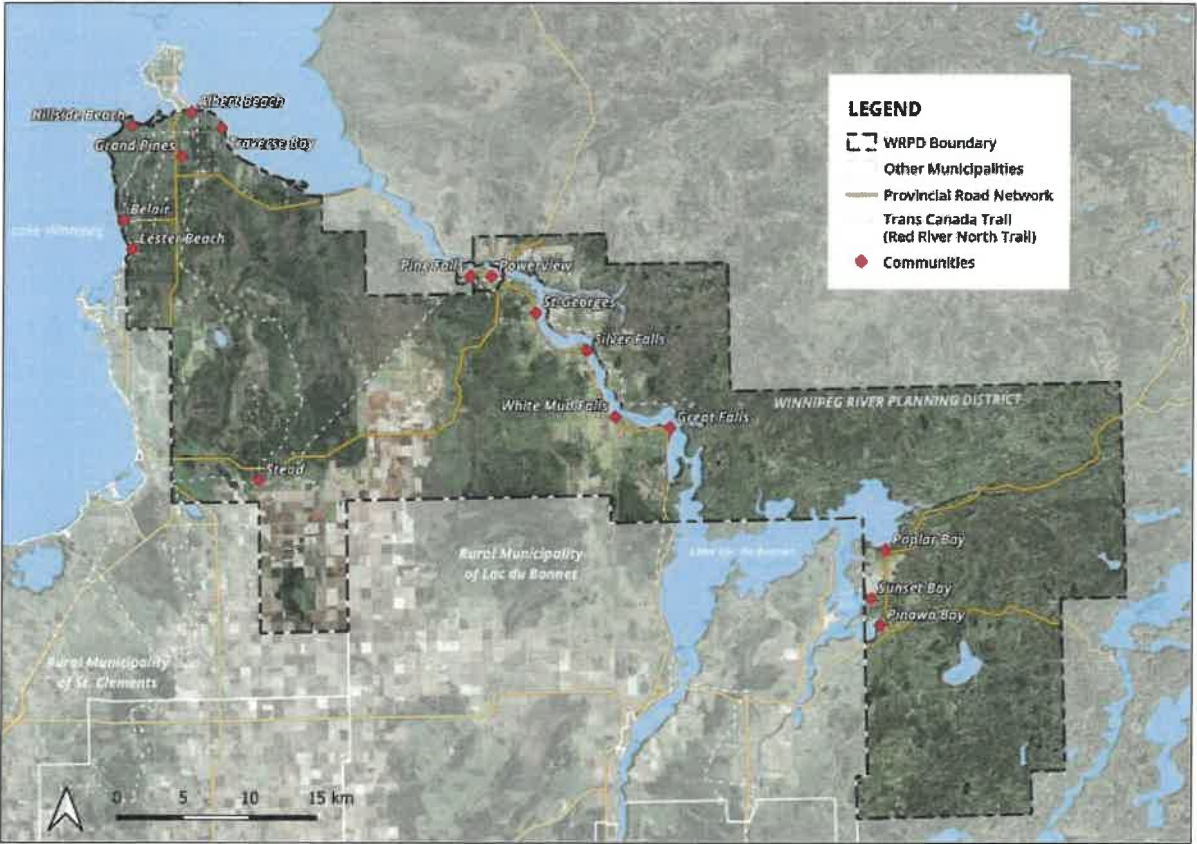


Figure 2: Map of the Winnipeg River Planning District

2.1 Development Plan Area

Geographically, the District is situated in southeastern Manitoba, approximately 130 kilometres northeast of the City of Winnipeg (see **Figure 2**). The District is 1,564.87 km² in size, encompassing urban communities, rural hamlets, waterfront developments, scenic prairie landscapes, fertile agricultural lands, and forests. The area is traversed by an extensive network of rivers, lakes, and streams, and reaches from the Bird River area all the way to the eastern shores of Lake Winnipeg. As per the 2021 Census, the District's total population was 5,093 residents, split between the Town (1,239) and the RM (3,854). The Rural Manitoba Economic Development Corporation (RMED) measured a combined population of 5,268 between the Town (1,291) and the RM (3,977) as of 2023.

The District is bordered by the RM of Victoria Beach and unorganized territories to the north, the Rural Municipalities of St. Clements and Lac du Bonnet to the south and west, Lake Winnipeg to the west, and Whiteshell and Nopiming Provincial Parks, as well as other unorganized territories to the east. The District also borders Sagkeeng First Nation, located west of Powerview-Pinefalls along the Winnipeg River. In addition, a 670-acre (2.72 km²) reserve along Lake Winnipeg known as Birch Landing, belonging to Brokenhead Ojibway First Nation, is bordered on all landlocked sides by the RM of Alexander.

2.2 Local History

The history and development of the District is rooted in its geography, situated at the threshold of the Canadian Boreal Shield and the Aspen-Oak parkland/prairies. This includes the forests west of the region, its fertile agricultural lands, and the namesake Winnipeg River. Indigenous people inhabited the region for thousands of years before the arrival of European settlers. The traditional lands of the Anishinaabe people who today inhabit the adjacent Sagkeeng First Nation include the areas to the west of the Winnipeg River, while the Anishnabewaki lived near the Bird River. Powerview-Pine Falls and most of the RM of Alexander are located within Treaty 1 Territory. The easternmost sections of the RM, along the Bird River, are part of Treaty 3 Territory.

2.2.1 Rural Municipality of Alexander

The RM of Alexander began as a Local Government Districts (LGD) under the *Local Government Districts Act* in 1945. Named after the Fort Alexander fur trading post which had been located within its boundaries, Alexander was initially administered by a government-appointed Resident Administrator. The District encompassed a variety of settlements, including St. Georges, the home of the RM's administrative offices. St. Georges traces its roots back to when Father Joachim Allard established a French-Canadian parish. On the opposite side of the District, resorts such as Hillside Beach expanded rapidly in post-war period, as the provincial highway network was extended.

In the late 1960s, a 5-member elected Advisory Committee was established by the provincial government. Members were elected for 2-year terms, represented 5 wards, and tasked with advising the Resident Administrator and preparing policy. During this period, development patterns in the District began to change with cottages being constructed in resort areas such as Traverse Bay, Hillside Beach, Lester Beach, Bird River, Bracken Falls and Poplar Bay. In 1997, the RM received status as a Rural Municipality.

The RM of Alexander is well-known in the Province as a hub of hydroelectric power generation. Manitoba Hydro operates three generating stations on the Winnipeg River within the RM at McArthur Falls (constructed in 1952), Great Falls (constructed in 1914) and Pine Falls (constructed in 1949).

2.2.2 Town of Powerview-Pine Falls

Located at the northern tip of the District, the history of Powerview-Pine Falls is deeply linked to the paper industry. In 1924, lumber merchant John D. McArthur purchased land on the bank of the Winnipeg River, for the purposes of building a new paper mill. Forming the Manitoba Paper Company, the mill employed 300 labourers on-site and another 300-400 in logging camps elsewhere in the region. The Town of Pine Falls was built to house these workers, with the company owning fully serviced homes and operating a variety of services and amenities such as a grocery store, hardware outlet, and golf course.

Over the course of the 20th century, the mill changed ownership numerous times, continuing to increase in size and output. Construction of a hydroelectric dam brought more inhabitants to the burgeoning Village of Powerview.

In 1998, the mill was sold to Tembec Industries, who announced that Pine Falls would need to become self sufficient without support from the mill. Therefore, in 2005, Powerview and Pine Falls amalgamated into a single Town. The paper mill closed in 2009 due to declining demand for newsprint and has since been demolished.

2.3 Current Trends & Conditions

Developing a comprehensive understanding of current trends and conditions in the District is necessary to effectively plan for the future. In doing so, it is important to not only consider how the District and its communities have changed over time, but also to predict the most pressing challenges and opportunities which may emerge in the years to come. Accordingly, the following subsections outline current trends and conditions relevant to land use and development in the District, which have informed the content of this Plan.

2.3.1 Land use

The majority of the District's land is designated as Natural Resource Areas. Natural Resource Areas identify those rural lands in the District exhibiting a high capacity for wildlife, natural resources activities, and recreational uses because they have been left, for the most part, in their natural state. Other rural land uses include residential cottage areas along the east beaches of Lake Winnipeg and the east banks of the Winnipeg River, Poplar Bay, and Bird River, as well as agricultural lands and a pockets of commercial development.

The District's urban land uses are concentrated within the Town of Powerview-Pine Falls (0.15% of the District's land area), St. Georges, and Great Falls. Powerview-Pine Falls features a mix of residential, industrial, and commercially-designated lands, as well as greenspace. St. Georges and Great Falls each feature a mix of residential, institutional, and commercial lands, as well as greenspaces.

The Winnipeg River corridor follows the western bank of the Winnipeg River from Powerview-Pine Falls to St. Georges to Great Falls. Land uses along the corridor outside of these Development Centres are varied and somewhat dispersed, featuring a mixture of large-lot rural residential uses, more compact residential subdivisions, commercial, and institutional development, that are not easily categorized as either truly urban or rural. This corridor, inclusive of the communities of St. Georges and Great Falls, accounts for 0.97% of the District's overall land area. This corridor also supports Manitoba Hydro's three generating stations along the Winnipeg River within the District.

2.3.2 Development Centres

The Town of Powerview-Pine Falls is the District's largest Development Centre, with nearly a quarter of the WRPD's population residing within its boundaries. The Town is situated along Provincial Trunk Highway (PTH) 11, immediately west of where it intersects with Provincial Road (PR) 304. Powerview-Pine Falls features one school, a health complex and long-term care home, a large golf course, and an arena. Since the closure of the local mill, the Town has lacked a major employer – however, the redevelopment of the former mill site presents an opportunity for growth.

Within the RM, the most developed Development Centre is the community of St. Georges, located south of Powerview-Pine Falls on the west bank of the Winnipeg River along PTH 11. St. Georges features a school, a library, a museum dedicated to the history of the region, and the RM offices. Smaller Development Centres, including Silver Falls, White Mud Falls, and Great Falls are also located along the River.

Both the East Beaches and Bird River regions are popular cottaging destinations and are seeing increasing numbers of year-long residents. Notable residential clusters exist in Lester Beach, Belair, Hillside Beach, Albert Beach, Traverse Bay, Poplar Bay, and Bird River. The populations of these settlements fluctuate seasonally, and amenities are limited.

2.3.3 Demographics

As a whole, the District has experienced continued population growth over recent census periods.

As per the 2021 Census, the RM of Alexander (3,854) has approximately three (3) times the population of the Town of Powerview-Pine Falls (1,239). Between 2016 and 2021 (the most recent Census period), the RM's population grew by 521 residents, an increase of 15.6%, while Powerview-Pine Falls' population decreased by 77 people, a reduction of 5.9%. Some of the RM's growth can be attributed to cottagers turning their seasonal cottages into permanent dwellings.

These short-term trends are representative of longer-term patterns; since 1996, the RM's population has increased annually by 1.6% on average, compared to an average annual decrease of 0.7% in the Town. This translates to a District-wide average annual growth rate of 0.9% over this period.

Recent data collected by the Rural Manitoba Economic Development Corporation (RMED) indicates that Powerview-Pine Falls has experienced an upward trend in population since the last census, with a 2023 population of 1,291 recorded. This equates to an increase of almost 2% over 3 years. Over this same period, RMED recorded a similar rate of growth in the RM.

Population projections for the District are shown in **Figure 3**. These projections help inform potential growth scenarios and land demands for the next 25 years. A linear 5-year growth rate of

8.8% in the RM is projected, consistent with the average of the growth rates recorded over the past five census periods. In Powerview-Pine Falls, a 5-year linear growth rate of 3.2% is projected, aligning with recent trends in the Town's population observed by RMED. A net increase of 2,233 people in the District up to 2048 is forecasted, with a projected population of 5,876 in the RM and 1,450 in the Town.

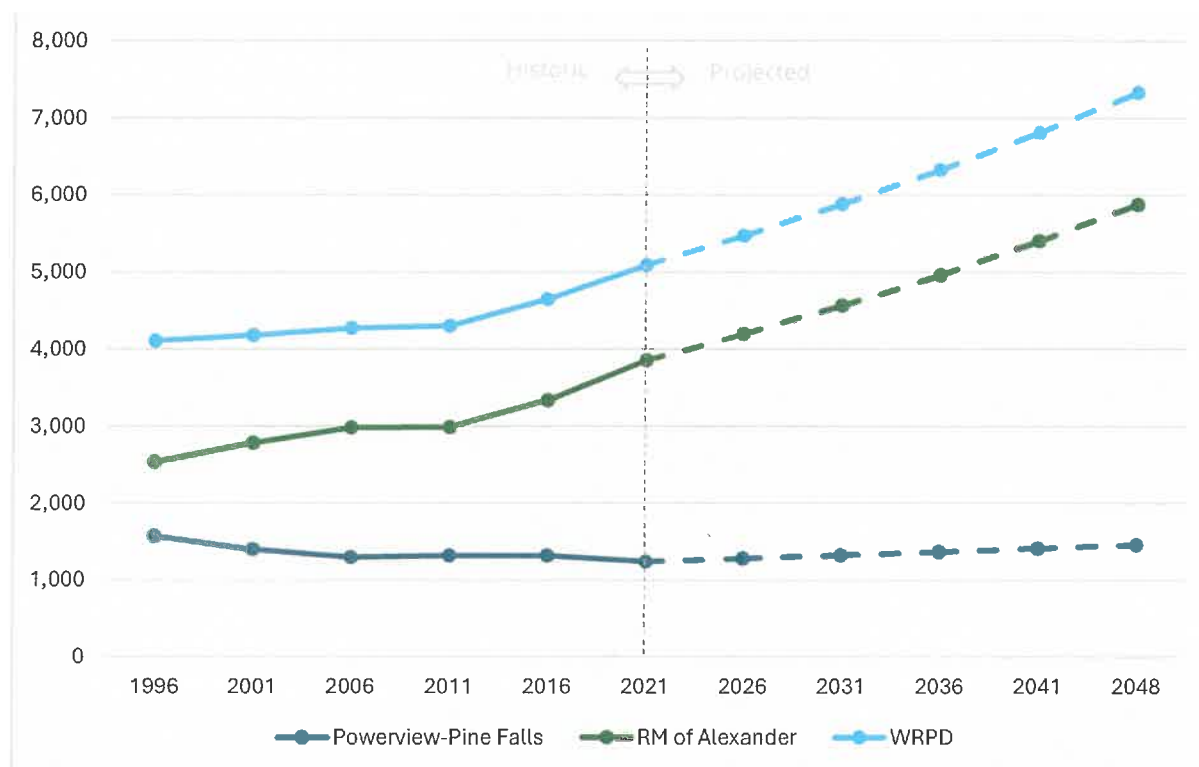


Figure 3: Winnipeg River Planning District - Historic and Projected Population

2.3.4 Housing

According to the 2021 Census, there were a total of 2,360 occupied private dwellings in the District, 515 in Powerview-Pine Falls (21.8%) and 1,845 in the RM of Alexander (78.2%). Over 90% of dwellings in the District are single detached homes. Most of the District's higher density housing is located within Powerview-Pine Falls.

In accordance with the growth scenario outlined in **Section 2.3.3**, the Winnipeg River Planning District has a projected housing need of approximately 862 new dwelling units to accommodate a gross population increase of 2,233 residents by the year 2048. Approximately 774 dwelling units will be required in the RM of Alexander, along with 88 dwellings in Powerview-Pine Falls.

Within the RM of Alexander, approximately 373 acres of developable land will be required to accommodate forecasted housing needs (excluding land required for roads and amenities such as parks and schools). It is anticipated that there will be demand for 116 serviced single-detached homes and 39 serviced multi-unit dwellings within the RM's Development Centres, as well as 39 new unserviced rural dwellings in the District's interior and 580 cottage dwellings in the RM's beach communities.

Currently, there are over 6,000 acres of vacant land designated for residential uses within the RM, which could accommodate the projected demand several times over. Therefore, the designation of any further lands for residential growth in the RM should be discouraged, unless a commensurate redesignation from residential to non-residential occurs elsewhere in the District at the same time. Immediate development should be focused on infill to efficiently use existing infrastructure, in both Development Centres and cottage areas.

Dwellings within Powerview Pine-Falls shall be a mix of serviced single-detached homes and multi-unit dwellings. Based on existing distributions of dwelling types, there will be demand for 68 new single-detached homes and 20 dwellings in multi-unit developments (4 units in semi-detached homes and 16 apartment units). It is projected that this will translate into a need for between 12.3 and 16.8 acres of developable land, exclusive of land required for roads and public facilities such as parks, schools, etc.

In Powerview-Pine Falls, there are nearly 300 acres of vacant and underutilized land designated for residential uses. Therefore, as in the RM, it is unnecessary to designate additional land for residential growth until the existing supply has been exhausted. Infill development and new subdivisions adjacent to existing built up areas should be prioritised.

2.3.5 Infrastructure

The Town of Powerview-Pine Falls is serviced by municipal drinking water and sewer systems. The Town's water treatment plant, built in the 1930s, draws from the Winnipeg River. The plant has 636 m³ of storage and uses anywhere from 400 m³ per day during the winter months to 600 m³ during the summer, indicating some capacity for further growth. 90% of the wastewater system is gravity sewers, while the remainder consists of low-pressure systems. The system also includes 3 lift stations, which pump into two lagoons. Data on lagoon capacity is limited and requires further study.

The RM's rural residents generally obtain water from private groundwater wells, or from small-scale shared systems. The Pine Grove Utility services 60 lots in the East Beaches, sourced from four pumphouses, but is at capacity and requires upgrades. Many other seasonal water co-ops operate within the RM, sourcing water from a single operator and running above-ground water lines to members.

St. Georges is serviced with drinking water via the St. Georges Water Co-op, which operates a water treatment plant in the community and sources its water from the Winnipeg River. The community of Great Falls also has a water treatment plant sourced by the Winnipeg River, operated by the RM, with 89 serviced lots and capacity for hundreds more.

Rural areas are typically connected to onsite wastewater management systems in the form of septic fields or individual private holding tanks. The Traverse Bay Lagoon serves much of the RM's western areas, while Great Falls and St. Georges are both serviced by separate low-pressure sewer systems, which include separate lagoons. The Winnipeg River corridor also features a separate lagoon which accommodates trucked-in waste. The Bird River area is served by a new lagoon along Highway 313 recently constructed to accommodate trucked-in waste from rural and seasonal dwellings. The RM is currently undertaking a study to better understand the capacity of its lagoons.

2.3.6 Economy

As of 2021, the top employment sectors in the Powerview-Pine Falls were:

1. Health care and social assistance (13.2% of all jobs);
2. Retail Trade (13.2% of all jobs);
3. Construction (12.1% of all jobs); and
4. Accommodation and Food Services (11.0% of all jobs).

Meanwhile, Census data shows that the top employment sectors in the RM of Alexander were:

1. Health care and Social Assistance (10.7% of all jobs);
2. Construction (10.4% of all jobs);
3. Public administration (9.4% of all jobs); and
4. Retail Trade (8.8% of all jobs).

Overall, the top employment sectors in the District as a whole were:

1. Health Care and Social Assistance (11.2% of all jobs);
2. Construction (10.8% of all jobs);
3. Retail Trade (9.8% of all jobs); and
4. Public Administration (9.4% of all jobs).

2.3.7 Environment

According to Natural Resource Canada's Atlas of Canada, the WRPD is found within the Interior Plains physiographic region. More specifically, the District is located on the eastern edge of the Canadian Shield: the western half is in the Lac du Bonnet Plain while the eastern portion is in the Bloodvein River Plain. Elevations in the District range from 300 metres above sea level (m asl) in the Bloodvein River Plain to 217 m asl near Lake Winnipeg. More of the District is gently sloping, but in the east slopes can reach up to 15%.

The District is characterized by major sources of surface water, including the Winnipeg River, Lee River, Bird River, Lac du Bonnet, and Lake Winnipeg. Because of this abundance, demand for groundwater in the District is generally low. In order to help municipalities protect their natural resources and respond to challenges related to climate change, the Province of Manitoba introduced the Watershed Districts Program, which established fourteen (14) Watershed Districts across the province. These entities play an integral role in developing and implementing integrated watershed management plans (IWMPs). The District is partially located within the Northeast Red Watershed District boundaries. Neither the Town nor the RM is a member of the Watershed District.

2.4 Key Issues & Considerations

The background research and community engagement undertaken during the plan preparation process identified a number of important issues and considerations, including but not limited to:

- Waterfront access is a top amenity for new residential development, but subdivision moratoriums along the Lee and Bird Rivers have limited development along these river corridors.
- The redevelopment of the former mill site is a significant opportunity for future redevelopment and growth in Powerview-Pine Falls.
- Short-Term Rentals (STRs) are common in the RM of Alexander. While some are working well, regulation of STRs is important to mitigate potential adverse impacts on neighbouring properties and housing affordability.
- Residents of the RM want to see natural areas protected from intensive development.
- With the WRPD covering a significant geographic territory, issues of major concern tend to be localised. Some of the District's easternmost residents feel a greater affinity with Lac du Bonnet than with the RM or Town.

3.0 Vision & Principles

3.1 Development Plan Vision

Comprised of the Town of Powerview-Pine Falls and the RM of Alexander, the Winnipeg River Planning District features beautiful natural landscapes, popular seasonal destinations, and well-established communities.

Building on the legacy of major industry and natural resource development, the District will chart a new course for the future that leverages its existing strengths to develop its communities in a balanced and responsible way. The District's year-round settlements shall provide housing for all, a variety of services and amenities, and expanding opportunities for employment. New seasonal development should allow future generations to enjoy the District's lakes and rivers without compromising the health of these ecosystems.

