



LAC DU BONNET

GROWING TOGETHER

Planning District Development Plan

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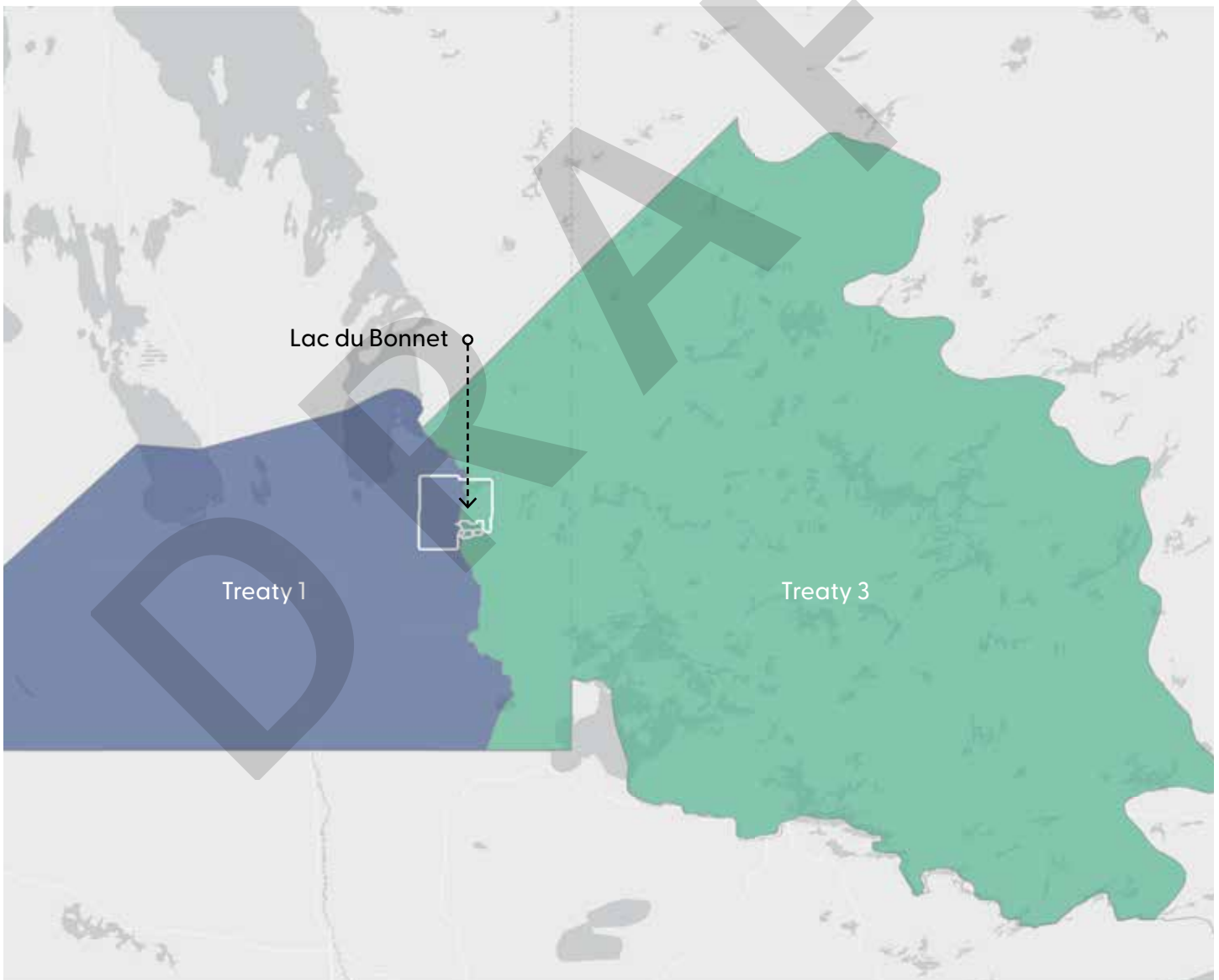
M Richard
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Prepared by: M Richard & Associates Ltd.
Prepared for: Lac Du Bonnet Planning District Board

FEBRUARY 2025

TREATY LAND ACKNOWLEDGMENT

The Lac du Bonnet Planning District is situated on the traditional lands of Treaty 1 and Treaty 3 territories, encompassing the ancestral homes of the Anishinaabe, Cree, Dakota, Dene, Ojibwe, and Métis Nations. We honour the Treaties made on these lands over a century ago and recognize the enduring relationships they established and recognize the importance of Treaty Land Entitlement agreements in fulfilling historical land commitments. Lac du Bonnet Growing Together embodies a commitment to the spirit of reconciliation, envisioning a future built on dialogue, collaboration, and mutual respect between Settler and Indigenous communities.