The RM of Alexander and Town of Powerview- Pine Falls will continue to collaborate to create an attractive destination for tourists and a welcoming place to call home.

3.2 Principles

3.2.1 Provide High-Quality Infrastructure, Services, and Utilities

Deliver high-quality and reliable municipal services and utilities to support all types of development throughout the District. At the same time, the cost of constructing and maintaining the associated infrastructure shall be considered, as to ensure its long-term viability. The District shall not promote development beyond the capacity of its infrastructure.

3.2.2 Protect Natural Assets and Resources

The natural environment is one of the District's greatest resources – from its productive agricultural lands, outdoor recreational areas, and cottage developments to its lakes, rivers, and natural areas. The quality, sustainability, and protection from degradation of these assets must be prioritized.

3.2.3 Promote Opportunities for Economic Development

Encourage compatible commercial and industrial development in appropriate locations throughout the District. This includes strengthening existing commercial corridors, employment areas, and home and farm-based businesses, which will enhance services and amenities and provide local employment, as well as leverage opportunities to attract tourism.

3.2.4 Leverage Existing Strengths

Take advantage of the District's existing built, natural, and socio-cultural assets to drive growth and development. The strengths include unique opportunities to redevelopment the former mill site, employment opportunities link to the Manitoba Hydro generating stations, infrastructure to support year-round habitation in cottage areas, and significant wilderness areas. To achieve its vision for thriving member municipalities, the WRPD shall strategically and pragmatically maximize the benefits of these existing strengths.

3.2.5 Build Healthy, Safe, and Age-Friendly Communities

Continue to support the development of the District's Development Centres as complete communities by providing access to essential services, public amenities, and options for mobility, as well as by encouraging development patterns that contribute to physical, mental, social, economic, and environmental health and well-being. The District should also encourage appropriate community amenities in cottage areas which enhance quality of life without compromising the character of seasonal settlements.

3.2.6 Grow Recreational Offerings

Support a diverse range of recreation opportunities in the District, including enhanced and expanded public access to the District's major waterbodies.

3.2.7 Cultivate Partnerships and Embrace Collaboration

Build and strengthen partnerships with neighbouring municipalities, Brokenhead Ojibway First Nation, Sagkeeng First Nation, Manitoba Métis Federation, other First Nation and Indigenous entities, higher levels of government, and other organizations on infrastructure investments, land development, service delivery, and opportunities for economic, social, and cultural development.

3.2.8 Expand Tourism

Grow the District's presence and identity at the provincial scale by supporting more public-facing attractions, services, and amenities that will attract visitors, whether through recreational offerings, heritage interpretation, eco-tourism, or other initiatives.

3.2.9 Preserve and Enhance Agriculture

Prioritize the protection of prime and viable lower class agricultural lands from incompatible development and support the success of the agricultural sector and the long-term sustainability of family farms through various means, including but not limited to, agri-value initiatives, the adoption of on-farm renewable energy systems, and other forms of farm diversification.

Part Two: General Objectives & Policies

PART TWO outlines the general objectives and policies applying to all land use and development within the District. In support of the policies included in **PART THREE**, which apply to specific land use policy areas, the policies contained herein address broader concepts that apply across all land use policy areas.

4.0 Healthy, Resilient, & Sustainable Communities

This section outlines considerations for community health, resiliency, and sustainability throughout the District, ensuring policies are in place to help prepare for, and respond to, future challenges and opportunities.

4.1 Objectives

- (1) To protect and promote the health, safety, and well-being of residents, regardless of age or ability.
- (2) To increase local resiliency to potential risks and disruptions caused by climate change.
- (3) To support public and private development that is universally accessible and facilitates healthy lifestyles.
- (4) To encourage local initiatives that support complete communities, meaning Development Centres that offer a variety of housing types, services, and amenities in close proximity to one another.
- (5) To support residents of cottage/seasonal areas in accessing essential services.
- (6) To ensure the use and development of land is consistent with the community's vision for the future, with special consideration for current and planned economic development initiatives.

4.2 Policies

4.2.1 Sustainable Land Use and Development

- (1) To ensure the Winnipeg River Planning District continues to develop in an orderly and economically viable manner, all new development shall be consistent with the policies, objectives, and intent of this Development Plan. Land uses shall be generally consistent with designations as shown in Maps 1-13, with further provisions for Permitted and Conditional Uses established in the Town and RM's Zoning By-laws.
- (2) In approving new developments for residential, commercial or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use, as to avoid unnecessary infrastructure investments, market instability, and/or premature land fragmentation.

- (3) Within established Development Centres and cottage/seasonal areas, currently serviced lands or lands contiguous to existing built-up areas shall have the highest priority for accommodating new development.
- (4) The District shall use the tools outlined in Section 22: Implementation Tools to ensure it is not solely responsible for the costs associated with providing utility and municipal infrastructure for new development, as well as to enforce standards and specifications for its design and installation.
- (5) The Board shall consider the development policies in any Integrated Watershed Management Plan (IWMP) having jurisdiction, in accordance with Section 62.1(b) of *The Planning Act*.
- (6) To protect the health of people and the environment, proposed developments which may have a detrimental effect on air or water quality shall either:
 - a. Be directed to locations where the threat to humans, ecologically sensitive lands or features, sensitive wildlife habitats, sensitive watershed areas (including those identified in any IWMP having jurisdiction), and water resources is minimized, while also incorporating adequate measures to mitigate the potential negative impacts and/or enhance the capability of the lands; or
 - b. Eliminate or reduce the adverse effect(s) to acceptable levels prior to or during development and/or operations.
- (7) With consideration for such factors as scale, location, and proposed types of land uses, existing communities and new developments are encouraged to incorporate the following measures:
 - a. Compact and integrated development patterns in urban areas that capitalize on existing community assets, promote land use compatibility, offer active mobility options, and minimize costs associated with providing and maintaining municipal services;
 - b. Renewable energy sources such as solar, wind, and geothermal to reduce greenhouse gas emissions; and,
 - c. Naturalized stormwater retention facilities to strategically store water during wet events, create wildlife habitat, and reduce pressure on existing municipal wastewater systems.

4.2.2 Accessible and Age-Friendly Development

- (1) Public spaces, pathways, and sidewalks should feature adequate trees (through new plantings and/or the preservation of existing tree stock) and/or structures to provide users with shaded areas, as well as benches at various intervals for users to take rest.
- (2) Community services and amenities should be located centrally within Development Centres and connected to neighbourhoods by universally accessible pathways and sidewalks to reduce reliance on private vehicles.

- (3) Development Centres should include wayfinding systems, including signage and landmarks, along major roads, sidewalks, and pathways to make navigation easier for residents and visitors.
- (4) The District shall encourage universal design standards to be considered and included in the development of all public and private spaces, in accordance with *The Accessibility for Manitobans Act*.

4.2.3 Community Identity and Change Management

- (1) In order to build community capacity, leverage social capital, and ultimately improve chances for long-term success, the District should continue to involve stakeholders and residents in local planning initiatives, including community organizations, service clubs, and/or volunteer groups.
- (2) The District shall maintain and enhance local assets that improve quality of life, such as main streets, public parks, heritage resources, and other places residents value, while also supporting initiatives that help strengthen community identity.
- (3) The District shall continue to develop strategies to attract and retain residents.
- (4) The District shall continue to look for opportunities to reduce the long-term costs associated with providing and maintaining infrastructure, particularly in communities with declining populations.
- (5) Recognizing that the RM contains numerous cottage/seasonal areas, including Hillside Beach, Albert Beach, Travers Bay, Belair, Lester Beach, Poplar Bay, and Bird River, the District shall:
 - a. Encourage new cottage development to be contiguous with existing built-up or developed areas to minimize sprawl.
 - b. Balance growth in cottage areas with the preservation of the ecological and natural features which make these communities attractive for seasonal and year-round residents.
 - c. Support the health and well being of residents of these communities by supporting access to critical services such as fire protection, police, and emergency healthcare.
- (6) Recognizing the capacity of Powerview-Pine Falls as a regional Development Centre, the District should look for opportunities to sustainably expand its population, services, amenities, and employment opportunities.
- (7) Recognizing St. Georges' status as a growing Development Centre, the District should encourage the sustainable and coordinated development of new and diversified housing options, employment opportunities, as well as services and amenities which enhance quality of life.
- (8) The Town and the RM, working in collaboration with the District, may regulate Short-Term Rentals (STRs) through updated Zoning By-law regulations, STR licencing,

associated operating standards, and other fiscal and enforcement tools that may be available.

4.2.4 Climate Change Adaption

- (1) In order to improve resilience to the changing climate, including its impact on critical community infrastructure and the health of residents, the District shall seek partnership opportunities with other levels of government, relevant organizations, and neighbouring jurisdictions to develop a thorough understanding of climate change issues and create coordinated strategies.
- (2) In response to less predictable weather patterns, the District shall ensure plans and strategies are in place to coordinate responses to emergency events and mitigate the associated impacts of climate change. These plans and strategies should be taken into consideration during the District's reviews of proposed developments.
- (3) Agricultural producers, in accordance with Manitoba's Drought Management Strategy, are encouraged to increase on-farm water storage capacity for future redistribution in order to build local resilience to potential drought scenarios and mitigate the associated economic impacts.
- (4) In addition to the **Policies in 6.2.3**, the planting and preservation of native and non-invasive tree species and vegetation that are resilient to climate change is encouraged in new and existing developments throughout the District.
- (5) Further to **Section 11.2.2: Water and Wastewater**, in assessing the required capacity of wastewater systems for future upgrades, the District shall consider the potential for increased levels of annual precipitation.
- (6) Periodic reviews should be undertaken by the District regarding policies for development on lands within or proximate to "hazard areas" to ensure standards are adequate to meet changing precipitation patterns and flood risk levels.

5.0 Hazardous Areas & Uses

This section establishes directions related to hazardous conditions, such as flooding, topography, and hazardous uses, to identify, prevent, and mitigate risk to protect people and property.

5.1 Objectives

- (1) To minimize risks to people and property that are associated with hazardous areas and uses.
- (2) To limit public expenditures related to flood relief and rehabilitation activities through planning and prevention.
- (3) To restrict development in hazardous areas unless adequate measures are taken to mitigate negative impacts or increase the capability of the land to support the proposed development.
- (4) To work with other levels of government to enhance flood protection measures while ensuring the benefits of existing flood control works are not negated by future development.

5.2 Policies

5.2.1 Flood Hazard Areas

- (1) Development should not be permitted within areas where a specific flood hazard has been determined, including all lands which would be flooded by a 1:200-year flood event or the flood of record, whichever is greater, as well as lands that are subject to periodic local flooding or a flood specified by the applicable Provincial authority in areas of protected flood control works.
- (2) Notwithstanding the above, where it is not practical or desirable to restrict development in known flood hazard areas, at the discretion of the Board, the development shall be planned and designed to avoid and mitigate potential risks in accordance with the following:
 - a. There shall be no added risk to life, health, or safety;
 - b. The proponent shall be required to provide a hydro-geological investigation or study, or a geotechnical report, completed by a professional engineer licensed to practice in Manitoba;
 - c. All permanent structures shall be located on sites which have been raised with fill to an elevation at least 0.6 m (2 ft) above the 200-year flood level or the flood of record, whichever is greater, as determined in consultation with the appropriate Provincial authority;
 - d. All permanent structures, including animal housing facilities, shall be adequately protected from damage and all services and driveways shall be designed to function under hazard conditions, allowing for uninterrupted access to the site during a flooding event; and

- e. There shall be no adverse alteration, obstruction, or increase in water flow, flood velocities or flood stages.
- (3) If a development is proposed in an area where flood hazard information is not available, but the subject lands are located adjacent to a waterbody or waterway, the following policies shall apply:
 - a. The proponent may be required to provide a hydro-geological investigation or study, or a geotechnical report, completed by a professional engineer licensed to practice in Manitoba;
 - b. Permanent structures shall be set back a sufficient distance from the normal high-water mark of any adjacent waterway or waterbody, as defined in the Zoning By-law in accordance with Provincial Land Use Policies, unless an engineering investigation demonstrates, to the satisfaction of the Board, that such limits may be safely reduced; and
 - c. Applications shall be circulated to the applicable Provincial authority for review.
- (4) Whenever possible, lands in flood hazard areas should be left in their natural state, or only developed for low intensity uses such as cropping, grazing, or open space recreational activities.
- (5) Existing developments located in areas where new flooding information becomes available, or where the degree of flood risk increases due to changing climate conditions, flood control works, or other such reasons, are encouraged to enhance flood protection measures as part of any proposed structural alteration or expansion of existing buildings, as well as any change in use.

5.2.2 Areas Prone to Erosion or Slope Instability

- (1) Lands which may be eroded away within a 50-year period or become unstable due to the erosive forces of water in an adjacent waterway or waterbody, as identified by the applicable Provincial authority, shall be excluded from development unless it can be demonstrated, to the satisfaction of a professional engineer licensed in Manitoba, that the erosion process can be mitigated and/or will not endanger people or property.
- (2) Lands with steep natural slopes that are known or predicted to be unstable, including those subject to such hazards as landslides and/or slumping due to down-slope soil movement, shall be excluded from development unless it can be demonstrated, to the satisfaction of a professional engineer licensed in Manitoba, that adequate bank stabilization measures are implemented.
- (3) Development proposals in areas prone to erosion or slope instability may require a hydro-geological investigation or study, or a geotechnical report, to be completed by a professional engineer licensed to practice in Manitoba, including recommendations regarding preventative and mitigative measures which eliminate or reduce the associated risk to an acceptable level.

- (4) Land use activities that would alter existing slopes and contribute to increased rates of erosion, bank instability, and slumping, shall not be permitted.
- (5) Whenever possible, lands subject to erosion or slope instability should be left in their natural state, allowing for existing tree and vegetative cover to be preserved in order to reduce erosion and help maintain bank stability.
- (6) In order to protect the safety of residents and visitors, prevent damage to property, and help reduce rates of erosion and slumping in riparian areas, permanent structures shall be set back a sufficient distance from the normal high-water mark of waterways and waterbodies, as defined in the applicable Zoning By-law in accordance with Provincial Land Use Policies.

5.2.3 Hazardous Uses

- (1) Facilities or developments, exclusive of railways and highways, which manufacture, handle, store, and/or distribute hazardous materials shall be subject to the following:
 - a. New facilities shall not be located closer to urban areas or dwellings than is permitted or recommended under the applicable Provincial guidelines and/or legislation;
 - b. Where the development of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for the buffering and containment of such activities from adjacent uses;
 - c. Large propane, oil, gasoline or other volatile storage facilities should be established in areas of the District where risks to the health and well-being of residents can be minimized; and
 - d. Any required environmental studies or engineering assessments, as deemed necessary by the Board to support the review process, shall be the sole responsibility of the applicant.

6.0 Natural Areas, Environmental Conservation, & Outdoor Recreation

This section outlines considerations related to environmental health, focusing on the protection of natural areas and recreational amenities that contribute to the local economy and way of life.

6.1 Objectives

- (1) To protect natural areas and wildlife and fisheries habitats that have received designation and protection under the Endangered Species Act or the Species at Risk Act from incompatible or potentially incompatible uses.
- (2) To promote inter-municipal cooperation and support partnerships with other levels of government, Indigenous communities, and specialized organizations in developing and implementing conservation initiatives.
- (3) To minimize the impacts of development on the natural environment throughout the District and, whenever possible, support opportunities to restore and enhance impacted areas.
- (4) To maintain the integrity and long-term viability of outdoor recreational resources.

6.2 Policies

6.2.1 Collaboration

- (1) Inter-jurisdictional co-operation with neighbouring municipalities and Indigenous communities is encouraged in developing, implementing, and monitoring measures to protect and enhance the region's natural areas, rivers, lakes, and ecological resources.
- (2) The Town and the RM are encouraged to become members of a Watershed District.
- (3) Proposed developments and changes in land use adjacent to wildlife management areas, provincial forests, ecologically sensitive areas, or any other protected areas shall be reviewed by the appropriate Provincial or federal authority to ensure the long-term sustainability and integrity of the resource will not be adversely affected.
- (4) Private landowners may be asked to participate in conservation efforts as a condition of development approval, such as by preserving a portion of their lands in a natural state, or by dedicating a portion of their lands to the applicable municipality as public reserve.

6.2.2 Wetlands and Riparian Areas

- (1) In accordance with the Water Rights Regulation under *The Water Rights Act*, all proposed developments that would cause an existing wetland to be drained, filled, and/or permanently altered shall be prohibited unless a license has been obtained from the appropriate Provincial department and sufficient measures are implemented to mitigate the environmental risks.

- (2) For any proposed development, the Board may require a study prepared by a qualified professional and/or refer the proposal to Manitoba Environment and Climate Change to assess potential impacts on wetlands and recommend appropriate mitigation measures.
- (3) A buffer of natural vegetation should be maintained or, wherever possible, restored in riparian areas along waterways and adjacent to waterbodies in order to preserve and enhance the biodiversity of the District. As a general guideline, the size of the buffer should not be less than 30 m (98.4 ft), unless a wider buffer is recommended by the Board based on the location of the proposed development and the physical characteristics of the subject lands. However, minor disturbances within these buffers may be permitted pursuant to **Policy 7.2.4(1a)**.

6.2.3 Forested Areas and Native Vegetation

- (1) The identification and protection of natural areas critical to the existence of rare, endangered and/or ecologically significant plants and vegetation is encouraged throughout the District.
- (2) Forested areas and naturally vegetated lands in the District should generally be retained in their natural state wherever practical, including but not limited to lands serving as unused road allowances or easements, as well as areas that could be characterised as having high habitat value, extreme topographic relief, or generally unsuitable conditions for agriculture or recreation purposes.
- (3) The preservation of mature trees in developed areas is encouraged and, in response to the projected increase in very hot days annually, the District should ensure public parks, paths, and sidewalks feature adequate trees and/or structures to provide users with shaded areas.
- (4) The Belair Provincial Forest and Brightstone Sand Hills Provincial Forest, which account for a significant portion of the District's forested areas, are Crown Lands. These areas are under the administration and control of the Province of Manitoba and are exempt from the land use policies of this Development Plan unless leased or transferred to private owners.
- (5) Generally, no intensive residential, commercial, or industrial development other than resource-related uses shall be permitted on parcels immediately adjacent to the Belair or Brightstone Sand Hills Provincial Forests.

6.2.4 Wildlife and Fish Habitats

- (1) The identification and protection of natural areas critical to wildlife and fisheries habitats is encouraged throughout the District.
- (2) Natural areas and habitats on public and private lands should be protected from incompatible or potentially incompatible uses where:

- a. rare or endangered flora and fauna are Provincially designated and protected under either *The Endangered Species Act* or *The Species at Risk Act*;
 - b. lands are Provincially designated and protected under the Protected Area Initiative;
 - c. lands have been identified and designated as Wildlife Management Areas or Provincial Forests;
 - d. private lands have been voluntarily protected by landowners under Conservation Agreements or other Memorandum of Agreements; or
 - e. sensitive wildlife habitat, aquatic habitat (including quality wetlands and riparian areas), or other ecologically significant areas have been identified.
- (3) Any proposed development or land use activities adjacent to a fish spawning site, fish nursery area, or significant fish habitat shall conform to the following development criteria:
 - a. Land shall not be cleared, cultivated, or developed to the edge of a waterbody or waterway, but rather, a buffer of natural vegetation shall be maintained in riparian areas in accordance with **Policy 6.2.2(3)**; and
 - b. Organic loading or siltation from agricultural run-off shall be prohibited and measures to limit nutrient and/or sediment inflow from development activities is encouraged.
- (4) Public access to natural areas and wildlife and fisheries habitat is encouraged to foster appreciation for and enjoyment of nature. However, such access should not lead to levels of activity which will cause a threat to the ecological integrity or sustainability of the affected area.
- (5) Public access to natural areas and waterbodies should not lead to possible proliferation of invasive species.
- (6) Proposed developments adjacent to a Wildlife Management Area or other protected area shall be forwarded to the appropriate Provincial authority for review to ensure that future development and/or changes in land use will not adversely affect the sustainability of the area or the resident flora and fauna.

6.2.5 Outdoor Recreational Resources

- (1) Areas with high recreational capability, including Lester Beach, Belair, Hillside Beach, Albert Beach, Traverse Bay, Pinawa Bay, Sunset Bay, Poplar Bay, and Bird River, which contain interesting and/or unique natural features should be protected and maintained for outdoor recreation, tourism, and related uses.
- (2) Existing outdoor recreational uses and areas should be protected from incompatible or potentially incompatible land uses that may threaten their integrity or operation, including proposed developments and/or land uses that are located adjacent to recreational areas.

- (3) Proposed recreational developments shall be compatible with the natural environment, resource-related uses and adjacent land uses and shall be limited to a level of intensity that permits the sustainable use of the recreational resource.
- (4) Proposed recreational development should promote access to, and use of, public lands, and natural amenities, including lakes, rivers, beaches, shorelands, and similar types of resources valued by residents and visitors.
- (5) Wherever possible, the planning and development of outdoor recreational amenities and areas should promote integration and connectivity with existing and planned trail networks within the District.

7.0 Water Resources

This section outlines considerations to balance growth with long-term sustainability and protection of the watershed.

7.1 Objectives

- (1) To maintain the natural capacity of the watershed to perform key ecological functions.
- (2) To ensure that the quality and integrity of waterways, waterbodies, and groundwater sources is a priority when considering new developments or changes in land use.
- (3) To support partnerships with other levels of government, Indigenous communities, Manitoba Hydro, and specialized organizations to improve water quality throughout the District.
- (4) To account for Manitoba Hydro's operations along the Winnipeg River.
- (5) To protect public access to the lakes, rivers, and streams within the District.