PROJECT WORKING GROUP

Special thank you for the hard work and dedication of the Project Steering Committee, Town and RM of Lac du Bonnet Councils, Municipal Staff, and the residents of the Planning District who participated in the preparation of this Development Plan.

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1.0

INTRODUCTION

About the Plan
Regional Context
Plan Area

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1.0 INTRODUCTION

ABOUT THE PLAN

The following Development Plan [the Plan] provides sound policies for growth and resiliency for the Lac du Bonnet area. This plan is part of a joint venture between the Rural Municipality of Lac du Bonnet and the Town of Lac du Bonnet which forms the Lac du Bonnet Planning District (LDBPD). It provides an integrated set of policies to guide growth and development, while ensuring the quality of life for residents and the environment is at the forefront of decision-making. The purpose of the plan is to guide growth and change in the District towards a common vision – a vision built on complete, healthy communities; a stable and diverse local economy; and care for our land and water. A key driving force to this vision will be the District’s ability to balance economic development and tourism-related spin-offs with protecting the quality of life and natural beauty of the area.

WHAT TOPICS DOES THE PLAN ADDRESS?

The Plan provides a vision forward; a set of core planning principles; goals and objectives with corresponding measures and policies intended to guide decision-making related to land use and development. While the Plan provides direction for future growth, it reflects the need for resiliency in the face of extreme weather and economic uncertainty. The Plan provides a ‘core’ set of principles and goals that guide the vision for a better tomorrow.

In Manitoba, section 42(1) of *The Planning Act* states that a development plan must:

1. set out the long-term objectives for the future development;
2. through maps and statements of policy, direct sustainable land use and development;
3. set out the vision and direction for the development of public ways, public places, public lands, public structures and utilities; and
4. set out measures for implementing the plan.

PLAN STRUCTURE

The Plan outlines existing conditions, describes future goals, strategies and policy directions to guide development and growth in the District. The Plan is built around the following core components:

1. Introduction
2. Lac du Bonnet Story
3. Growing Together – A Collaborative Vision
4. Complete, Healthy Communities
5. Diverse, Growing Economy
6. Agriculture, Food Systems and Rural Preservation
7. Stewardship of Land and Water
8. Land Use and Development
9. Implementation

PLAN TIMELINE

Growing Together was completed in [Month] 2025 after a [#]-month planning process.