7.2 Policies

7.2.1 Collaboration

- (1) The Board shall coordinate water management and conservation efforts with the neighbouring communities and any Watershed District having jurisdiction.
- (2) The Board shall consult with the appropriate Provincial or Federal government agencies on matters concerning the protection, maintenance, and enhancement of the watershed, including measures to monitor and mitigate the risk of invasive aquatic species.
- (3) As a means of improving local water retention capacity and building resilience to drought and flooding events, landowners in the District, and in particular agricultural producers, are encouraged to work with any Watershed District having jurisdiction and adjacent authorities in developing an integrated approach to water resource management that balances economic and environmental needs and that is done in concert with the existing watershed management plans.

7.2.2 Watershed

- (1) Land shall be developed in a manner which ensures the watershed, including waterways, waterbodies, shoreland areas and groundwater resources, is sustained and that existing uses are not negatively impacted.
- (2) Development proposals requiring significant volumes of groundwater and/or surface water shall be required to investigate the need for a Water Rights License. If a Water Rights License is required, development approval may be granted, conditional on the proponent obtaining all necessary provincial permits and licenses.

- (3) In order to limit the impacts of development and maximize ecological benefits, the identification of waterways, waterbodies, shorelands and groundwater resources requiring protection or enhancement is encouraged throughout the District in accordance with the following:
 - a. Identification and enhancement programs may be developed and implemented at the Municipal, Board, or Provincial level;
 - b. The extent of the required protection or enhancement will be directly related to the characteristics of the local situation, including but not limited to the size and configuration of the waterway, waterbody, shoreland or groundwater resource, the need for maintaining public access, erosion rates, and/or the recreation potential of the resource;
 - c. For sensitive lands fronting on a waterway or waterbody, shoreland reserves or specific setback regulations may be established through public land acquisition by directly purchasing lands or dedicating lands through the subdivision approval process, and/or by establishing easements or Conservation Agreements on privately held lands; and
 - d. The Board may require technical analyses for a proposed development, at the applicant's expense, to determine the impact of a proposed development on water resources, in accordance with **Section 22: Implementation Tools**.
- (4) Intensive and high-pollution risk development activities, meaning land uses and structures that have a high risk of causing pollution that include, but are not limited to chemical / fertilizer storage facilities, disposal fields, fuel tanks, waste disposal grounds, and wastewater treatment facilities, should be restricted in public drinking water source zones. Where restriction is not possible, development may be considered in public drinking water source zones provided:
 - a. The proponent can prove by adequate engineering or hydrogeological investigation that the proposed activity will not cause pollution of the public drinking water supply; or
 - b. Appropriate precautionary measures have been taken to sufficiently mitigate the risk of endangering the quality of the water supply for public drinking water supply purposes.

7.2.3 Groundwater

- (1) Potential impacts to groundwater resources shall be considered when reviewing all development applications that may, whether due to excavation, water access, drainage, or other such reasons, affect the yield and quality of water from underground aquifers in the District, so as to ensure public drinking water sources are protected in accordance with **Policy 7.2.2(4)**.
- (2) If a proposed development or land-use activity has the potential to cause groundwater pollution, whether under normal operating conditions or unforeseen circumstances, or is located in an area sensitive to groundwater pollution hazards as identified by the Province, the proponent shall be required to undertake a study of groundwater

conditions within the development area, including but not limited to: an assessment of the risk to groundwater quality occurring from the proposed development; and – if the risks should prove significant – the proposed development or land-use activity shall be prohibited unless operational or engineering measures will be employed to either eliminate the risk or minimize this risk to an acceptable level.

- (3) Abandoned wells shall be sealed in accordance with Provincial legislation and guidelines and in partnership with any Watershed District having authority to maintain the integrity of the groundwater supply and protect the health and safety of residents.

7.2.4 Waterbodies, Waterways and Shoreland

- (1) Any proposed development adjacent to a waterbody or waterway shall conform to the following development criteria:
 - a. A buffer of natural vegetation should, in accordance with **Policies 6.2.2(3)**, be maintained in riparian areas along waterways and adjacent to waterbodies in order to reduce nutrient loading, protect water quality, and prevent erosion. Within these buffers, developments that create minor disturbances to the natural vegetative cover, such as docks, pathways and boathouses, may be permitted provided that not more than 25% of the length of the lot's shoreline is affected;
 - b. Larger scale multi-lot subdivisions may be required to leave a portion of lands along shorelines undeveloped as public reserves to maintain access to water and/or shoreline areas, in accordance with the following policies:
 - i. Adjacent to Lake Winnipeg, the Board may require a public reserve of at least 45 m (150 ft), measured from the normal high-water mark of the lake to the private lot(s). This reserve shall include a buffer of natural vegetation, in accordance with **Sections 6.2.2(3)** and **7.2.4 (1a)**, as well as a public shoreline to account for erosion and provide general beach access; and
 - ii. Adjacent to all other bodies of water, including the Winnipeg River, the Board may require a public reserve of at least 30 m (100 ft), in accordance with **Sections 6.2.2(3)** and **7.2.4 (1a)**.
 - c. New developments shall not be permitted to remove existing public access points to water and shoreline areas unless such access will be provided at a new location, that is visible, clearly marked, and easily accessed from a public right-of-way;
 - d. As a condition of approval, proponents may be required to implement additional measures to limit nutrient and/or sediment inflow prior to and during the development process; and
 - e. Applications for large scale developments or multi-lot subdivisions adjacent to waterbodies or waterways shall be forwarded to the appropriate Provincial and Federal government departments for review and comment.
- (2) Stream and shoreline alterations shall not be undertaken without the approval of the appropriate Provincial and Federal government departments.
- (3) Water Storage Lands are parcels immediately adjacent to the Winnipeg River, owned by Manitoba Hydro, where development is restricted to safely accommodate water level

fluctuations and erosion associated with the operation of hydroelectric generating stations. Development on Water Storage Lands by adjacent landowners is subject to approval by Manitoba Hydro. Any proposed development of Water Storage Lands shall require the issuance of Shore Lands Use Permit from Manitoba Hydro.

- (4) Lands abutting Water Storage Lands are deemed to contain shoreline.
- (5) Water Storage Lands maybe be included for the purposes of measuring a riparian vegetation buffer, in accordance with **Sections 6.2.2(3)** and **7.2.4**.
- (6) To prevent unplanned development, provisions with respect to the development of Water Storage Lands adjacent to new shoreline subdivisions shall be included in a Development Agreement, to be registered against all lots within the subdivision.

8.0 Mineral Resources

This section outlines considerations for ensuring continued access to mineral resources while preventing land use conflicts.

8.1 Objectives

- (1) To protect mineral resources and active extraction operations from conflicting land uses.
- (2) To promote environmentally sound exploration and extraction of mineral resources, as well as the rehabilitation of lands impacted by such activities to a safe and stable condition.
- (3) To work with the applicable Provincial authorities in managing mineral resource exploration and extraction in a sustainable manner.
- (4) To account for the effects of mineral extraction on municipal infrastructure.

8.2 Policies

8.2.1 Protecting Mineral Resources

- (1) The applicable Provincial authority shall, in accordance with the definitions provided in the PLUPs, classify areas as “High”, “Medium”, and “Low” in regard to mineral resource quality. These areas shall be protected from incompatible or potentially incompatible land uses and developments as follows:
 - a. Within and near an area classified as “High”, no conflicting land use will be allowed, with permitted uses limited to non-intensive agriculture, such as cropping or grazing, and temporary uses that would not have a detrimental effect on future resource exploration and extraction.
 - b. Within and near an area classified as “Medium”, a potentially conflicting land use may be permitted, subject to consultation with and approval from the applicable Provincial authority.
 - c. Within and near an area classified as “Low”, conflicting land uses may be permitted, subject to Board approval.
- (2) Existing mineral extraction operations shall be protected from incompatible and potentially incompatible land uses that would interfere with their ongoing operation and future exploration.

8.2.2 Reviewing Proposed Extraction Operations

- (1) When evaluating development proposals related to mineral resource extraction, the District shall consider:
 - a. The impact on adjacent land uses with respect to haulage routes, water supply, noise, dust, odour, lighting, and unsightliness.

- b. The potential impacts to the environment from negative effects of dust, chemical spills, and run-off on the surface and groundwater.
 - c. The ability of the transportation network to accommodate the amount and type of traffic as well as the highway and road weight classifications.
 - d. The character and site features of the area.
- (2) Proposed extraction operations shall be subject to all permit, licensing, and operational requirements under *The Mines and Minerals Act* and the Quarry Minerals Regulation, which the Board may request during the application review.
- (3) Proposed extraction operations shall be considered Conditional Uses in the Town and RM's Zoning By-laws.
- (4) Minimum setback regulations and buffering requirements shall be established in the Zoning By-laws for extraction operations and adjacent land uses to promote compatible development patterns.
- (5) All applications for proposed extraction operations shall include a site plan and supporting planning rationale which will document the manner in which extraction or development will occur; applicable policy and regulatory compliance matters; and the intended use(s) of the site after the extraction of parts or all of the site has been completed. Other supporting technical assessments to further demonstrate compliance to applicable policy and regulatory matters may also be required by the District.
- (6) Lands disturbed by aggregate and mineral exploration or development shall be rehabilitated by the owner/operator. The standard of rehabilitation will be determined in consultation with the Province of Manitoba and under the provisions of *The Mines and Minerals Act* and in accordance with Provincial Land Use Policy 8.1.7.
- (7) To encourage progressive rehabilitation of unused post-mining lands, a financial penalty may be incorporated into a development agreement as a function of the area of derelict land and the length of time since mining was discontinued on the property.

9.0 Culture & Heritage

This section establishes directions to protect and celebrate the District's cultural and heritage resources.

9.1 Objectives

- (1) To identify and protect the District's cultural and heritage resources and protect them from incompatible development that may threaten their integrity, operation, or communal value.
- (2) To provide opportunities for cultural experiences throughout the District.
- (3) To celebrate and promote interest in the District's history and diversity.
- (4) To create a strong sense of identity that connects all the District's residents.
- (5) To acknowledge the historic and continued presence of Indigenous peoples within the District and region.

9.2 Policies

9.2.1 Heritage Preservation

- (1) The identification of heritage resources, including buildings and sites with historic, cultural, architectural, or archeological significance, is encouraged throughout the District.
- (2) Heritage resources shall be protected from incompatible or potentially incompatible uses if:
 - a. Buildings or sites have received municipal and/or Provincial heritage designation;
 - b. Buildings or sites are in the process of receiving or being considered for municipal and/or Provincial heritage designation; or,
 - c. Buildings or sites have been developed as a heritage resource and currently operate as such.
- (3) The District should protect undesignated cultural and heritage resources from incompatible uses when they are deemed to have significance to the community.
- (4) The development, designation, and preservation of heritage resources should be coordinated with other heritage and recreation resources in the District to maximize interpretive potential and opportunities for tourism.
- (5) The District shall support public and private efforts to reuse, renovate, or adapt historic sites or buildings in ways that retain and highlight character-defining elements.
- (6) As a condition of a subdivision, demolition permit or the issuance of a Development Permit, the District may require the applicant to prepare a Heritage Resource Impact Assessment to assess and mitigate potential adverse effects of the proposed development on cultural and heritage resources.

9.2.2 Cultural Appreciation

- (1) Initiatives to raise public awareness and promote appreciation of cultural diversity in the District are encouraged, such as through community events and/or the naming of streets, parks, or public facilities.
- (2) The District shall encourage the commemoration of the contributions made by members of Sagkeeng First Nation, Brokenhead Ojibway Nation, the Red River Métis, and other Indigenous groups to the history of Powerview-Pine Falls, the RM of Alexander, and the wider region.

10.0 Transportation & Mobility

This section establishes directions to ensure regional connectivity and local mobility options are maintained and improved.

10.1 Objectives

- (1) To support safe and efficient transportation infrastructure across the District.
- (2) To protect Provincial and Municipal investments in transportation infrastructure.
- (3) To ensure new roadways and developments are compatible with existing and planned transportation networks.
- (4) To provide residents and visitors with convenient access to services and amenities through enhanced connectivity within the District and to the surrounding region.
- (5) To increase options for mobility within Development Centres and promote active modes of transportation that contribute to healthy lifestyles and a reduction in greenhouse gas emissions.

10.2 Policies

10.2.1 Provincial Highways and Roads

- (1) A permit from The Provincial Highway Authority shall be required to construct, modify, relocate, remove, or intensify the use of an access to a Provincial Road or Provincial Trunk Highway, unless under local jurisdiction.
- (2) A permit from The Provincial Highway Authority shall be required to construct, modify, relocate, or remove a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the controlled area adjacent to a Provincial Highway.
- (3) Proposed developments and subdivisions adjacent to the Provincial highway system should be guided by concept plans that establish an internal road network which joins with, and is complementary to, the existing and planned highway network of the area.
- (4) Development that may have a detrimental impact on the safe and efficient operation of the Provincial highway system shall not be allowed unless appropriate measures, as deemed acceptable to The Provincial Highway Authority, are implemented at the sole cost of the applicant.
- (5) Development that may intensify land use adjacent to and/or change access to PTH No. 11 or PTH No. 59 shall be supported by a Traffic Impact Study prior to any rezoning, subdivision, or development approvals to ensure The Provincial Highway Authority's future plans and access requirements for PTH No. 11 and PTH No. 59 are accommodated.

- (6) Strip development along Provincial highways, whereby direct connections to the highway are relied upon for providing access to abutting sites and featured uses, shall not be permitted.
- (7) Direct access to the Provincial highway system from land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic is discouraged. Access should be provided via an internal road and/or municipal road system.
- (8) Subdivision or development of sites in areas designated for highway widening or expansion shall not be permitted unless, at the discretion of the Provincial Highway Authority, suitable provisions are made by the applicant to accommodate the future widening or expansion.
- (9) Where an area of existing development is bordered on one side by a major transportation corridor or facility such as a highway, new development should be directed to the same side of the corridor to avoid the need for local traffic to cross the corridor or facility.
- (10) Proposed developments that may be adversely affected by noise, dust, and/or fumes from Provincial highways shall be located where there is adequate separation from these corridors or shall incorporate measures such as sound barriers or landscaped buffers to mitigate conflicts.

10.2.2 Municipal Roads

- (1) New development shall have legal access to an all-weather road of sufficient standard and capacity to service featured uses, unless the proponent makes an agreement with the RM or Town to upgrade an existing road, or develop new road access to a standard agreed upon by Council. The proponent may be responsible for all or a portion of the costs associated with constructing said roadway, as per the terms of the development agreement.
 - a. Notwithstanding **Section 10.2.2(1)** above, RM of Alexander Council may authorise, in accordance with the RM's Private Approach / Access Crossing By-law, new cottage-style development on lands which are surrounded by water, have no direct access to a municipal road, or only have access onto an undeveloped road allowance.
- (2) When evaluating development proposals, the potential impact on the existing transportation system shall be considered. Development requests that are incompatible with the existing and/or planned transportation system may be rejected if an agreement cannot be reached between the Town or RM and the proponent to ensure compatibility or to provide sufficient road upgrading.
- (3) New development which has the potential to generate significant vehicle traffic should be directed away from areas and land uses where such levels of traffic could endanger public safety.

- (4) New developments should feature short residential blocks and minimal cul-de-sacs to improve connectivity and promote active modes of transportation.
- (5) Local road networks should be planned and designed economically, as to ensure existing and proposed developments can effectively be served, while also not limiting the potential to serve future development on adjacent lands. This may be achieved by requiring applicants to dedicate a portion of their lands for future road allowances in strategic locations.
- (6) Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances shall be approved by the District and, whenever possible, unimproved road allowances should be left in their natural state until such time as they are required for road development, as to preserve natural vegetation and valuable wildlife habitat.
- (7) Where appropriate, such as on proposed local roads not intended to serve farm equipment, heavy machinery, or high volumes of truck traffic, Council may consider reducing the size of required road allowances to reduce future maintenance costs.
- (8) Where high volumes of truck traffic are known or anticipated and where the Municipality has jurisdiction, that Municipality may designate certain roadways as truck routes in order to limit the deterioration of the local road system and minimize safety problems and nuisance factors within communities. Appropriate setbacks for buildings situated along roadways designated as truck routes shall be established in the Zoning By-law.
- (9) Land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic should be directed to locations in proximity to major roadways, including Provincial highways, with access to the highway system provided by means of municipal collector roads.

10.2.3 Active Transportation Infrastructure

- (1) The Town and RM shall work toward expanding and enhancing active transportation facilities throughout Development Centres to offer an alternative to automobile use and to improve residents' year-round access to commercial and community services.
- (2) Sidewalks, paths, and trails shall be designed to allow for barrier free access, ensuring users of all ages and abilities are accommodated, and to facilitate safe and efficient two-way travel.
- (3) Sidewalks, path, and trails should, whenever possible, provide convenient routes and connect neighbourhoods, commercial areas, and other key local destinations, such as parks and schools.
- (4) The District and its member municipalities may consider introducing seasonal sidewalks where appropriate, such as in public parks and commonly used natural areas, which are constructed out of materials that are permeable, aesthetically complementary to the location, and cost effective for maintenance.

- (5) New developments in Development Centres should incorporate mid-block pedestrian and cyclist crossings to improve the active transportation network.
- (6) In the absence of constructing sidewalks in new residential developments, traffic calming measures on local roads may be considered at the discretion of Council, as to ensure safe use for pedestrians, cyclists, and other modes of active transportation.

10.2.4 Recreation Trails

- (1) The Town and RM shall promote the use of the Red River North (Trans Canada) Trail and encourage its enhancement.
- (2) The Town and RM may consider the preparation of a Trails Master Plan to establish policies for future trail development.
- (3) All-season trails may be developed in public parks and open spaces for both recreation and active transportation purposes.

10.2.5 Aircraft Landing Fields and Approaches

- (1) Aircraft landing fields and aerial approaches should be protected from incompatible or potentially incompatible land uses that may adversely impact their operation or endanger public safety. Transport Canada's guide for "Land Use in the Vicinity of Aerodromes" should be referenced as needed when reviewing proposed developments on lands adjacent to aircraft landing fields and aerial approaches.
- (2) The Town and RM's Zoning By-laws shall establish aircraft landing fields as a Conditional Use and outline development standards and appropriate separation distances for any adjacent development in accordance with any applicable Transport Canada regulations.
- (3) Proposals to establish private or public airfields shall consider the location of existing dwellings or other development that might adversely be impacted by aircraft operations in accordance with any applicable Transport Canada regulations.

10.2.6 Railways

- (1) In reviewing applications for new development in proximity to active rail corridors in the District, the Town and RM shall:
 - a. Send information on the proposed development to the Province for review and comment.
 - b. Enforce guidelines established by the Federation of Canadian Municipalities and the Railway Association of Canada in regard to development setbacks and buffering, including through zoning regulations.
- (2) Development should occur in a manner that minimizes the number of new at-grade rail crossings.

11.0 Utilities & Municipal Services

This section establishes directions to provide reliable utilities and municipal services to support existing and future development.

11.1 Objectives

- (1) To strategically direct investments for new, upgraded, and/or extended public utility infrastructure, taking into consideration long-term maintenance and replacement costs.
- (2) To optimize existing municipal water, sewer, and solid waste management infrastructure.
- (3) To facilitate the economical and efficient delivery of municipal services.
- (4) To protect local and regional investments in infrastructure and utilities.
- (5) To work collaboratively with private and public utility companies, neighbouring municipalities, and Indigenous communities to ensure that high-quality services are available throughout the District.

11.2 Policies

11.2.1 Collaboration

- (1) Co-operative and inter-jurisdictional servicing initiatives will be encouraged, including possible revenue sharing agreements, to equitably share costs and benefits of future development in the District.
- (2) Cooperation will be encouraged with affected utility companies to ensure the economical and efficient provision of services, including the establishment of energy efficient facilities.
- (3) The Town and RM shall adhere to Provincial drainage guidelines and work cooperatively with the applicable Provincial authorities and adjacent jurisdictions to address regional drainage issues.

11.2.2 Water and Wastewater

- (1) Where municipally operated water or wastewater services are provided within any developed area, new developments requiring those services shall connect to the municipal systems.
- (2) New developments or subdivisions proposing to connect to a municipal water or wastewater collection system shall be designed to do so in an efficient and economical manner.
- (3) Council may require technical analyses, at the applicant's expense, to determine the impact of a proposed development on the operation and capacity of existing and future infrastructure systems and distribution networks in accordance with **Section 22:**

Implementation Tools.

- (4) Water supply and wastewater management systems, where provided, shall be developed and operated in accordance with applicable Provincial regulations and municipal standards.
- (5) The Town and RM shall support and promote the extension of the Great Falls municipal water service north along the Winnipeg River, with the goal of achieving an integrated system that connects Powerview-Pine Falls, St. Georges, and Great Falls.
- (6) Any proposed development that is not intended to connect to the municipal wastewater system shall have an onsite wastewater management system which meets Provincial regulations and must be approved by the Province prior to installation.. When deemed appropriate by the Town or RM such developments should be planned and constructed to economically connect to the municipal wastewater system at a future date, including siting houses to allow for future subdivision.
- (7) All proposed onsite wastewater management systems shall:
 - a. be designed and constructed to be suitable for the lot size and soil conditions;
 - b. comply with all requirements under MR 83/2003-Onsite Wastewater Management Systems Regulation; and,
 - c. be registered with the applicable Provincial authority prior to installation.
- (8) The Town and RM's Zoning By-laws will establish minimum buffer areas around sewage treatment facilities and wastewater stabilization ponds, in accordance with Provincial regulations and/or guidelines, limiting land uses to those that will not be adversely affected by these facilities.
- (9) Where development will cause a member municipality to carry out an alteration to a municipally operated water or wastewater system, the member municipality will adhere to any existing applicable Provincial legislation, as well as ensure that all required engineering data supporting the proposal has been forwarded to the appropriate Provincial agency for review and comment.
- (10) Developments shall not be permitted in areas requiring the unnecessary expansion of existing water and/or wastewater treatment and distribution infrastructure.
- (11) Legally incorporated water co-operatives should work with the Manitoba Water Services Board to develop sustainable water supplies.