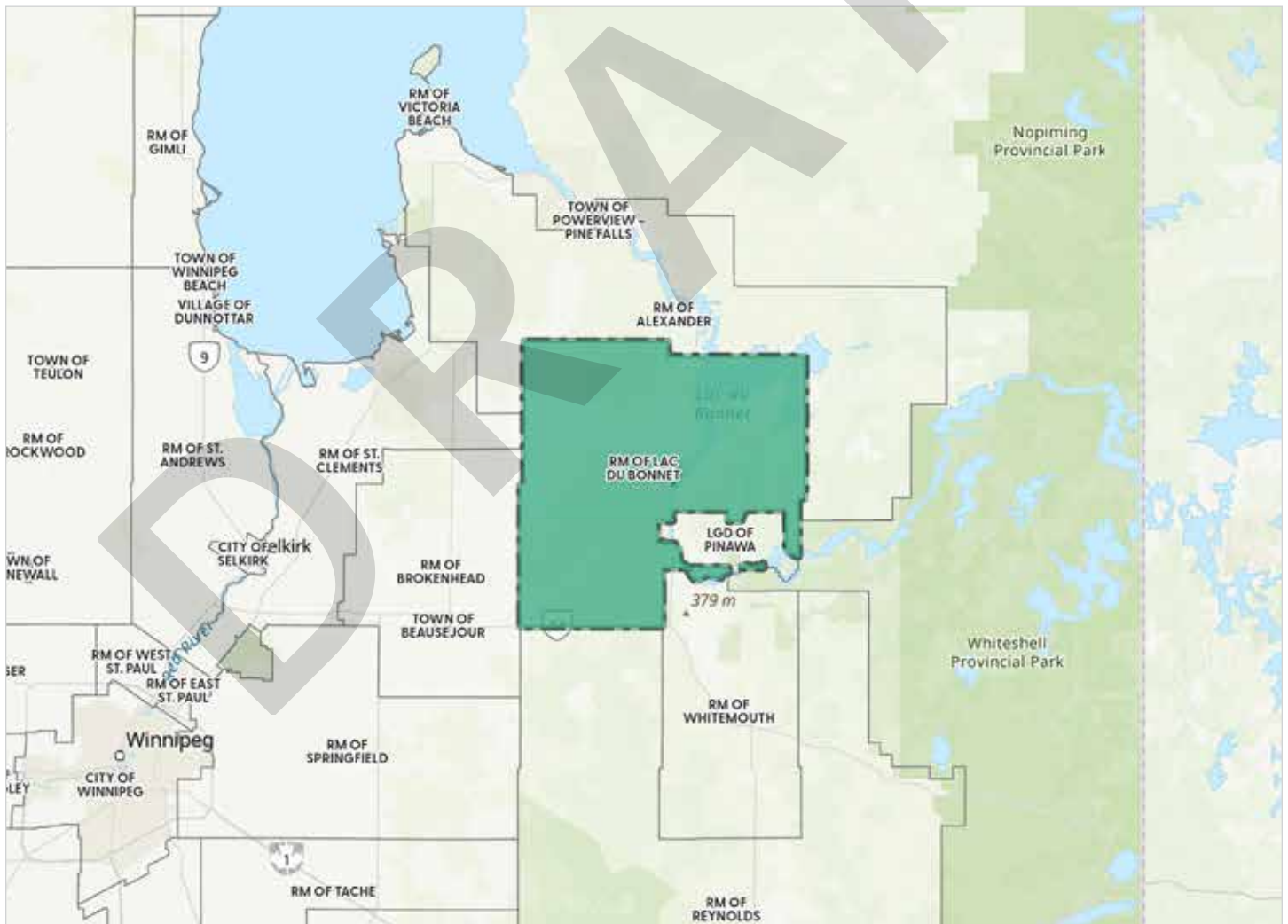
REGIONAL CONTEXT

The Planning District Area is a combination of the RM of Lac du Bonnet and the Town of Lac du Bonnet. The combined land area of the two are 1,099.87 square kilometres with a population of 4,627. This results in a population density of about 3.2 people per square kilometer in the RM and 470.2 people per square kilometer in the Town. Together, the two distinct areas act as one cohesive district based on shared interests and love of the area.

The District is surrounded by the RM of Alexander to

the north, east, and west; Whiteshell Provincial Park to the east; the RMs of Whitemouth and Reynolds to the south; the RMs of Brokenhead and St. Clements to the west, and largely encompasses the LGD of Pinawa in the southeast.

Provincial Trunk Highway No. 11 and Highway No. 317 and 313 are the major through roads. The community is 73.8 kilometers to the City of Selkirk in the west, 80 kilometers to City of Winnipeg Perimeter to the southwest, and 102 km to the Manitoba-Ontario border.



1. Regional Area

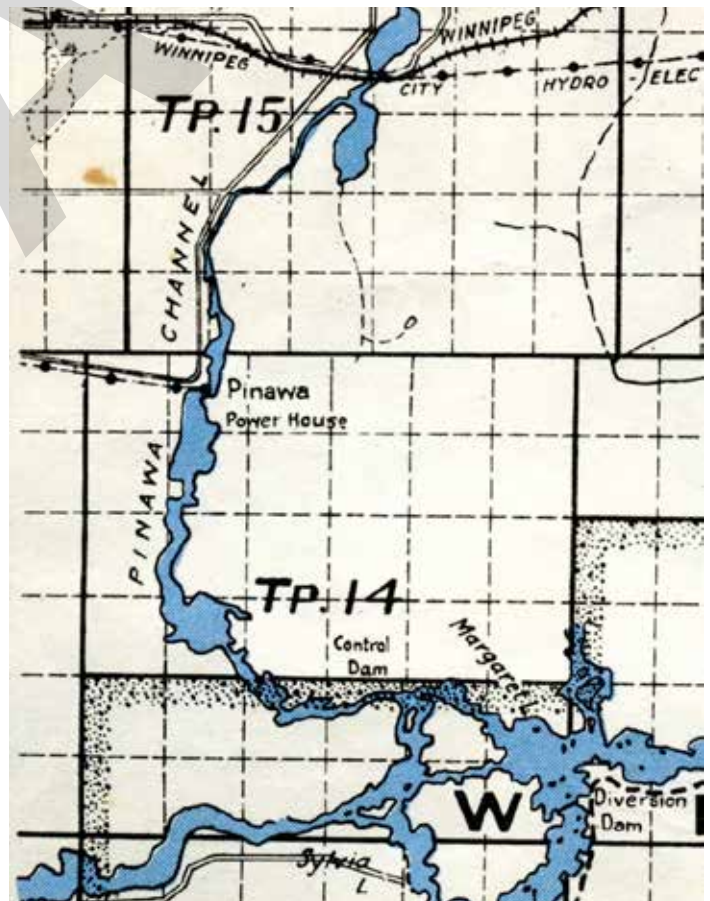
The Town of Lac du Bonnet is situated on the Winnipeg River which flows through the RM into Lac du Bonnet on its way to Lake Winnipeg. These rivers were traditionally used by Indigenous peoples before European contact and were a part of the Fur Trade in the 1880s. While the Pinawa Channel in the southeast connects to Lee River in the northeast of the District. Lac du Bonnet is home to significant tourist draws with its cottage country and the historic Pinawa Dam in the Pinawa Dam Provincial Heritage Park.

Formerly known as Eureka, the area was a popular settlement area for European homesteaders. The village became incorporated in 1948, and the town in 1997. It is desirable year-round for those seeking a small-town recreational paradise within close proximity to major urban centres. It is also a seasonal or recreational destination in the summer along the Lee River and Pinawa Channel.

The Town and RM benefit from each other and are best supported by working together. The RM residents rely on and benefit from the amenities and services in the Town. Meanwhile, the Town relies on and benefits from those living within the RM, working or shopping within the community, and utilizing the amenities within the community. Thinking and acting like a Planning District is essential.



View of the Pinawa Channel, 1903. Credit: Manitoba Electrical Museum & Education Centre

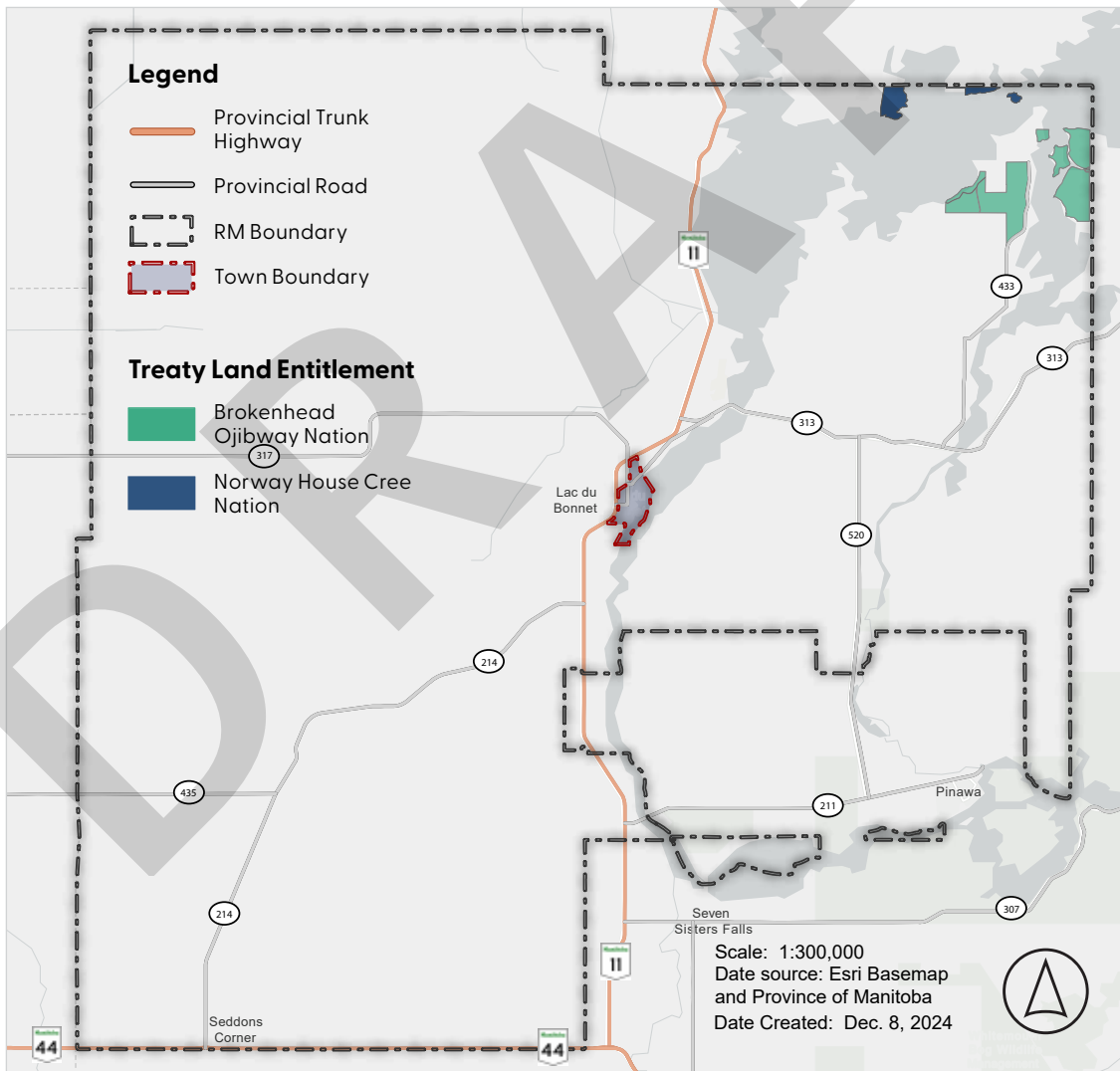


1942 Map of the Area

PLAN AREA

The *Planning Act* in Manitoba authorizes Planning Districts to exercise planning and zoning jurisdiction for land within their administrative boundary. The Lac du Bonnet Planning District Development Plan is a long-range planning initiative that addresses the entirety of the District and will act as a guide to coordinate future growth and development within the area.