11.2.3 Drainage

- (1) Any development proposing drainage into the Provincial highway drainage system or a designated Provincial waterway shall require permission from The Provincial Highway Authority and licensing from the appropriate Provincial authority. Should there be any upgrades required to the existing highway drainage system or Provincial waterway in direct relation to the development, the developer shall be solely responsible for any and all associated costs.

- (2) Applications for development may be required to include a drainage plan. As part of the approval process, the Town or RM may impose conditions on the design and maintenance of drainage systems to prevent negative impacts on existing drainage infrastructure and/or affected areas of ecological significance.
- (3) The Town and RM shall support opportunities for local farmers to implement sustainable agricultural drainage practices and collaborate with any Watershed Districts having jurisdiction, in accordance with the Water Rights Regulation, *The Water Rights Act*, and any other Provincial regulatory requirement.
- (4) Proposed larger scale residential developments and subdivisions, when deemed appropriate, should be encouraged to incorporate naturalized stormwater retention facilities.

11.2.4 Emergency and Protective Services

- (1) The capacity of firefighting resources shall be considered when reviewing any applications for proposed higher density or intensive developments.
- (2) New development shall have convenient access and clear wayfinding to ensure the effective response of police and emergency service providers.

11.2.5 Solid Waste Management

- (1) The Town and RM will provide facilities to dispose of solid waste in a sanitary, economic, and orderly manner by planning in advance for the location and development of suitable Provincially approved landfill sites.
- (2) The Town and RM shall encourage the provision of adequate waste management facilities and should explore programs for recycling, composting, and the disposal of hazardous household items.
- (3) The layout of new residential developments in Development Centres shall allow for the efficient collection of solid waste.
- (4) The Town and RM's Zoning By-laws shall establish minimum buffer areas around operating and closed/abandoned solid waste disposal sites, in accordance with Provincial regulations and/or guidelines, limiting land uses to those that will not be adversely affected by such facilities.

11.2.6 Public and Private Utilities

- (1) Essential activities of government and private utilities shall be allowed in any land use designation subject to zoning requirements. Special considerations may be given in the Town and RM's Zoning By-Laws to review siting requirements for uses that include communications towers and maintenance compounds to ensure they will not have adverse impacts on adjacent lands. Such uses should be located and developed in a manner that minimizes any incompatibility with adjacent uses.
- (2) Existing public and private utilities should be protected from incompatible or potentially incompatible land uses which may threaten or adversely affect their operation.

- (3) To ensure community members can reliably access important information and communicate with one another, the Town and RM should work with utility companies and other levels of government to upgrade related facilities and improve service quality throughout the District.

Part Three: Land Use Policy Areas

PART THREE outlines objectives and policies applying to the land use policy areas within the District. The policies contained in this part should be read with reference to those outlined in **PART TWO**.

The following land use policy areas are described:

- Natural Resource Area
- Agricultural Area
- Cottage and Rural Residential Area
- Rural Commercial Area
- Winnipeg River Corridor Area
- Community Area
- Parks, Open Space, & Institutional Area
- Urban Residential Area
- Employment Area

12.0 Agricultural Area

The *Agricultural Area* designation reflects the importance of agriculture in the District. As such, the policies are intended to protect the agricultural capacity of the District while providing for a vibrant rural economy and limited opportunities for rural living.

12.1 Objectives

- (1) To protect the prominent role of agriculture in the District.
- (2) To preserve productive agricultural land and discourage the fragmentation of land designated for agricultural use.
- (3) To strengthen and diversify the rural economy by encouraging uses that support agri-businesses and value-added production for agricultural operations, as well as provide opportunities for tourism, recreation, and commercial enterprises that are related to or in support of the agricultural sector.
- (4) To support limited farm-related residential development provided it does not supersede or conflict with the viability of agricultural operations.
- (5) To promote the sustainable development of agriculture and livestock operations by directing these activities to appropriate areas that will minimize the potential for conflict while ensuring the health, well-being, and viability of surrounding land uses, including Development Centres, cottage developments, and ecologically significant areas.
- (6) To support the agricultural industry become more resilient to the effects of climate change.

12.2 Policies

12.2.1 General

- (1) General and specialized agriculture shall be the primary land use within *Agricultural Areas*, providing for a full range of agricultural activities.
- (2) Lands within the *Agricultural Area* should be maintained in large parcels, generally 32 ha (80 ac) in area or more, to support the ongoing viability of agricultural activities.
- (3) Notwithstanding **Section 12.2.1(2)** above, the subdivision of land into parcels smaller than 32 ha (80 ac) to create small-scale commercial or specialized agricultural operations may be permitted, as to encourage the establishment of new smaller scale or diversified farms in the District, if the proposed subdivision:
 - a. complies with this Plan and the Zoning By-law;
 - b. is not wasteful of agricultural land;
 - c. is supported by a business plan or evidence of financial arrangements outlining the viability of the proposed specialized operation;
 - d. creates a parcel that is a sufficient size to accommodate the proposed agricultural use; and,

- e. has or will have direct access to an all-weather road of sufficient standard and capacity.
- (4) One one subdivision per each 32 ha (80 ac) shall be permitted under **Section 12.2.1(3)**.
- (5) Existing agricultural activities shall be protected from development that may unduly interfere with their continued operation.
- (6) Council may require a Special Study or Concept Plan to be prepared in support of any Conditional Use or zoning amendment application for non-agricultural uses in the *Agricultural Area* in accordance with **Section 22.11**.

12.2.2 Farm-Related Residential Development

- (1) One (1) farm dwelling shall be permitted in association with an agricultural activity, while additional farm-related dwellings may be permitted if legitimately accessory to the agricultural activity. The approval of additional farm dwellings shall not be construed, in any way, as consent or approval for future subdivision.
- (2) Generally, the subdivision of lands in *Agricultural Areas* for residential development should not be permitted, except in accordance with **Sections 12.2.2(3) – 12.2.2(7)** below.
- (3) The subdivision of an existing farmstead may be permitted in the following circumstances:
 - a. Where a retiring agricultural producer wishes to retain the farm residence;
 - b. Where a site is required to construct a home for a family member or individual actively participating in the farm operation and deriving significant income from such participation;
 - c. Where it is deemed necessary for agricultural purposes to realign farm boundaries around rivers, streams, highways, drains, and/or other features, provided no new titles are created;
 - d. Where a farm has been incorporated and it is necessary to separate the existing farmstead site from the agricultural corporation; and,
 - e. Where a farmstead site, in existence for a minimum of ten years, has been rendered surplus due to farm consolidation or amalgamation and the continued existence of the surplus farmstead will not have a negative impact on the operations occurring on adjacent agricultural lands. The farmstead shall contain a livable farm residence and be located within a well-defined and mature shelterbelt.
- (4) For subdivisions proposed under **Section 12.2.2(3)**, the following conditions shall apply:
 - a. The proposed lot is not subject to flooding or erosion;
 - b. The proposed lot should not include cultivated lands;
 - c. The proposed lot can be serviced to a rural standard;
 - d. The proposed lot can be accessed by an existing all-weather road;
 - e. The proposed lot is confined to an existing shelterbelt whenever possible;

- f. The proposed lot does not result in more than one (1) subdivision per generally 80 ac, with a maximum of two (2) per quarter section; and,
 - g. The proposed lot complies with the standards of the applicable Zoning By-law.
- (5) The subdivision of land for a non-farm rural dwelling may be permitted where a parcel of land is isolated by way of a road, creek, drain, or other natural land feature, and where the size and/or shape of the parcel makes it difficult to carry out farming activities efficiently and economically.
- (6) For subdivisions proposed under **Section 12.2.2(5)**, the following conditions shall apply:
 - a. The proposed lot shall comply with the applicable mutual separation distance for livestock operations, and should not limit the options for establishing a livestock operation in the future by way of creating a new or increased mutual separation distance, unless a variation to the applicable separation distance is approved by Council;
 - b. The proposed lot is generally not less than 0.8 ha (2 ac) and not more than 4 ha (10 ac), with consideration for existing buffers, shelterbelts, fence lines, or other similar types of physical restrictions, as well as requirements related to onsite wastewater management systems;
 - c. The proposed lot will not restrict agricultural cropping practices on adjacent lands;
 - d. The proposed lot will not require services beyond the rural standard for the area;
 - e. The proposed lot shall not create undue competition with Development Centres by impeding the orderly growth of communities with available serviced lands;
 - f. The proposed lot generally does not result in more than one (1) subdivision per 32 ha (80 ac), with a maximum of two (2) per quarter section;
 - g. The proposed lot shall not be further subdivided in the future; and,
 - h. The proposed lot shall comply with the policies of this Development Plan pertaining to road access, flooding, and erosion, as well as with the standards of the applicable Zoning By-law.
- (7) All rural residential development shall be located and designed to minimize land use conflicts and any capital and maintenance costs related to servicing and infrastructure.

12.2.3 Rural Economic Development

- (1) Low intensity commercial, recreation, and industrial uses (e.g., hiking, bike, or ski trails) that are related to agriculture, natural resource development, or tourism, or that are better suited to a rural environment because they may create hazards or nuisances, may be permitted in the *Agricultural Area* provided that:
 - a. The land is suitable for the proposed development;
 - b. It is demonstrated that due to the nature or activity of the use it is essential that it be located in an agricultural area;
 - c. The applicant can demonstrate the viability and marketability of the proposed development; and

- d. A Concept Plan has been prepared and approved and any supporting Special Studies required by Council have been provided in accordance with **Section 22: Implementation Tools**.

- (2) Development described in **Section 12.2.3(1)** shall be located where adequate road access, infrastructure, and services are either already in place or can be economically upgraded or extended to service the development.
- (3) Commercial, recreation, and industrial development should be directed away from prime or viable lower-class agricultural lands and existing livestock operations, wherever possible.
- (4) Farm diversification operations should be encouraged as value-added accessory uses in *Agricultural Areas*, in addition to home-based businesses and home-based industries, provided they comply with the Zoning By-law. Such uses are not a provision for future subdivision.

12.2.4 Livestock Operations

- (1) A livestock operation is considered any permanent or semi-permanent facility or nongrazing area where at least 10 animal units of livestock are kept and/or raised, either indoors or outdoors or any combination thereof, including all associated manure collection facilities.
- (2) Facilities with fewer than 10 animal units are not considered livestock operations and therefore are not subject to **12.2.4(9) – (10)** below.
- (3) Livestock operations with a maximum of 299 animal units shall be a permitted use under the Zoning By-laws within *Agricultural Areas* exclusively.
- (4) Livestock operations with 300 or more animal units shall be a Conditional Use within the *Agricultural Area* exclusively, and shall be referred to a Provincial Technical Review Committee as part of the development review process.
- (5) The District shall encourage proponents of new or expanding large livestock operations, meaning those with 300 or more animal units, to conduct meaningful and transparent consultation with affected landowners and stakeholders.
- (6) Any new or expanding livestock operation shall comply with the applicable municipal Zoning By-law, as well as all applicable Provincial regulations and approval requirements.
- (7) Owners and operators of livestock operations shall develop facilities and conduct operations in a manner that mitigates the potential for polluting soils, surface water, and groundwater, as well as minimizes the potential for land use conflicts.
- (8) Sensitive and Ecologically Significant Areas
 - a. New livestock operations shall not be allowed in riparian areas, groundwater sensitivity areas, or Wildlife Management Areas.
 - b. New livestock operations shall not be allowed on lands where the soil suitability is rated as Class 6, 7, or on unimproved organic soil, as determined by a detailed soil

survey. If detailed soil survey information is not available for the area, the applicant may be required to provide a detailed soil survey that is consistent with Provincial standards.

- c. New and expanding development, as defined in *The Planning Act*, for livestock operations shall maintain a minimum setback of 100 m (330 ft) from the normal high-water mark of all major water bodies such as lakes and rivers, as well as from all surface watercourses such as wetlands, roadside ditches, and drains.
- d. Notwithstanding Section **12.2.4(8.c)**, no new development for livestock operations shall be permitted within 304.8 m (1,000 ft) of the ordinary high-water mark of the Winnipeg River, Lee River, Bird River, Lake Winnipeg, Lac du Bonnet, and Catfish Creek.
- e. On sites where the Province has identified a potential risk of pollution to soils, surface water, and/or groundwater, new or expanding livestock operations may be required to incorporate measures that will reduce the risk to acceptable levels.

(9) Mutual Separation Distances

Minimum separation distances will be maintained between new and expanding livestock operations and all designated areas, non-farm residential subdivisions, and residential dwellings not associated with the livestock operation. These separation distances shall be established in the Town and RM's Zoning By-laws in accordance with the following policies. Where the following policies differ from Provincial standards for mutual separation distances, the more restrictive standard shall apply:

- a. The minimum mutual separation distance between any new livestock operation and any individual residence shall be established in the Zoning By-laws and shall be 10% higher than the provincial standard established *The Provincial Planning Regulation*.
- b. The minimum mutual separation distance between any new livestock operation and any designated area, as defined in *The Planning Act*, and shall be 10% higher than the provincial standard established *The Provincial Planning Regulation*.
- c. The expansion of existing livestock operations which do not comply with **Sections 12.2.4 (9.a-b)** above shall require Variance Order approval.

13.0 Natural Resource Area

The *Natural Resource Area* designation is applied to rural lands which are generally undeveloped and exhibit a high capability for natural resource activities, provide wildlife habitat, and support recreational uses. The intent of this designation is to protect and enhance these areas for ecological, economic, and recreational benefits, as well as to provide a transitional designation for Crown Lands which are leased, sold, or transferred into private ownership.

13.1 Objectives

- (1) To maintain lands in their isolated, undeveloped, or natural state until proven needed and suitable for future development.
- (2) To protect the natural beauty and environmental integrity of rural areas while recognizing the prominent role outdoor amenities play in supporting active and healthy lifestyles.
- (3) To enable sustainable resource extraction.
- (4) To protect Belair and Brightstone Sand Hills Provincial Forests from incompatible adjacent uses and provide a suitable designation for Crown Lands which are sold or transferred.

13.2 Policies

13.2.1 General

- (1) The primary land uses in *Natural Resources Area* shall be resource-related, such as forestry, quarrying, mining, hunting, trapping, outdoor recreation, eco-tourism, and agricultural uses in accordance with **Section 13.2.2.**, as well as limited residential uses, subject to the regulations in the Town and RM's Zoning By-laws. Cottage-style development shall not be permitted in *Natural Resource Areas*.
- (2) The retention of vegetation in *Natural Resource Areas* is encouraged to maintain the character of the District's rural areas and protect wildlife habitat.
- (3) Where resource-related activities are proposed in proximity to *Rural Residential*, *Community* or *Urban Residential Areas*, the RM or Town may require a concept plan in accordance with **Section 22.11** demonstrating the location and size of proposed buffers.
- (4) Lands within *Natural Resource Areas* should be maintained in large parcels, generally 32 ha (80 ac) in area or more, to avoid the fragmentation of natural areas.
- (5) Notwithstanding **Section 13.2.1(4)** above, smaller single lot subdivisions for residential purposes may be permitted where it can be demonstrated, to the satisfaction of Council, that the proposed use will not have a detrimental effect on adjacent land uses and does not conflict with the intent of the *Natural Resource Area* designation.

- (6) The District shall encourage the development of low impact outdoor recreation and eco-tourism uses in *Natural Resource Areas* to diversify rural economies and attract visitors to the WRPD.
- (7) Generally, new development in *Natural Resource Areas* should only be located where adequate road access, infrastructure, and services are already in place.
- (8) Riparian lands acquired in accordance with **Section 6.2.2(3)** outside of Development Centres shall be designated as *Natural Resource Area*.
- (9) The redesignation of lands from *Natural Resource Area* to *Cottage and Rural Residential Area* is strongly discouraged.

13.2.2 Agricultural Development and Livestock Operations

- (1) Agricultural development within *Natural Resource Areas* shall be restricted to grazing and limited crop production, as well as specialized agricultural operations suited to forest environments.
- (2) The establishment of new livestock operations, or the expansion of existing livestock operations, shall not be permitted in *Natural Resources Areas*.

13.2.3 Crown Lands

- (1) In accordance with **Section 6.2.3.**, the Belair and Brightstone Sand Hills Provincial Forests are outside the jurisdiction of this Development Plan and its policies. However, where Crown Land is leased, sold, or transferred into private ownership, it shall at first be designated as *Natural Resources Area*, and shall be subject to the associated land use policies until such time as it is redesignated.
- (2) The District will coordinate with the appropriate Provincial departments to ensure that the permitting or leasing of Crown Land is in accordance with the objectives and policies of this Development Plan.

14.0 Urban Residential Area

The *Urban Residential Area* designation is applied to existing and emerging neighbourhoods within or adjacent to the Town of Powerview-Pine Falls. The intent of this designation is primarily to accommodate various forms of residential development, including detached, semi-detached, and multi-unit dwellings, as well as other complementary uses that help residents meet their daily needs, such as institutional and community facilities, public parks, and limited neighbourhood commercial uses.

14.1 Objectives

- (1) To maintain the stability, quality, and character of existing residential neighbourhoods.
- (2) To prioritize development on lands that are within or contiguous to built-up areas.
- (3) To encourage a variety of housing types in terms of size, affordability, and tenure to accommodate the District's evolving needs.
- (4) To create complete neighbourhoods with access to a variety of community amenities and services.

14.2 Policies

14.2.1 General

- (1) Within *Urban Residential Areas*, where undeveloped lands that require new or extended public roads are being considered for development, an overall concept plan shall be prepared in accordance with **Section 22: Implementation Tools** to ensure the development is well-planned, including such factors as internal and external connectivity and location of parklands.
- (2) Infill and revitalization of existing built-up areas is encouraged to accommodate new development in *Urban Residential Areas*. Where suitable vacant land is not available within built-up areas, new development is encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.
- (3) Residents or property owners shall be strongly encouraged to revitalize or remove an existing building when, in the opinion of the applicable municipal Council, the condition of the building has deteriorated to a point of being a visual nuisance or potential safety hazard. This may be enforced through the Town's *Property Standards By-law*.
- (4) Livestock operations shall not be permitted in *Urban Residential Areas*.

14.2.2 Residential Development

- (1) Development of a variety of housing types is encouraged in *Urban Residential Areas*, including single-unit, secondary suites, semi-detached, and multi-unit dwellings, as well as dwellings designed to be universally accessible, in response to evolving demands.
- (2) The location, size, and siting of all residential development types shall be regulated by the Zoning By-law to provide for general compatibility with existing neighbourhoods.

- (3) Residential development shall be located to avoid potential conflicts with incompatible facilities and infrastructure, such as lagoons, highways, and active rail lines, as well as uses that generate noise, dust, odors, heavy traffic, and other similar types of nuisances, such as industrial and large-scale commercial developments.
- (4) Prior to the installation of municipal piped services, single residential lots may be developed in *Urban Residential Areas* on the condition that such development be connected to municipal piped services once installed.
- (5) The location of residential development should allow for convenient access to public and institutional uses, such as recreation facilities, libraries, parks, and schools, as well as commercial uses that help satisfy daily needs, such as general service shops.
- (6) Recognizing the existing supply of undeveloped residentially designated lands within the Town of Powerview-Pine Falls, designation of additional lands to Urban Residential should generally be discouraged until such time that the proponent can demonstrate a sufficient need in relation to the existing supply and market demand.

14.2.3 Non-Residential Development

- (1) Non-residential developments within *Urban Residential Areas* should be limited to types of uses that provide a public or semi-public service, such as governmental, educational, childcare, recreational, or religious facilities, as well as limited commercial uses that are complementary to the scale and character of the neighbourhood, provided the location is suitable for the intended use.
- (2) Home-based businesses may be permitted in Urban Residential Areas, provided that they comply with the regulations and operational standards of the Zoning By-law and any other applicable by-law.
- (3) Parks and playgrounds shall be considered as an integral part of new residential developments and shall be identified on conceptual plans of subdivision and dedicated to the community as public reserve through the subdivision process. These parks and playgrounds should be conveniently located to maximize access. Such facilities should be provided in existing residential areas where, in the opinion of Council, there is an apparent need due to population growth or changing demographics.
- (4) Proposed non-residential developments shall be evaluated with respect to their potential impacts on surrounding residential areas, having regard for factors such as vehicle traffic and parking, as well as noise.
- (5) Institutional facilities are encouraged to locate with easy access to collector streets and in proximity to community amenities and other established institutional uses.

15.0 Cottage and Rural Residential Area

The District contains numerous cottage communities, both along the shores of Lake Winnipeg and the Winnipeg River, which support a unique way of life. While initially developed as seasonal areas, recent trends show that increasing numbers of municipal residents are choosing to make cottage dwellings their primary residence. As the amount of developable beach-front property has decreased, the District has also seen increasing amounts of inland cottage-style development, which more closely resembles typical rural residential development found in the rest of Manitoba. The intent of this policy area is to sustainably manage new cottage and rural growth, while also protecting the unique character of existing cottage settlements.

15.1 Objectives

- (1) To provide opportunities for safe and environmentally responsible to reside in rural areas that improve quality of life in the Winnipeg River Planning District.
- (2) To protect the integrity of outdoor natural and recreational resources by preventing incompatible developments or uses that may exceed the capacity of the resource to support them, or otherwise possess risk to the natural environment.
- (3) To maintain adequate public access to local beaches, shorelines, and major lakes and rivers.
- (4) To mitigate the impact of cottage and rural residential development on shorelands and significant natural areas, such as Wildlife Management Areas, Ecological Reserves, and Provincial Forests.
- (5) To minimize potential conflicts between agricultural and non-agricultural related uses.
- (6) To ensure residences can be serviced in a manner consistent with Provincial standards.