The Planning Area [Plan Area] is bounded by the RM of Alexander to the north, east, and west; Whiteshell Provincial Park to the east; the RMs of Whitemouth and Reynolds to the south; the RMs of Brokenhead and St. Clements to the west, and largely encompasses the LGD of Pinawa in the southeast.



2. Plan Area

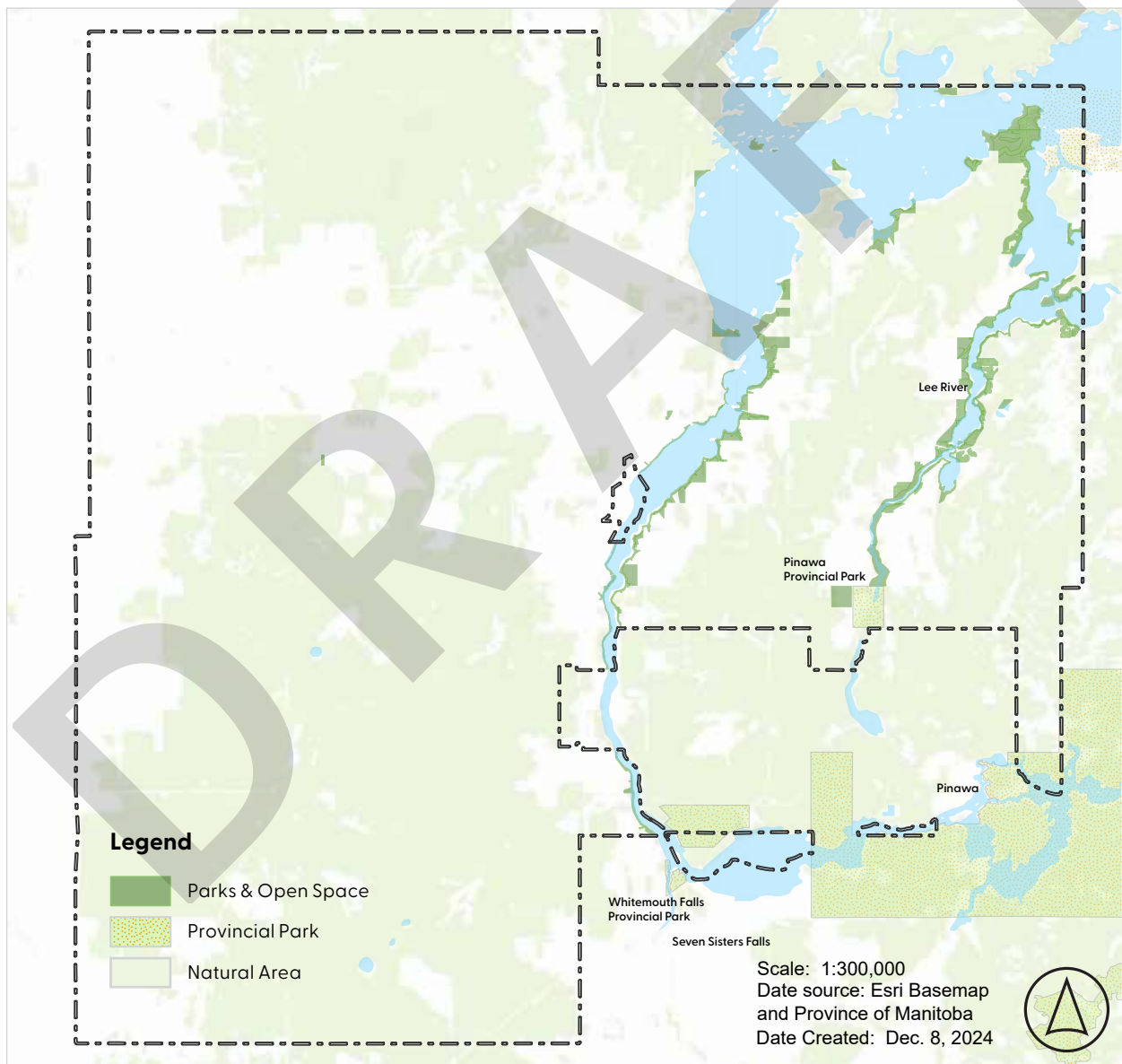


Beyond the Town of Lac du Bonnet, settlement areas within the Planning Area include: Allegra, Lee River, McArthur Falls, Milner Ridge, part of Seddons Corner, and Spring Well.

Seasonal recreational areas include those along Lee River and Pinawa Channel as shown on the following map.



Lee River - Pinawa Channel water access



3. Recreational Lands

2.0

THE LAC DU BONNET STORY

The People

The Community

The Environment

The Economy

2.0 THE LAC DU BONNET STORY

THE PEOPLE

Lac du Bonnet is part of the historically significant Winnipeg River transportation route dating back several thousands of years. The Winnipeg River and its tributaries were used by Indigenous peoples long before European contact, with settlements located in various locations along its banks. The area is the ancestral home of Brokenhead Ojibway Nation, who represent over 2,000 members both on and off reserve.

The combined land area of the Town and RM is 1,099.87 square kilometres with a population of 4,627. The population of the RM is growing at a higher-than-average rate while the Town is decreasing. As of 2021 the RM has a population of 3,563 (up from 3,121 in 2016) while the Town has a population of 1,064 (down from 1,089 in 2016). Today this results in a population density of about 3.2 people per square kilometer in the RM and 470.2 people per square kilometer in the Town.

Like many communities in Canada, Lac du Bonnet is young, yet aging. The Town of Lac du Bonnet has a greater proportion of both under 14's and over 65's compared to the RM, while the RM has a higher median age.

This is creating a cohort gap for young adults – a common challenge for many rural communities across Canada. Increasing immigration to Manitoba is helping offset this gap of young families and young adults and will play a significant role in driving growth and economic development in the community. However, there is minimal immigration in the region and surrounding communities. There has been little immigration in the Town since 1980, while there has been a steady 2-5 a year in the RM over the past ten years. As population retention is a key target, there is a need to support those aging in place while attracting newcomers and younger families to the area, as the younger population provides the labour pool necessary to support and serve the community.

With generational thinking and skills that have been shaped and passed down for over 100 years, the people of Lac du Bonnet remain passionate, resilient, and mobilized for new economic opportunities. Lac du Bonnet is in a position to capture both the increase in immigration and post-pandemic shift of people settling outside major metropolitan areas as they become less tied to their place of work.



Source: Original Townsite, 1910. Credit: Manitoba Electrical Museum & Education Centre

THE COMMUNITY

Lac du Bonnet is a region rich in history and community spirit. The waterways shape much of the community’s appeal and identity. Its namesake lake, first appearing in the writings of early pioneers in the 1700s, is allegedly inspired by the bonnet-like shape of the lake. The Lake, Rivers and Channel each contribute to the area’s ‘cottage country’ lifestyle and offer year-round recreation such as boating in the summer and ice fishing in the winter months. The history of Lac du Bonnet is deeply intertwined with aviation and military heritage. From 1926 to 1937, it was home to the #1 Wing of the Royal Canadian Air Force. The village of Lac du Bonnet was incorporated in 1948, and the village officially became a town in 1997.

The area has a reputation for community-centred events and celebrations such as Canada Day parade and fireworks, carnival rides, car shows, a farmer’s market, and the annual Fire & Water Music Festival. The communities within the district, Allegra, Lee River, McArthur Falls, Milner Ridge, and Seddons Corner, and Spring Well, each contribute to the district’s diverse character.

Lac du Bonnet is committed to preserving its historical legacy while embracing growth and development. The community’s strategic location and rich natural resources offer a balanced lifestyle, combining the tranquility of rural living with the conveniences of modern amenities. As Lac du Bonnet continues to evolve, it remains a testament to the enduring spirit and resilience of its residents, ready to meet future challenges while honouring its past.



Lac du Bonnet & District Historical Society

THE ENVIRONMENT

Lac du Bonnet is where the Prairies meet the Canadian Shield and Boreal Forest. Its unique landscape gives it its distinct blend of rural charm and natural beauty that creates the conditions for agriculture and cottage country side-by-side. The District encompasses parts of the Brightstone Sand Hills Provincial Forest and Agassiz Provincial Forest, with vast areas of the Winnipeg River and its tributaries flowing through it. This proximity to natural resources and parks offers residents and visitors ample opportunities for outdoor recreation, including hiking, camping, fishing, cross-country skiing, and wildlife observation.

These natural assets are not only a source of beauty and recreation but also provide essential ecological functions and opportunities for sustainable development. Provincial hydrological operations through the Pinawa Dam, constructed in 1906, exists as an iconic landmark, as well as a testament to the area’s capacity for natural resource management and clean energy production.

The lands surrounding the Town are a mix of agriculture, open space, and seasonal cottage areas. Agriculture plays a significant role in the local economy, with cultivated lands supporting various crops. Additionally, an abundance of biomass supply from agriculture in the region creates local spin-off opportunities for clean energy pilot programs and initiatives.