15.2 Policies

15.2.1 General

- (1) Cottage development shall be directed away from incompatible uses, such as prime agricultural lands and viable lower-class lands, existing livestock operations, aggregate extraction areas, and sensitive or ecologically significant environmental areas.
- (2) The expansion of existing or establishment of new *Cottage and Rural Residential Areas* should generally be discouraged, and whenever possible, new residential developments should be directed to existing Development Centres, as to ensure the efficient use of existing infrastructure and prevent potential land use conflicts with surrounding agricultural operations.
- (3) Economically sustainable and environmentally sound development is encouraged on existing lots within Cottage and Rural Residential Areas, particularly on lands with high recreational capability, in accordance with **Section 6: Natural Areas, Environmental Conservation & Outdoor Recreation**.

- (4) The Town and RM may require a market study to demonstrate sufficient demand for a proposed development.
- (5) Wherever feasible, new development shall preserve natural tree coverage (particularly when adjacent to waterbodies or rivers), as well as connect to a system of open spaces and/or natural pathways to allow for ease of access to adjacent recreational resources where applicable.
- (6) Subdivision design in *Cottage and Rural Residential Areas* should facilitate future connection of roads, pedestrian corridors, and trails. The internal road system should be integrated into the existing municipal road system so that there shall be at least two (2) points of access.
- (7) All proposed developments shall provide adequate drainage systems (internal and external), potable water supplies, and wastewater management systems, subject to applicable Provincial regulations and standards.
- (8) Development in *Cottage and Rural Residential Areas* shall not impede the logical expansion of Development Centres.
- (9) The Town and RM's Zoning By-laws shall establish separate zones for cottage and rural residential development. Minimum lot sizes shall be established in the Zoning By-laws capable of accommodating private onsite wastewater management systems, in accordance with **Section 11: Utilities and Municipal Services** and applicable Provincial regulations. Generally, a maximum density of 3 units per acre shall be maintained in cottage areas, while a maximum density of 1 unit per acre shall be maintained in rural residential areas.
- (10) Where a residential development is proposed on lands known or suspected to be potentially hazardous, whether due to flooding, erosion, slope instability, or other such risks, it shall comply with all applicable policies under **Sections 5: Hazardous Uses and Areas**.
- (11) Proposed residential developments, including both cottage and rural residential dwellings, shall be directed towards existing built-up areas (i.e., cluster concept) where suitable vacant land is available and surrounding land uses are compatible.
- (12) All permanent and temporary shorefront buildings shall be set back a sufficient distance from the normal high-water mark of the adjacent waterbody, as determined by the applicable authority in accordance with PLUPs and defined in the Town and RM's Zoning By-laws.
- (13) Limited commercial, recreational, and institutional development, such as campgrounds, golf courses, resorts, hunting / fishing lodges, marinas, and similar types of uses as set out in the Town and RM's Zoning By-laws may be permitted in *Cottage and Rural Residential Areas*.
- (14) Livestock operations shall not be permitted within *Cottage and Rural Residential Areas*.

15.2.2 Cottage Development

- (1) The District shall work toward protecting the environmental health of its lakes and rivers, such as by improving water quality to enhance recreational potential and protect the health of the watershed, coordinating efforts with neighbouring municipalities and other levels of government, in accordance with **Section 7: Water Resources**.
- (2) Recognizing the limited recreational carrying capacity of the Bird River, new development within 1 kilometre of the Bird River shall be a minimum of 8 ha (20 ac) in area.
- (1) All proposed cottage development shall require the submission of materials, as deemed necessary by Council, to determine the suitability of the site and the capability of any adjacent waterbody to support it, which may include but shall not be limited to the following:
 - a. waterbody size and depth;
 - b. road access;
 - c. seasonal water fluctuation flood hazard potential;
 - d. location of the proposed development or waterbody in the watershed;
 - e. shoreline accessibility, configuration, and bank stability;
 - f. the presence of wildlife, fish, and waterfowl habitat;
 - g. existing adjacent or nearby land uses;
 - h. quality of backshore for recreation;
 - i. topography and surface drainage;
 - j. archaeological features;
 - k. waterbody/natural resource development carrying capacity;
 - l. capacity of sewage lagoon to accommodate additional loading;
 - m. existing government studies of the waterbody; and
 - n. new studies or data on the subject waterbody.
- (2) The use of septic fields associated with cottage development is strongly discouraged, and is prohibited on properties under two acres (0.01 2.72 km²) in size.
- (3) Proposed developments adjacent to waterbodies should provide a public reserve along the shore that extends the entire length of the development, in accordance with **Sections 6.2.2(3) and 7.2.4**.
- (4) Member municipality Councils may, at their discretion, apply to the appropriate Provincial or Federal authority to regulate motor boating activity on a waterbody where it has become evident that motorboat use shall be limited due to safety concerns or possible irreparable damage to water quality.
- (5) Proposed developments adjacent to lakes shall provide public access to the shoreline, which shall be visible, clearly marked, and easily accessed from a public right-of-way.

16.0 Employment Area

The *Employment Area* designation supports a wide range of commercial and industrial uses in that are compatible with surrounding land uses in Powerview-Pine Falls, while also supporting economic development. The intent of this policy area is to establish central locations within the Town that accommodate a variety of small-scale commercial uses, along with appropriate locations for mid-to-large scale commercial and industrial uses to avoid land use conflicts.

16.1 Objectives

- (1) To promote the growth of commercial and industrial uses within Powerview-Pine Falls and increase employment opportunities.
- (2) To ensure commercial and industrial uses are compatible with surrounding land uses.
- (3) To mitigate the potential health and environmental risks of industrial and intensive commercial developments.
- (4) To encourage commercial and industrial uses within Powerview-Pine Falls to be designed, built, and maintained in an aesthetically pleasing manner.
- (5) To create vibrant main streets that support a range of commercial uses, institutional facilities, and community services that serve the needs of residents and visitors.

16.2 Policies

16.2.1 General

- (1) The primary land uses in *Employment Areas* shall vary by location, with more intensive commercial and industrial uses with greater potential for land use conflicts being directed towards peripheral areas of the Town. The Town's Zoning By-law should further indicate these distinctions through the establishment of multiple commercial/industrial zones.
- (2) Livestock operations shall not be permitted in *Employment Areas*.
- (3) Development that may pose risks to the well-being of residents, whether due to noise, odour, traffic, or other detrimental factors, shall be considered a Conditional Use in the Zoning By-law.
- (4) Unsightly commercial or industrial developments shall be adequately buffered from adjacent residential uses, institutional facilities, and public areas.
- (5) New *Employment Areas* should only be developed if there are no existing serviced lands available that can accommodate projected demand. The servicing of new *Employment Areas* should be done so as to minimize the costs of extending municipal infrastructure, while also ensuring the proposed development is compatible with existing adjacent land uses.
- (6) In accordance with **Section 10.2.1**, proposed commercial and industrial developments adjacent to Provincial highways shall be complementary to the existing and planned

highway system and, as required, will be circulated to The Provincial Highway Authority for review.

- (7) An overall concept plan, in accordance with **Section 22: Implementation Tools**, may be required for proposed developments in *Employment Areas* to address such matters as servicing, landscaping, buffering, site drainage, vehicular access, and other relevant planning considerations.

16.2.2 Main Street Development

- (1) Centrally-located *Employment Areas* along Pine Street shall allow for a range of commercial, professional, hospitality, and retail services, in addition to community services, institutional facilities, public amenities, higher-density residential developments, and commercial-residential-mixed-use developments.
- (2) The Town shall engage Manitoba Transportation and Infrastructure to determine where it has jurisdiction to pursue enhancement of Pine Street (PTH No. 11).
- (3) Maintenance and enhancement of pedestrian pathways and sidewalks that provide connectivity along main streets and to surrounding residential neighbourhoods, park spaces, and public amenities shall be prioritized by Council to promote active mobility options.
- (4) The Town shall consider creating a concept plan for Pine Street that addresses:
 - a. Active transportation connectivity and safety.
 - b. Delineation of parking, driving, and pedestrian areas.
 - c. Landscaping, street trees, lighting, street furniture, and public art.
 - d. The potential for infill development on vacant or under-utilized lands.
 - e. Market gaps and economic development opportunities
- (5) An update and/or consolidation of the Town's Zoning By-law, shall consider the following directions for Pine Street:
 - a. Directing small-scale businesses that serve local residents to locate along the corridor.
 - b. Requiring minimal setbacks from the front property line.
 - c. Enabling a mix of local commercial, institutional, and multiple-unit residential uses.
 - d. Enabling infill development along Pine Street that is complementary to the scale and form of existing development.
 - e. Requiring minimal on-site parking, especially in front of buildings, in favour of street parking.
- (6) Landscaped boulevards and medians, treed sidewalks, and pocket parks should be incorporated along Pine Street where pedestrian traffic is most concentrated.

16.2.3 Commercial Development

- (1) Moderate to larger scale commercial uses, such as warehouse sales and service stations, business park uses, uses which generate significant heavy motor vehicle traffic,

and other ancillary uses that complement commercial and employment activities shall be directed away from the Town's central commercial areas.

- (2) The development of commercial clusters is encouraged to allow for the efficient provision of servicing, shared parking facilities, and limited access points from roadways.
- (3) Commercial developments with extensive site requirements, such as large surface parking lots or outdoor storage areas, is encouraged to incorporate adequate screening from any surrounding public right-of-way(s), such as natural vegetation. These types of development are encouraged to locate in the Town's peripheral areas or in *Rural Commercial Areas*.

16.2.4 Industrial Development

- (1) Industrial uses within *Employment Area* should generally be compatible with other urban uses, such as residential and institutional uses, and should not pose a significant risk to public health, safety, or well-being due to the nature and intensity of the operation. Where a proposed industrial use is incompatible with other urban uses or poses a risk due to its nature or intensity, this use should be directed to suitable locations adequately distanced and/or buffered from residential areas. If a site is not available within an *Employment Area*, a suitable location in a *Rural Commercial Area* should be considered.
- (2) Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffering or other mitigative screening measures should be taken to screen these industrial uses from view.
- (3) Industries within Powerview-Pine Falls presently located outside of *Employment Areas* should be encouraged to relocate to the appropriate area, with a particular focus on those industries that have a negative impact on adjoining properties or planned future development. Should relocation of existing industries be impractical, steps should be taken to minimise the negative impact on adjoining properties, in accordance with **Section 15.2.3(2)** above.
- (4) The rehabilitation and redevelopment of existing industrial sites shall be promoted prior to the development of new industrial areas.
- (5) All industrial uses shall make provision for water supply, sewage disposal, surface drainage and landscaping in compliance with all applicable regulations and by-laws.
- (6) If deemed necessary by the Town or a Provincial agency, an engineering report addressing environmental concerns, such as groundwater protection or land drainage, shall be required prior to the approval of any proposed industrial development.
- (7) In order to preserve the quality of the environment and natural character of the District, new or expanded industrial uses shall ensure:

- a. Water consumption in peak use periods will not unduly strain the water supply.
- b. Emissions, in terms of dust, odour, gases, noise, vibration or light, will not significantly diminish the quality of the environment.
- c. Any proposed alteration of the topography will not aggravate or cause flooding or drainage problems on other lands.
- d. The development is consistent with applicable policies outlined in **Section 6: Natural Areas, Environmental Conservation & Outdoor Recreation**.

16.2.5 Mill Site Redevelopment

- (1) The Board shall support the redevelopment of the former Pine Falls Paper Mill site to create opportunities for local and regional economic development.
- (2) Given the size of the former mill site the Board may apply multiple land use designations across the site, as part of an overall redevelopment and/or subdivision plan, to facilitate diverse opportunities for community and economic growth.
- (3) Proposed redevelopment of the site should include appropriate studies, including but not limited to Environmental Site Assessments, remediation plans, and concept plans.
- (4) Council shall support a variety of possible land uses within the former mill site, including commercial, industrial, and tourism-related development.

17.0 Rural Commercial Area

The *Rural Commercial Area* designation supports the development of commercial and industrial uses that are more suited to the District's rural areas, whether because of site requirements, nature, or intensity, while also supporting economic development outside of the District's Development Centres. The intent of this policy area is to establish appropriate locations for more intensive commercial and industrial uses and strategically situated rural employment clusters.

17.1 Objectives

- (1) To promote the growth of appropriate commercial and industrial uses in rural areas, increasing employment opportunities.
- (2) To ensure rural commercial and industrial uses are compatible with surrounding land uses.
- (3) To mitigate the potential health and environmental risks of industrial and intensive commercial developments.
- (4) To direct larger scale commercial and industrial uses to locations with convenient highway access.
- (5) To provide goods and services to the travelling public and support the growth of the District's tourism sector.

17.2 Policies

17.2.1 General

- (1) The primary land uses in range from more intensive commercial and industrial uses with greater potential for land use conflicts, along with uses that cater to the travelling public or are tourism-oriented.
- (2) Livestock operations shall not be permitted in *Rural Commercial Areas*.
- (3) Development that may pose risks to the well-being of residents, whether due to noise, odour, traffic, or other detrimental factors, shall be considered a Conditional Use in the Zoning By-law.
- (4) Unsightly commercial or industrial developments shall be adequately buffered from adjacent residential uses.
- (5) New *Rural Commercial Areas* should only be developed if there are no existing serviced lands available that can accommodate projected demand. The servicing of new *Rural Commercial Areas* should be done so as to minimize the costs of extending municipal infrastructure, while also ensuring the proposed development is compatible with existing adjacent land uses.
- (6) In accordance with **Section 10.2.1**, proposed commercial and industrial developments adjacent to Provincial highways shall be complementary to the existing and planned

highway system and, as required, will be circulated to The Provincial Highway Authority for review.

- (7) An overall concept plan, in accordance with **Section 22: Implementation Tools**, may be required for proposed developments in *Rural Commercial Areas* to address such matters as servicing, landscaping, buffering, site drainage, vehicular access, and other relevant planning considerations.

17.2.2 Commercial Development

- (1) Should small-scale commercial uses and public-oriented services be located in *Rural Commercial Areas*, they should be established nearby *Cottage and Rural Residential Areas*.
- (2) The development of commercial clusters is encouraged to allow for the efficient provision of servicing, shared parking facilities, and limited access points from roadways.
- (3) Commercial developments with extensive site requirements, such as large surface parking lots or outdoor storage areas, are encouraged to locate within *Rural Commercial Areas*, but should incorporate adequate screening from any surrounding public right-of-way(s) and residential development, such as natural vegetation.
- (4) Commercial developments which cater to the travelling public should be directed to locate near major intersections.

17.2.3 Industrial Development

- (1) Industrial uses which are incompatible or potentially incompatible with urban uses, such as residential and institutional uses, and/or which pose a nuisance, hazard, or significant risk to public health, safety, or well-being due to the nature and intensity of the operation, should be directed to suitable locations towards *Rural Commercial Areas*. If a site is not available within a *Rural Commercial Area*, a suitable location in the *Agricultural Area* may be considered in accordance with **Section 12.2.3**.
- (2) Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffering or other mitigative screening measures should be taken to screen these industrial uses from view.
- (3) Rural industries presently located outside of *Rural Commercial Areas* should be encouraged to relocate to the appropriate area, with a particular focus on those industries that have a negative impact on adjoining properties or planned future development. Should relocation of existing industries be impractical, steps should be taken to minimise the negative impact on adjoining properties, in accordance with **Section 17.2.3(2)** above.
- (4) The rehabilitation and redevelopment of existing industrial sites is encouraged prior to the development of new industrial areas.

- (5) All industrial uses shall make provision for water supply, sewage disposal, surface drainage and landscaping in compliance with all applicable regulations and by-laws.
- (6) If deemed necessary by the RM's Council or a Provincial agency, an engineering report addressing environmental concerns, such as groundwater protection or land drainage, shall be required prior to the approval of any proposed industrial development.
- (7) In order to preserve the quality of the environment and natural character of the District, new or expanded industrial uses shall ensure:
 - a. Water consumption in peak use periods will not unduly strain the water supply.
 - b. Emissions, in terms of dust, odour, gases, noise, vibration or light, will not significantly diminish the quality of the environment.
 - c. Any proposed alteration of the topography will not aggravate or cause flooding or drainage problems on other lands.
 - d. The development is consistent with applicable policies outlined in **Section 6: Natural Areas, Environmental Conservation & Outdoor Recreation**.

18.0 Winnipeg River Corridor Area

The *Winnipeg River Corridor Area* designation is applied primarily to the lands along the west bank of the Winnipeg River (referred to colloquially as the Winnipeg River Corridor), excluding the Development Centres of Great Falls and St. Georges. The intent of this policy area is to support the mix of land uses which have developed over time in this area, including low-density residential, commercial, and light industrial development. These uses shall serve both local residents and the travelling public.

18.1 Objectives

- (1) To support a range of land uses that cater to both local residents and the travelling public.
- (2) To ensure development is compatible with Manitoba Hydro's operations along the Winnipeg River.

18.2 Policies

18.2.1 General

- (1) The primary land uses in the *Winnipeg River Corridor Area* shall be varied, including low-density residential, commercial, light industrial, agricultural, and recreational development. However, uses that generate higher volumes of traffic, as well as higher-density housing developments and institutional uses, shall be directed towards *Community Areas* such as St. Georges or Great Falls.
- (2) Livestock operations shall not be permitted within the *Winnipeg River Corridor Area*.
- (3) Development shall be located to avoid potential conflicts with incompatible land uses, facilities, and infrastructure. Within the *Winnipeg River Corridor Area*, Council may require the use of screens or buffers to minimize land use conflicts. Further, the Council may require a concept plan in accordance with **Section 22.11** demonstrating the location and size of proposed buffers.
- (4) Development adjacent to PTH No. 11 shall comply with all applicable Provincial standards and regulations, as well as all applicable provisions in **Section 10.2.1: Provincial Highways and Roads**.
- (5) Proposed developments adjacent to the Winnipeg River should provide a public reserve along the shore that extends the entire length of the development, in accordance with **Sections 6.2.2(3)** and **7.2.4**.
- (6) Minimum lot sizes established in the RM's Zoning By-law for rural development in the *Winnipeg River Corridor Area* shall be large enough to accommodate secondary onsite wastewater management systems.

- (7) Minimum lot sizes may be reduced in the *Winnipeg River Corridor Area* if municipal wastewater systems are extended, at the discretion of the RM's Council

19.0 Community Area

The *Community Area* designation is applied to the Development Centres of Great Falls and St. Georges, as well as the communities of Stead and Belair. The intent of this policy area is to support a full range of land uses, including residential, commercial, light industrial, and institutional development, as well as parks and open spaces. *Community Areas* should develop as local Development Centres that offer essential goods and services.

19.1 Objectives

- (1) To support a full range of land uses that cater to both local residents and the travelling public.
- (2) To prioritize the contiguous growth of Community Areas as complete communities that provide year-round services, amenities, and attractions, as well as a variety of housing options.
- (3) To ensure development is compatible with Manitoba Hydro's operations along the Winnipeg River.

19.2 Policies

19.2.1 General

- (1) The primary land uses in *Community Areas* shall be varied, including residential, commercial, light industrial, recreational, and institutional development.
- (2) Development shall be located to avoid potential conflicts with incompatible land uses, facilities, and infrastructure. Within *Community Areas*, Council may require the use of screens or buffers to minimize land use conflicts. Further, Council may require a concept plan in accordance with **Section 22.11** demonstrating the location and size of proposed buffers.
- (3) Infill development is strongly encouraged within *Community Areas*, so as to maximize the efficiency of municipal infrastructure and services, such as roads, drinking water systems, and sewage collection.
- (4) Development adjacent to PTH No. 11 shall comply with all applicable Provincial standards and regulations, as well all applicable provisions in **Section 10.2.1: Provincial Highways and Roads**.
- (5) Proposed developments adjacent to the Winnipeg River or waterbodies should provide a public reserve along the shore that extends the entire length of the development, in accordance with **Sections 6.2.2(3)** and **7.2.4**.

19.2.2 Development Centre Development

- (1) New development occurring within and adjacent to St. Georges and Great Falls shall generally be contiguous with existing development, unless the proposed use is likely to create land use conflicts.

- (2) Uses that generate higher volumes of traffic, as well as higher-density housing developments and institutional uses, shall be directed towards Development Centres.
- (3) Minimum lot sizes established in the Zoning Bylaw(s) for Development Centres in *Community Areas* shall reflect the presence of piped water and sewer systems in both St. Georges and Great Falls, and shall promote compact development.
- (4) Parks and playgrounds shall be considered as an integral part of new large-scale residential developments and shall be identified on conceptual plans of subdivision and dedicated to the community as public reserve through the subdivision process. Such facilities should also be provided in existing residential areas where, in the opinion of Council, there is an apparent need due to population growth or changing demographics.
- (5) Within *Community Areas*, tourism-related land uses shall be directed towards high-visibility routes, in order to support economic development.
- (6) As Development Centres grow, the Town and RM shall:
 - a. Encourage the clustering of commercial uses in a central location to create a community core or main street where residents can access a variety of goods and services.
 - b. Prioritize the maintenance and enhancement of pedestrian pathways and sidewalks that provide connectivity between residential neighbourhoods, park spaces, and public amenities.
 - c. Discourage the designation of new lands to *Community Areas* until such a time that the proponent can demonstrate sufficient need in relation to the existing land supply.

20.0 Parks, Open Space, and Institutional Area

Public facilities, green spaces, and recreational amenities are critical to supporting a high quality of life for residents of the District. Greenspaces and community institutions provide critical services and opportunities for leisure, while contributing to the District's unique identity. The *Parks, Open Space, and Institutional Areas* designation is applied to lands that serve these purposes. The intent is to ensure that residents can access a range of green spaces and recreational facilities, while also setting aside lands for uses such as public utilities, government offices, healthcare facilities, schools, places of worship, cultural facilities, and other community services.

20.1 Objectives

- (1) To ensure a suitable supply and distribution of community facilities and public services to meet residents' needs.
- (2) To promote healthy and active lifestyles by supporting year-round recreational activities.
- (3) To protecting green spaces, tree stands, wetlands, and areas of ecological significance within Development Centres.
- (4) To encourage the use of naturalized space as a buffer between incompatible land uses.
- (5) To bolster local tourism by maintaining and enhancing outdoor recreational and cultural amenities.

20.2 Policies

20.2.1 General

- (1) Preserved natural areas, public parks, playgrounds, and recreational facilities, including private commercial recreation developments such as campgrounds and golf courses, shall be the primary land uses in *Parks, Open Space, and Institutional Areas*, as well as non-commercial community services such as public utilities, government offices, child care facilities, healthcare facilities, schools, and places of worship. Ancillary uses that provide a public benefit or enhance the overall experience shall also be encouraged, such as concession stands, outdoor stages, washrooms, and equipment rentals.
- (2) Livestock operations shall not be permitted in *Parks, Open Space, and Institutional Areas*.
- (3) Uses that may generate excessive noise, traffic, or other detrimental factors, shall be considered a Conditional Use in the Zoning By-law.
- (4) Land shall be acquired through the subdivision process for park, recreation, and open space use according to the provisions of *The Planning Act* and designated *Parks, Open Space, and Institutional Areas*, including riparian lands acquired in accordance with **Section 6.2.2(3)** within Development Centres.
- (5) Tree planting to offer shaded areas and help reduce GHG emissions will be encouraged in parks, playgrounds, and recreational areas throughout the District's Development Centres. Such planting should utilize a variety of native tree species and provide for

visual diversity. The preservation of existing healthy mature trees shall be strongly encouraged.

- (6) *Parks, Open Space, and Institutional Areas* shall be easily accessible for residents, and where possible, evenly distributed throughout Development Centres.
- (7) *Parks, Open Space, and Institutional Areas* shall be maintained at an acceptable level to ensure that recreational spaces provide for clean and hazard free experiences.
- (8) The repurposing of under-utilized lands for parks, open space, or recreational use is encouraged.
- (9) Unsightly areas (e.g., parking lots and loading docks) shall be adequately buffered from adjacent residential uses and public areas.
- (10) The use of landscaped buffers, sports fields, and open spaces shall be considered as a means of protecting the physical environment in the District's Development Centres, including the preservation of ecologically significant lands, and of separating noncompatible types of land uses.
- (11) An overall concept plan, in accordance with **Section 22: Implementation Tools**, may be required for proposed large scale developments in *Parks, Open Space, and Institutional Areas* to address such matters as servicing, landscaping, buffering, site drainage, vehicular access, and other relevant planning considerations.

20.2.2 Institutional Developments

- (1) Limited small-scale accessory commercial (e.g., café or gift shop) and residential (e.g., parsonage or rectory) uses may be permitted in conjunction with institutional land uses, subject to the Zoning By-law.

20.2.3 Commercial Recreational Developments

- (1) In order to ensure new and expanding commercial recreational developments are appropriate for the proposed site and location, Council shall consider:
 - a. The potential for intermittent flooding, slumping, and/or erosion on the lands.
 - b. Compatibility with surrounding land uses, having regard for vehicle traffic and parking issues, as well as noise and light emissions.
 - c. The potential impact on the natural environment, having regard for wildlife habitats, groundwater sensitivity areas, and the removal of natural vegetation.
 - d. The quality of site access in relation to the surrounding mobility network.
 - e. The significance of the lands as a public amenity for passive recreational use.
 - f. The appropriateness of the proposed development in relation to the intended character and function of *Parks and Open Space Areas*.
- (2) Commercial recreational uses should be considered as Conditional Uses within the open space and recreational zone(s) of the Town and RM's Zoning By-laws.

Part Four: Implementation

PART FOUR provides an overview of processes, planning tools, and strategies to implement this Development Plan and in turn, advance the goals, objectives, and vision contained herein.

21.0 Administration

21.1 Adoption & Enforcement

In accordance with *The Planning Act*, Development Plans in Manitoba shall be approved by the Minister of Municipal and Northern Relations before officially being adopted through Board resolution. Once adopted by the District, this Development Plan will rescind and replace the Winnipeg River Planning District Development Plan By-law No. 68/10, thereby giving it the force of law.

Enforcement of the Development Plan shall be carried out through the decisions of the Board and municipal Councils, the actions of administrative staff, and the directions provided by Provincial departments and agencies. Any future development in the District shall be in keeping with the policies and objectives of this Plan. In order to ensure this is achieved, the Town and RM may, through the development application review and approval process, establish conditions or requirements for proponents in accordance with the tools set out in **Section 22: Implementation Tools** of this Plan.

21.2 Amendment & Review

All Development Plan amendments, whether initiated by the District or an affected property owner, shall be reviewed and approved in accordance with *The Planning Act*, including review and approval by the Minister before coming into effect. If new development is proposed that does not conform to the Development Plan, then an application to amend the Plan shall be prepared for initial review by the District. Applications to amend the Plan shall demonstrate the impact of the proposed change and the benefit to the District.

The Development Plan should also be reviewed periodically and as deemed necessary, revised to anticipate and respond to changing conditions within the District and its member municipalities. *The Planning Act* provides that the Board may set out a date by which a review of the Development Plan shall be completed. Based on current growth and development trends, the Board intends to carry out a review of the Plan no later than approximately 7 years after the effective date of this document being adopted.

21.3 Monitoring & Performance

This Development Plan is intended to be a long-term policy document that guides decision-making for the next 20-years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge, the Board should monitor the performance of the Plan to ensure the District stays on the desired track towards meeting its goals and objectives. This can be achieved in a number of ways. The District may choose to establish indicators for success as starting points for tracking results, such as targets for population growth, and residential infill units.

Alternatively, the District may choose to collect and periodically review data on different factors related to land use and development (such as building permit data), helping to guide decision making.

21.4 Development Officer

The Development Officer of the District is responsible for the administration and enforcement of this Development Plan. The Development Officer may also be authorized to receive, evaluate, and approve or refuse development permits.

22.0 Implementation Tools

The following section summarizes a suite of planning tools available to the Board to implement this Development Plan under the authority of *The Planning Act* and *The Municipal Act*.

22.1 Zoning By-Laws

Following adoption of this Development Plan, the Town and the RM should update their respective Zoning By-laws, which set out specific regulations for land use and development. Zoning By-laws establish different land use zoning districts (agricultural, residential, commercial, industrial, etc.), each with prescribed permitted and Conditional Uses, as well as standards to regulate the form of development. Alternatively, the Board may consider adopting a District-wide Zoning By-law, which would replace those currently in-force within both member municipalities. The Zoning By-law(s) will be the primary implementation tool of the Development Plan and therefore shall conform to the principles, objectives and policies herein.

22.2 Variances

Since Zoning By-laws are often applied to an entire municipality, it may not be able to adequately deal with unusual or unique conditions. Therefore, *The Planning Act* allows the Town of Powerview-Pine Falls or RM of Alexander to issue a Variance Order in situations where the Zoning By-law adversely affects a person's ability to use their land. A public notice and public hearing are required before the Town or RM can decide whether to reject or approve a variance order application. Similar to a Conditional Use, the Town or RM may impose conditions including requiring the applicant to enter into a Development Agreement.

The Planning Act also allows the Board to authorize the Development Officer, or a designated employee, to grant minor variances without a public notice or hearing. Minor variances may vary the height, distance, area, size, intensity of use, or number of parking spaces required by the Zoning By-law by up to 15%.

22.3 Conditional Uses

Within a Zoning By-law, each zoning district may contain Conditional Uses, which are specific uses of land or buildings that may be allowed depending on the particular circumstances of the development. Conditional Uses are typically more intensive with the potential for greater impact on neighbouring properties than uses that are permitted as of right. Therefore, a public notice and public hearing are required to gain public feedback. The Town of Powerview-Pine Falls or RM of

Alexander may also impose conditions on the proposed use, including the potential for a Development Agreement, to ensure that it is consistent with the Development Plan and that it will be acceptable at its location. *The Planning Act* has specific Conditional Use provisions for livestock operations above and below 300 animal units, as well as for unique notification requirements and appeals related to new aggregate operations.

22.4 Subdivision Control

The approving authority for subdivisions is the Province. However, a subdivision cannot be approved without the approval of the Municipal Council in which the land is situated. The review process provides an opportunity for Council to evaluate whether the proposed subdivision complies to this Plan and the Zoning By-law in effect. The Town of Powerview-Pine Falls or RM of Alexander may also attach conditions of approval in accordance with Section 135 of *The Planning Act*. If the Town or RM approves the subdivision application, then the approving authority must consider it. However, if the Town or RM rejects the application, then the approving authority must also reject the application.

22.5 Development Levies

As per Section 143(1) of *The Planning Act*, the Town of Powerview-Pine Falls and RM of Alexander may require applicants to compensate the applicable member municipality for capital costs that may be incurred by the subdivision of land.

22.6 Development Permits

New development or uses generally require a Development Permit issued by the Development Officer. Before a Development Permit is issued, proposals should be reviewed for conformity with the Development Plan. The procedures for reviewing, evaluating, and approving or refusing development permits are contained in the Town and RM's Zoning By-laws.

22.7 Development Agreements

The Planning Act allows Council to require a Development Agreement as a condition for amending a Zoning By-law, approving a Conditional Use, or making a variance order. A development agreement may deal with a number of matters including but not limited to the use of the land or building, the siting and design of buildings, the provision of open space, and the installation of services. A Development Agreement applying to a subdivision application deals with the responsibilities of the applicant and the Municipality in providing services to the land in question.

22.8 Secondary Plans

The Planning Act allows the District's member municipalities to adopt, by by-law, a Secondary Plan to provide more guidance on land use and development in any part of the District. For that part of the District, the Secondary Plan can address objectives and issues without limitation, on matters regarding:

- Any part of this Development Plan;
- Subdivision, design, road patterns, building standards, site servicing or other land use and development matters; or

- Economic Development or the enhancement or special protection of heritage resources or sensitive lands.

22.9 Adoption of Other By-laws

Land development and land use proposals for individual building projects are also subject to the provisions of other municipal by-laws, such as building by-laws, lot grading by-laws, building safety and property standards bylaws, licensing by-laws, and the Manitoba Building Code. These by-laws and regulations not only complement the Zoning By-law, but set out the terms, conditions, and procedures upon which Development Permits and Building Permits may be issued. Through these by-laws and regulations, member municipalities can establish the minimum standards of construction, maintenance, and occupancy which new and renovated buildings must meet in order to protect the safety and health of the public.

22.10 Strategic Action Plans

As outlined in *The Municipal Act*, municipalities may adopt a strategic action plan for economic development. If the District is to move closer to the future envisioned in the Development Plan, a clear plan of action is required. Therefore, both the Town of Powerview-Pine Falls and the RM of Alexander should consider developing action plans that outlines a schedule of key action items to be completed. Implementation of the Development Plan is an ongoing process, and it may be some time before significant progress is achieved. However, an action plan that is consistent with the Development Plan and integrated with the annual budget planning process can help ensure incremental progress is being achieved.

22.11 Special Studies & Concept Plans

Any special studies or technical investigations that may be required in support of a proposed subdivision or development such as grading plans, geotechnical / environmental assessments, water / wastewater management plans, infrastructure capacity assessments or traffic impact assessments, shall be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

A detailed concept plan may also be required to direct the location, nature, and timing of development in a manner that is consistent with the intent of this Development Plan. In addition to the previously mentioned special studies, the purpose of a concept plan is to provide a detailed summary of the proposed development, including but not limited to the:

- Rationale for the proposed development;
- Conformity to the Development Plan and Zoning By-law;
- Existing site conditions;
- Development design, land uses, densities, and landscaping;
- Location and size of proposed buffers, parks, and open spaces;
- Site drainage strategy;
- Servicing and utilities strategy; and,
- Access and transportation strategy.

22.12 Capital Expenditures & Public Works

Realizing the vision, goals, and objectives of this Development Plan will require investments to be made in community infrastructure and services. At the same time, the Town and RM are approaching a critical period where their existing municipal infrastructure will require upgrades in order to meet the current and future needs of residents. Pursuant to Section 167 of *The Municipal Act*, when municipalities revise their annual capital expenditure programs, the Development Plan should be consulted to ensure consistency with long-term planning goals. Finally, the Town and the RM may pursue opportunities for funding partnerships with senior levels of government, as well as cost-sharing opportunities with neighbouring jurisdictions to ensure the viability of future investments.

22.13 Land Acquisition and Disposition

Pursuant to Section 250 of *The Municipal Act*, a municipality may acquire, hold, and dispose of land for municipal purposes. As such, the Town of Powerview-Pine Falls and the RM of Alexander should consider the strategic acquisition and/or disposition of land to further the goals and objectives of the Development Plan and support desired development.

23.0 Municipal & Regional Cooperation

For a planning district where the population is spread out in vast rural areas and smaller urban centres, it is very important to work collaboratively with neighbours in the region. To assist with implementation of the Development Plan, the District and its member municipalities should explore opportunities for intermunicipal agreements and partnerships with senior levels of government. Sections 259, 260 and 261 of *The Municipal Act* provide for tax sharing agreements, service sharing agreements, and cost sharing agreements between municipalities.

23.1 Neighbouring Municipalities

The Winnipeg River Planning District shares a boundary with the Rural Municipality of Victoria Beach, the Rural Municipality of Lac du Bonnet, and the Rural Municipality of St. Clements. Where appropriate, the District and its member municipalities shall work with these neighbouring jurisdictions to resolve matters of regional interest, participate in initiatives which will benefit the region as a whole, or pool resources to provide public services more efficiently.

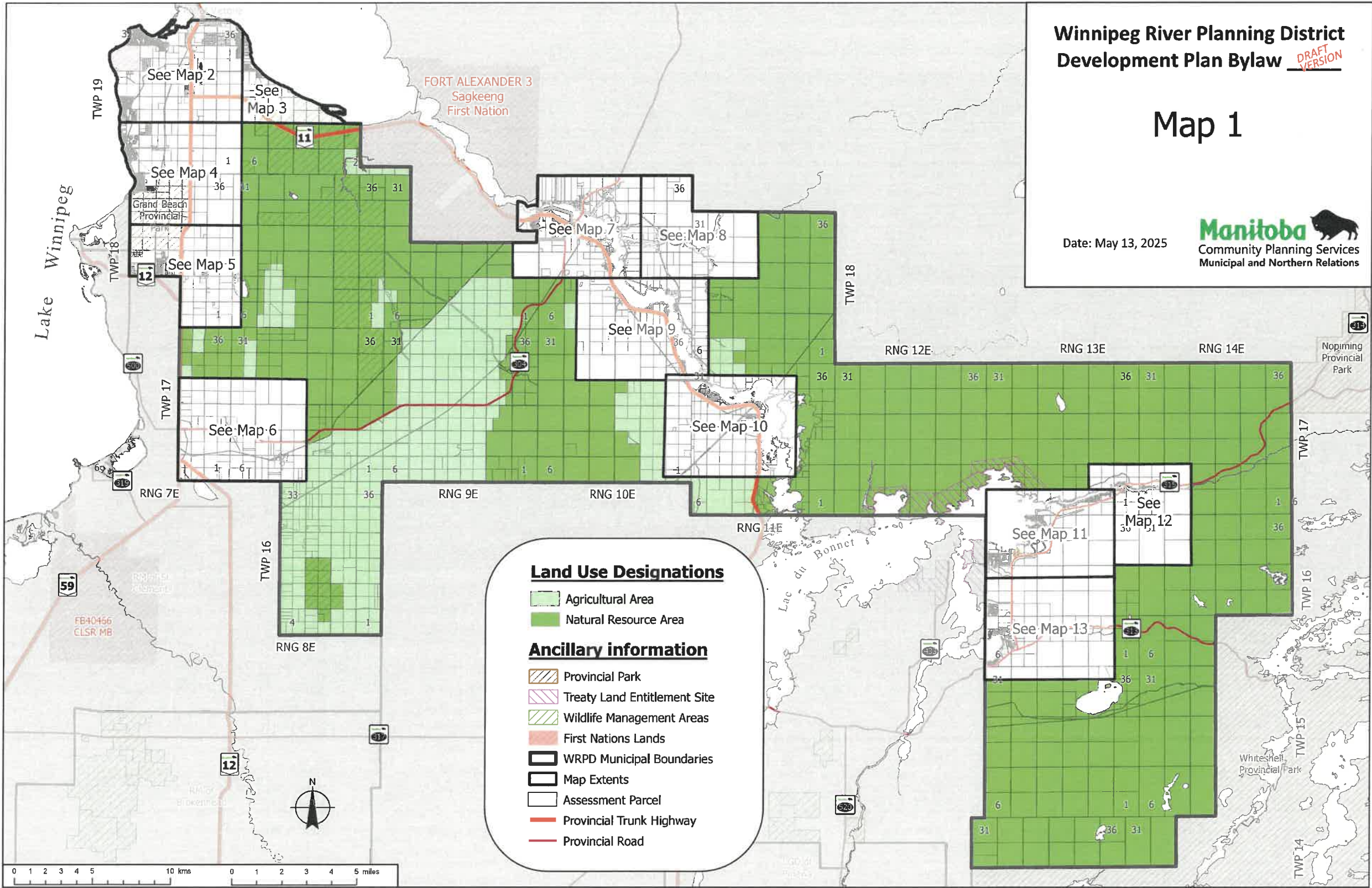
23.2 Indigenous Governments

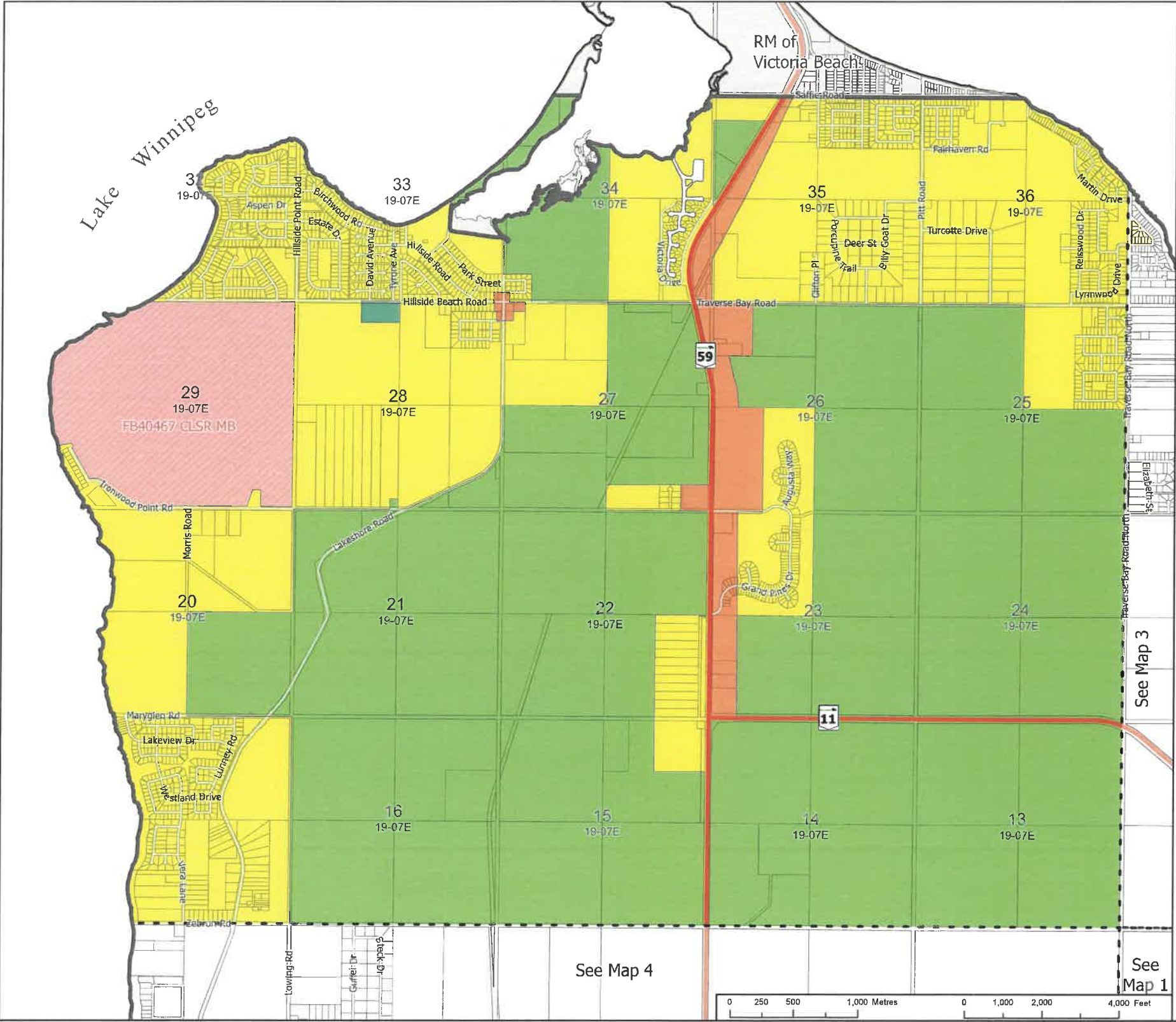
The District shall seek to collaborate with Sagkeeng First Nation, Brokenhead Objibway Nation, the Manitoba Métis Federation, and other Indigenous organizations to explore areas of shared interest. Based on open and respectful communication, the District and its member municipalities will pursue opportunities to advance the Development Plan's vision alongside the planning and development goals of Indigenous communities through mutually-beneficial partnerships. This may include joint capital projects, urban reserves, or service sharing agreements. Where development in the District may impact Indigenous land interests, the District should encourage proponents to meaningfully engage the Indigenous Rightsholders about these potential impacts, where not already required to do so by law.