Residents of Lac du Bonnet take great pride in their natural environment and are committed to its stewardship. Since 1988, there has been a moratorium on further development along the Lee River and Pinawa Channel; however, the moratorium is best incorporated in this Plan and Zoning By-law to balance growth with environmental preservation. Lac du Bonnet’s commitment to balancing growth with environmental stewardship will be crucial for its future development. The strategic management of natural resources and careful planning will ensure that Lac du Bonnet remains a desirable place to live, work, and visit for generations to come.



THE ECONOMY

The economy of Lac du Bonnet has deep roots in fur trading, mining, manufacturing, aviation, agricultural and hydroelectric development. Spanning back to the 1800s, with the fur trade in at its peak, the two rival trading companies, the North West and Hudson’s Bay Companies, paddled their canoe brigades along the Winnipeg River on their journey to discover the lands of the West, setting up the forts that would later become towns. By 1901, the arrival of the CPR spurred further economic expansion, turning Lac du Bonnet into a critical transportation hub for hydroelectric projects along the Winnipeg River. Throughout the early 20th century, the community flourished, becoming known as a prime summer resort area attracting European immigrants settling in the region. The Royal Canadian Airforce moved to the area in the 1926 and by the mid-1930s, Lac du Bonnet was recognized as one of the busiest airports on the continent, supporting regular mail and passenger services to mining regions in Manitoba. This aviation boom attracted various airlines and spurred local commerce. This industrial heritage, combined with its proximity to Winnipeg and natural beauty, drove community growth.

This District now features a vibrant cottage country within the RM, along with a wide array of amenities, services, and recreational facilities centered in the Town, providing all the essentials locally. Presently, there are approximately 60 undeveloped lots distributed across various zones in the Town of Lac du Bonnet. These lots present diverse development opportunities ranging from agricultural to residential and commercial. These undeveloped lands are vital to fulfilling the Town of Lac du Bonnet’s strategic vision for well-planned and balanced community growth. Today, Lac du Bonnet’s economy is anchored by its historical industries while offering new opportunities for diversification. The community’s strategic location and rich natural resources continue to attract investment in sectors such as tourism and agriculture while promoting sustainable growth and enhancing the quality of life for its residents.



Source: www.winnipegrivertourismcorridor.ca

3.0

GROWING TOGETHER: A COLLABORATIVE VISION

Plan Purpose

Planning Principles

Community Engagement

Community Engagement Themes

Growing Together Vision

Community Planning Pillars

3.0 GROWING TOGETHER A COLLABORATIVE VISION

PLAN PURPOSE

Growing Together – A Collaborative Vision is a concept of embracing economic growth and change while protecting and enhancing the quality of life for citizens for both the RM and the Town. One community cannot thrive and grow sustainably without the other. This concept creates the long-term vision for the District, one that is supported by a series of goals and related strategies which will work collectively to achieve measurable change.

Growing Together contains four core sections or ‘pillars’ – Complete, Healthy Communities; Diverse, Growing Economy; Agriculture, Food Systems and Rural Preservation; and Stewardship of Land and Water.

Each of these pillars relate to multiple topics across pillars. Goals for each pillar were created through a series of discussions and workshops conducted during the public engagement process. The topics of healthy communities, cultural celebration, sustainability and economic growth and resiliency were consistently brought up as areas of importance during the planning and public engagement process. These themes and associated goals are integrated into the policy directions within each pillar and work together to contribute to a healthy, equitable and sustainable place to live, work and play.



Pinawa's Suspension Bridge



Four Seasons Playground

PLANNING PRINCIPLES

Growing Together indicates that the community is mobilized, ready and able to respond in a timely manner to new development opportunities, from the large-scale drivers of the regional economy to the community champions of the local economy.

Guiding principles were confirmed through community and stakeholder dialogue throughout the planning process to guide the creation of the Plan and related policy directions. They identify both intention and expectation in the vision, goals, objectives, policies and implementation strategies of the Plan. General planning principles include:

GENERAL PRINCIPLES



Building on Identity

Building on the strengths of the region’s economy (mining, agricultural, resources, fishing, and tourism), while creating ‘readiness’ capacity to respond to new economic opportunities.



Housing Affordability

Ensuring the communities that make up the District can offer a high quality-of-life including a full range of housing options, an appropriate range and quality of community services and facilities, a functional transportation network, and a strong regional identity that will help distinguish Lac du Bonnet from its regional counterparts.



Smart Growth and Climate Resiliency

Creating a culture of resiliency from an economic, social and environmental sustainability perspective, recognizing that the future success, both fiscally and socially, of the District depends on the careful stewardships of resources.



Business Expansion

Strengthening small-scale enterprise through tools and services that encourage innovators, self-employed, and small business entrepreneurs to continue to thrive and grow.



Development Readiness

Providing a degree of certainty for landowners, neighbours, investors, etc. of what we expect to happen with the use of lands.