24.0 Public Participation

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the Development Plan. An actively involved and engaged community will help address issues of shared importance, minimize negative impacts, maximize public benefits, and achieve intended outcomes. The District and member municipalities will continue to prioritize frequent communication with residents through websites, social media platforms, or newsletters. Application materials, planning policies, applicable by-laws, and meeting information should be conveniently accessible by the public.

Part Five: Policy Maps





Winnipeg River Planning District
Development Plan Bylaw **DRAFT**
VERSION

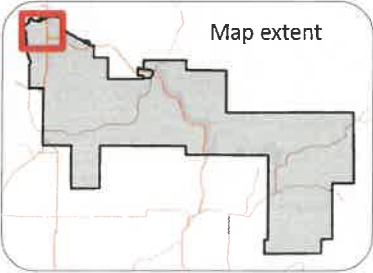
Map 2

Land Use Designations

- Natural Resource Area
- Park, Open Space, and Institutional Area
- Rural Commercial Area
- Rural Residential Area

Ancillary information

- First Nations Lands
- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Trunk Highway
- Municipal Road



Date: May 12, 2025



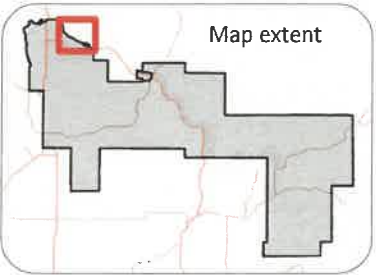
Map 3

Land Use Designations

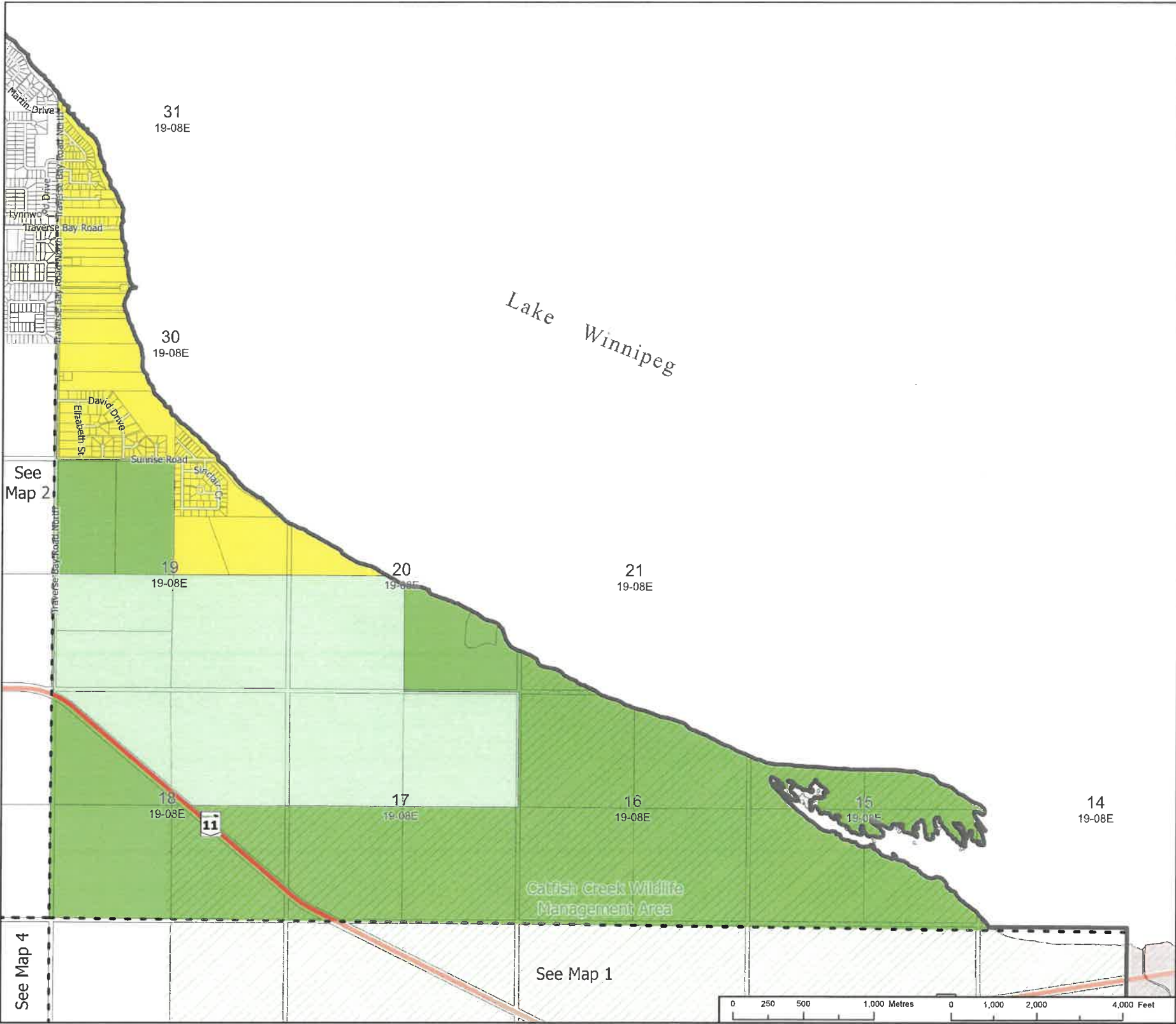
- Agricultural Area
- Natural Resource Area
- Rural Residential Area

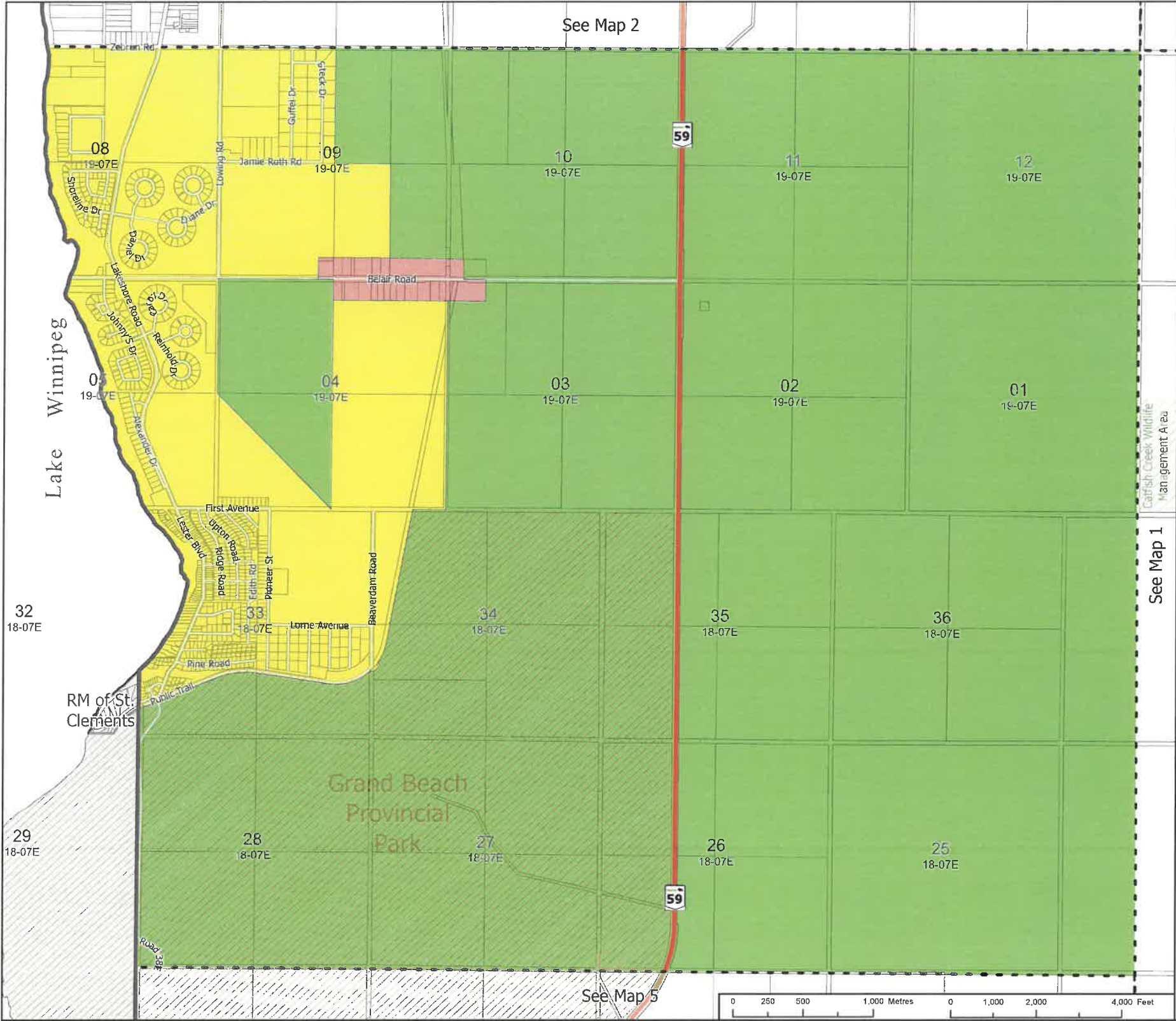
Ancillary information

- Wildlife Management Areas
- First Nations Lands
- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Trunk Highway
- Municipal Road



Date: May 12, 2025





Winnipeg River Planning District
Development Plan Bylaw **DRAFT
VERSION**

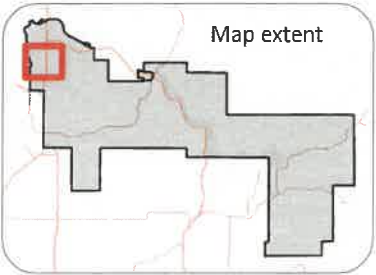
Map 4

Land Use Designations

- Community Area
- Natural Resource Area
- Rural Residential Area

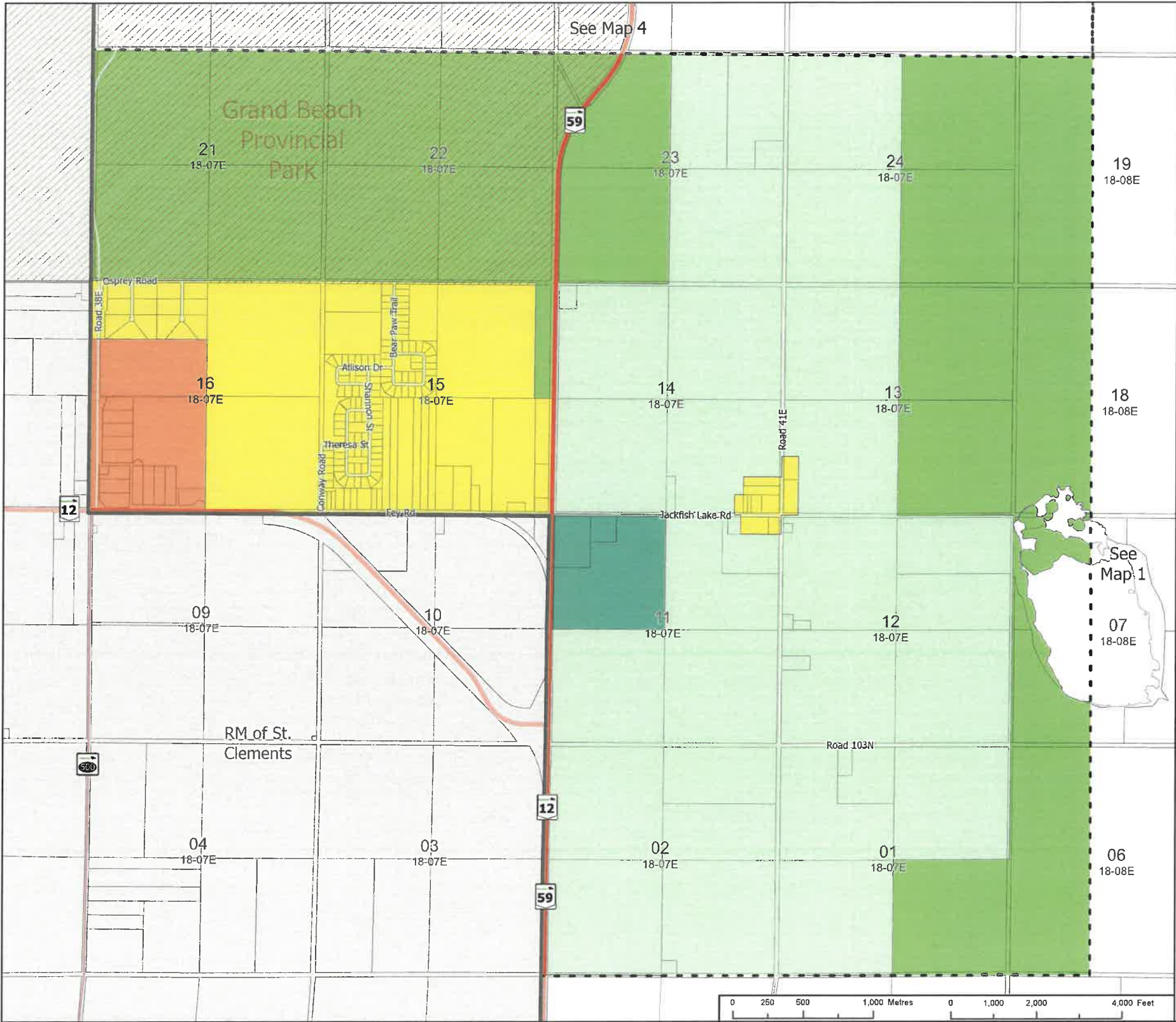
Ancillary information

- Provincial Park
- Wildlife Management Areas
- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Trunk Highway
- Municipal Road



Date: May 12, 2025





Winnipeg River Planning District
Development Plan Bylaw **DRAFT
VERSION**

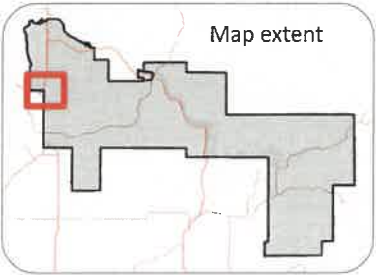
Map 5

Land Use Designations

- Agricultural Area
- Natural Resource Area
- Park, Open Space, and Institutional Area
- Rural Commercial Area
- Rural Residential Area

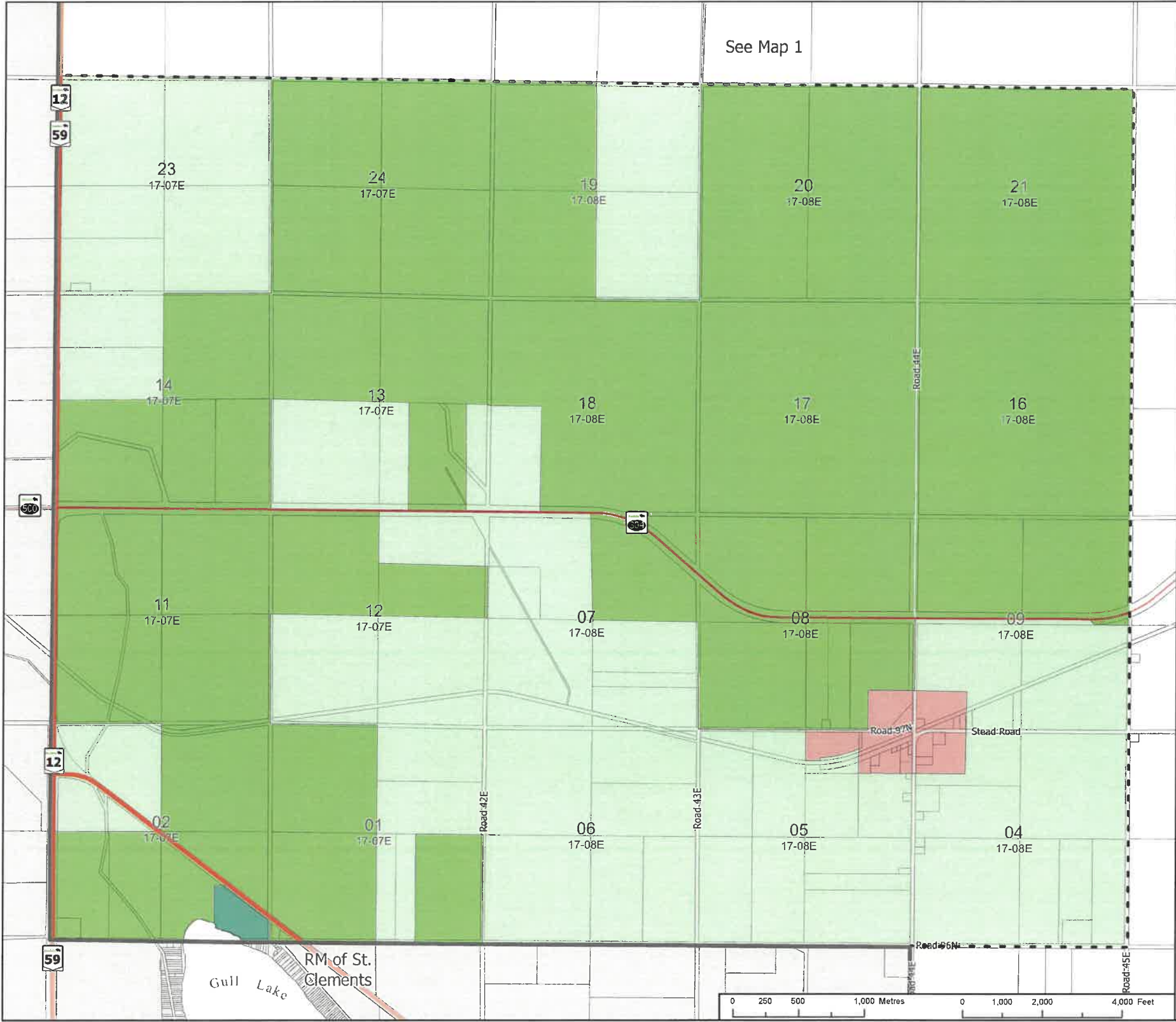
Ancillary information

- Provincial Park
- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Trunk Highway
- Provincial Road
- Municipal Road



Date: May 12, 2025





Winnipeg River Planning District
Development Plan Bylaw **DRAFT VERSION**

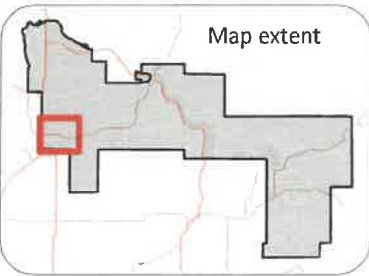
Map 6

Land Use Designations

- Agricultural Area
- Community Area
- Natural Resource Area
- Park, Open Space, and Institutional Area

Ancillary information

- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Trunk Highway
- Provincial Road
- Municipal Road



Date: May 12, 2025










DRAFT
VERSION

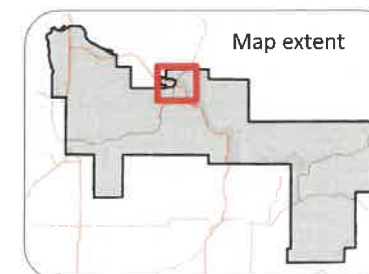
Map 7

Land Use Designations

-  Agricultural Area
-  Community Area
-  Employment Area
-  Natural Resource Area
-  Park, Open Space, and Institutional Area
-  Rural Commercial Area
-  Rural Residential Area
-  Urban Residential Area
-  Winnipeg River Corridor Area
-  Development Centre

Ancillary information

-  First Nations Lands
 WRPD Municipal Boundaries
 Map Extents
 Assessment Parcel
 Provincial Trunk Highway
 Provincial Road
 Municipal Road



Date: May 12, 2025

Manitoba 
Community Planning Services
Municipal and Northern Relations

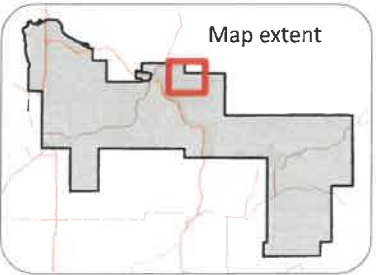
Map 8

Land Use Designations

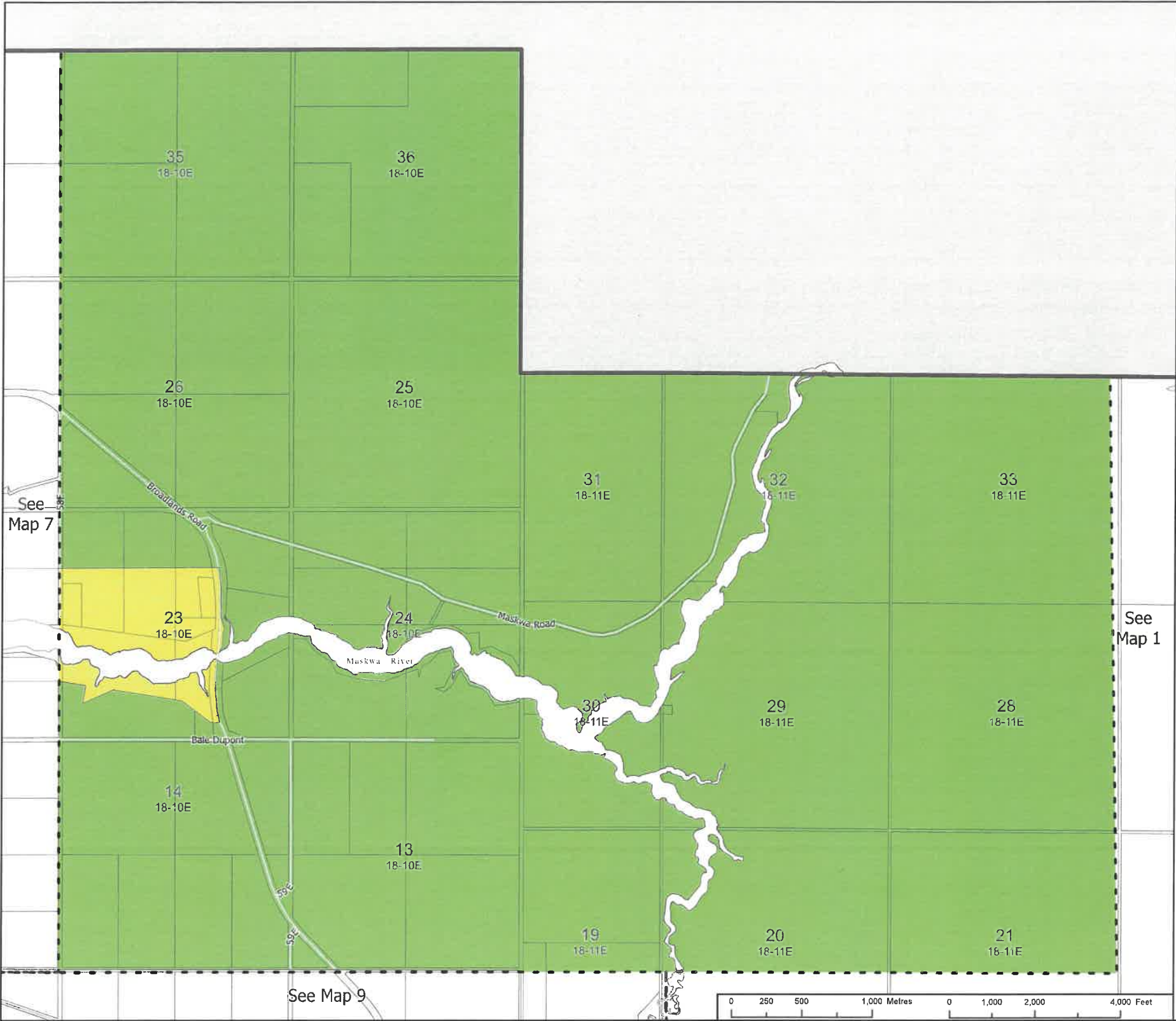
- Agricultural Area
- Natural Resource Area
- Rural Residential Area

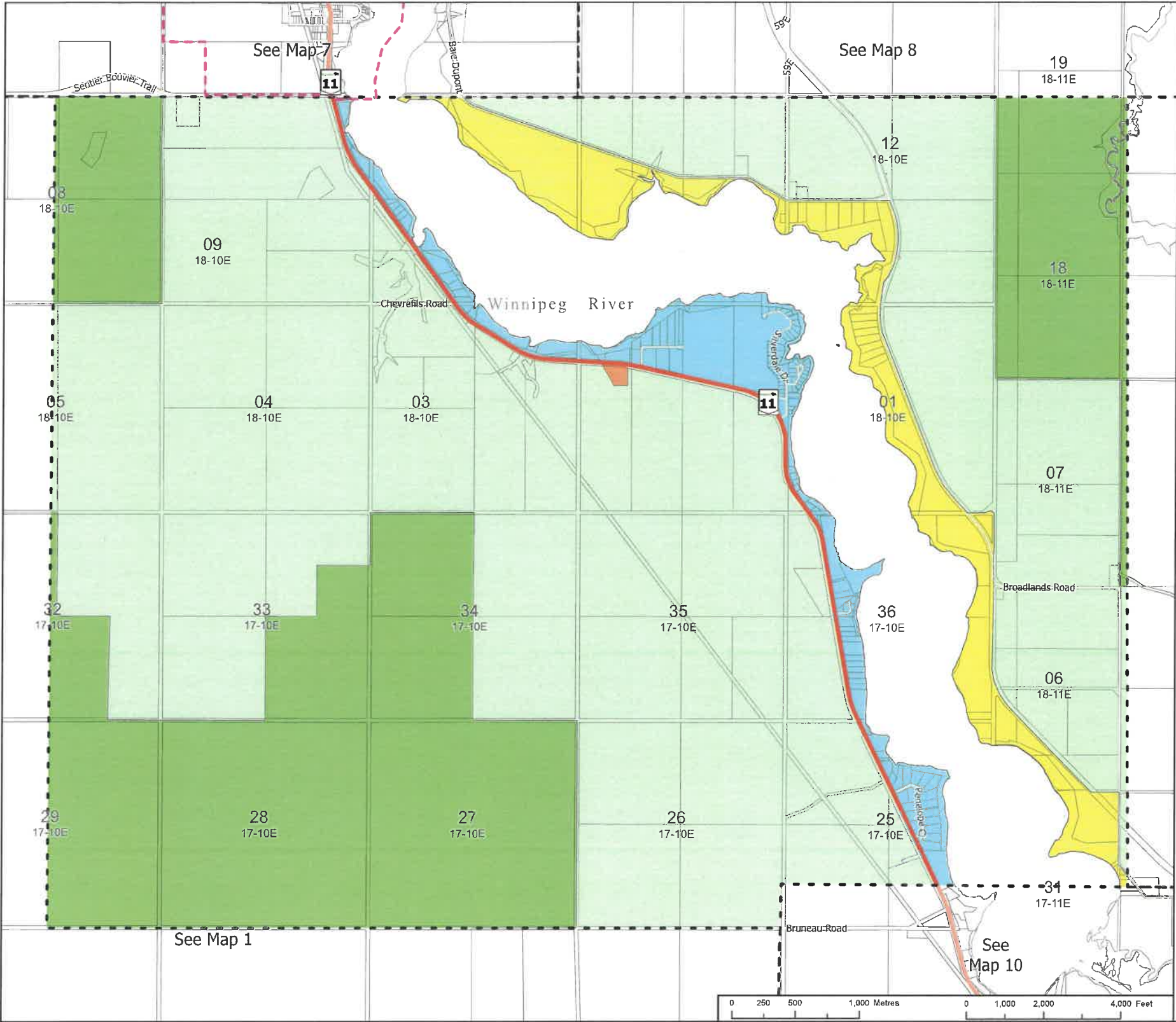
Ancillary information

- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Municipal Road



Date: May 12, 2025





Winnipeg River Planning District
Development Plan Bylaw **DRAFT VERSION**

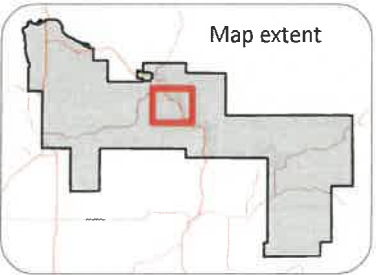
Map 9

Land Use Designations

- Agricultural Area
- Community Area
- Natural Resource Area
- Rural Commercial Area
- Rural Residential Area
- Winnipeg River Corridor Area
- Development Centre

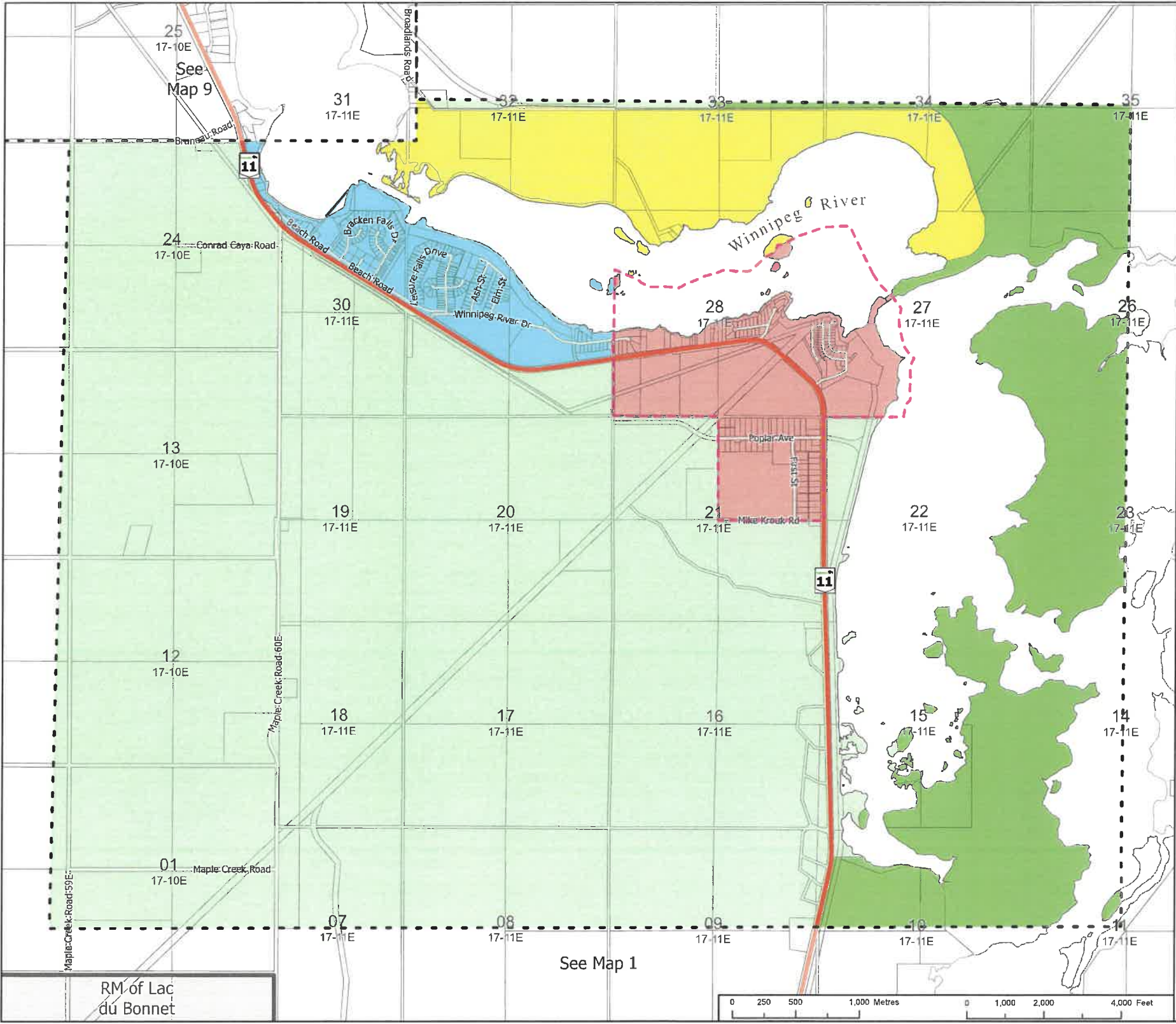
Ancillary information

- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Trunk Highway
- Municipal Road



Date: May 12, 2025





Winnipeg River Planning District
Development Plan Bylaw **DRAFT**
VERSION

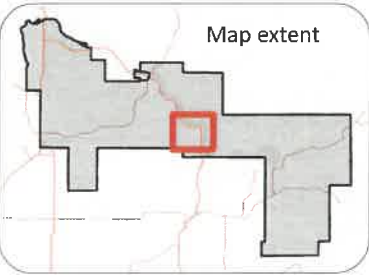
Map 10

Land Use Designations

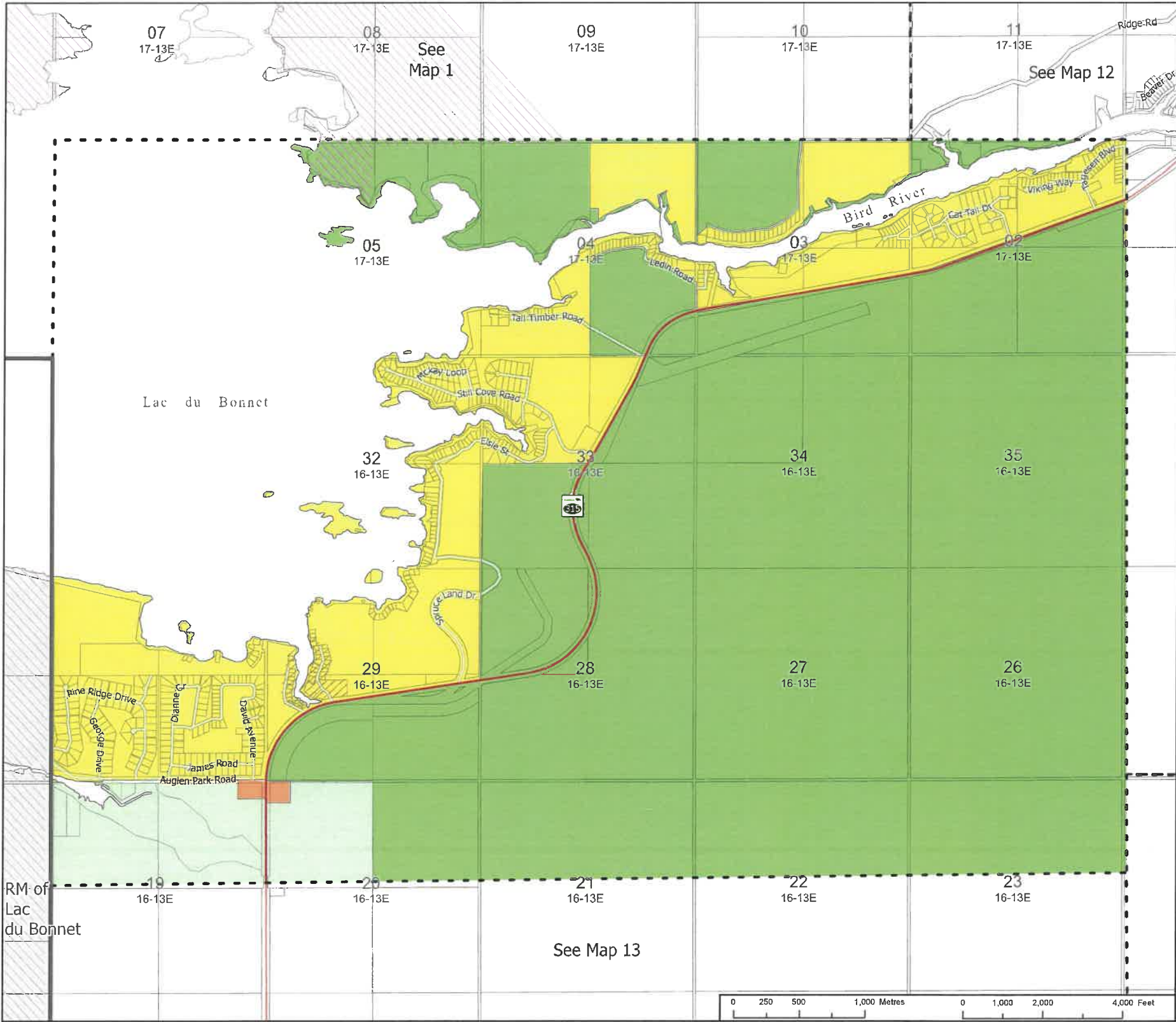
- Agricultural Area
- Community Area
- Natural Resource Area
- Rural Residential Area
- Winnipeg River Corridor Area
- Development Centre

Ancillary information

- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Trunk Highway
- Municipal Road



Date: May 12, 2025



**Winnipeg River Planning District
Development Plan Bylaw** DRAFT
VERSION

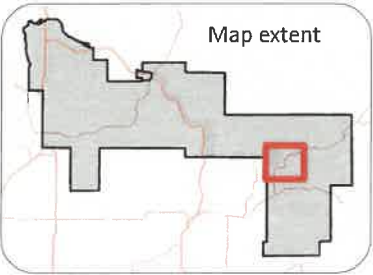
Map 11

Land Use Designations

- Agricultural Area
- Natural Resource Area
- Rural Commercial Area
- Rural Residential Area

Ancillary information

- Provincial Park
- Treaty Land Entitlement Site
- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Road
- Municipal Road



Date: May 12, 2025





Winnipeg River Planning District
Development Plan Bylaw **DRAFT VERSION**

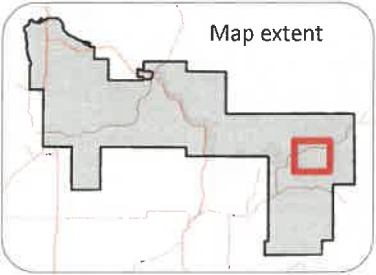
Map 12

Land Use Designations

- Natural Resource Area
- Rural Residential Area

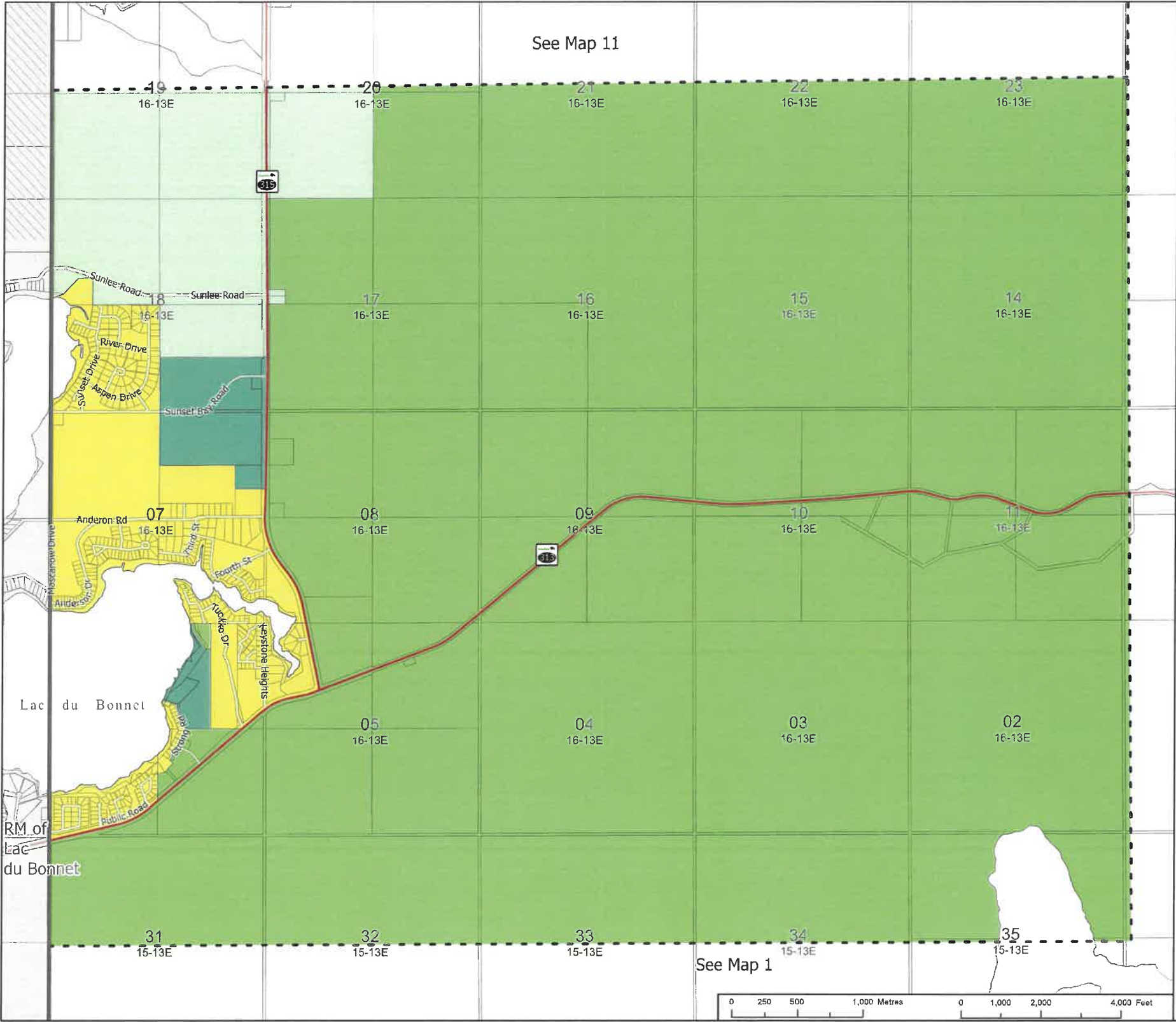
Ancillary information

- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Road
- Municipal Road



Date: May 12, 2025





Winnipeg River Planning District
Development Plan Bylaw **DRAFT VERSION**

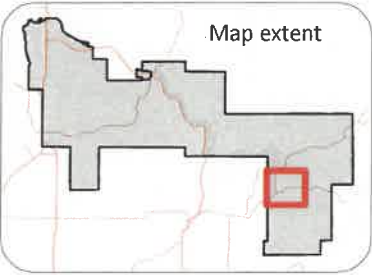
Map 13

Land Use Designations

- Agricultural Area
- Natural Resource Area
- Park, Open Space, and Institutional Area
- Rural Residential Area

Ancillary information

- Treaty Land Entitlement Site
- WRPD Municipal Boundaries
- Map Extents
- Assessment Parcel
- Provincial Road
- Municipal Road



Date: May 12, 2025