ECONOMIC PRINCIPLES

These general principles are all important contributors to the local economy and work together to build community capacity within Lac du Bonnet. A strategic objective of this Plan is to create the conditions for commercial and industrial development to thrive and evolve within the community. Several economic planning principles have been established:



Investment Attraction

Attracting public and private investment and new residents to the region by ensuring an adequate supply of appropriately designated lands, readily available for the different 'highest' and 'best' uses.



Land Use Flexibility

Offering a range and mix of lands that satisfy the needs of the economic sectors that drive the region's overall economic well-being, and the small-scale enterprises that amplify the Town and RM's economic vigor.



Integrated Infrastructure Planning

Aligning public investments in infrastructure with the appropriate levels that are the right scale and the right kind to accommodate the assorted private investments in land development.



Residential Infill

Allowing a broad spectrum of housing options and residential building types in the District's communities including multi-family, formats that support the ability of seniors to age-in-place, and affordable rental and freehold housing options for young people and families entering the housing market for the first time.



Regional Collaboration

Working, thinking and acting as a Region in collaboration with other municipalities and First Nations across Eastern Manitoba.

COMMUNITY ENGAGEMENT

This plan is the outcome of an extensive public outreach and engagement process that embraced a community-led approach to the creation of the Plan. The outreach and engagement included: a pop-up event, one on one interviews, an online and paper survey. The following summaries the results from the engagement process.

SURVEY

Our team worked with the Working Group to design a comprehensive online and paper survey for the community, conducted from April 11 to May 10, 2024. The survey aimed to gather input from a wide range of stakeholders living, working, or visiting the Lac du Bonnet area. A total of 206 responses were received, providing valuable insights into community opinions and needs. Survey advertising and promotion was done through:

- Social media posts by the RM and Town
- Posters at RM and Town offices
- Local newspaper advertisements
- Business cards with survey links handed out at local events

Survey questions covered ten planning themes across 30 questions, addressing topics such as placemaking, local amenities, the moratorium, and land use preferences. Questions were designed to be either single or multiple choice, with ranking questions and some open-ended options to allow for detailed feedback. Questions that were not open-ended generally provided an 'Other' option that respondents could choose and fill out with a more detailed answer should none of the provided options reflect their opinion or thoughts. The results of the survey were reviewed by the Working Group and presented to Council.

POP-UP EVENT

To engage the widest audience as possible in person, a pop-up event was a table set up at the local Job Fair April 11, 2024. This event involved five hours of youth and adults looking for work within the region. Maps of the Planning District were laid out on tables with markers for residents to provide comment on. Posters describing the results of the Background Study were on display. Staff handed out business cards with the survey link on them. The pop-up event was widely advertised by the Chamber of Commerce and was well attended.

STAKEHOLDER INTERVIEWS

In discussion with the working group a list of stakeholders in the region were identified to be engaged with one-on-one interviews. This included the major employers in the area, Brokenhead River First Nation and Norway House Cree First Nations, the Province's Community and Regional Planning department as well as the major landowners in the Planning District. The contacts were first emailed to request an interview. Follow up phone calls were made where necessary to schedule an interview. Each conversation discussed the opportunities and challenges from their perspective in the region as it relates to the economic development and residential development, as well as the long-range vision from their perspective.



COMMUNITY ENGAGEMENT THEMES

The public engagement process highlighted several key themes that will be used in this Plan. Overall, the community would like to retain what makes Lac du Bonnet unique and the quality of rural living with a desire to strengthen the economy, public services and amenities for all ages. The following themes emerged that have been considered throughout this plan, especially in Part 8: Land Use and Development.

1 SUSTAINABILITY

Balancing development with sustainability is a priority, integrating growth with the protection of natural landscapes and agricultural needs. Policies carefully considered the balance between year-round lake living and agricultural sustainability.

2 STRONG LOCAL ECONOMY

Supporting a strong local economy is essential, achieved by offering housing and services that attract and retain employees, as well as allow residents to age in place or enter into the housing market.

3 DIVERSE HOUSING

Diverse housing options to serve all ages, abilities, and incomes. This could include mixed-use, multi-family, infill development, guest suites, and temporary seasonal staff housing.

4 COLLABORATION

Collaborative regional planning is encouraged, with the RM and the Town of Lac du Bonnet working together to leverage their roles in the local economy. The Town serves as the retail and service hub, while the RM provides agricultural, resource, and recreational opportunities. This collaboration will ensure comprehensive growth and development, especially as it relates to servicing and new development.

5 ENHANCING MAIN STREET

Enhancing Second Street through placemaking, business variety, housing, safety, accessibility, road improvements, along with access to health care with more affordable access to services outside the District, and attracting new development were consistent themes from the process as well

GROWING TOGETHER VISION

Over the next 25+ years, Lac du Bonnet will build on its rich history, natural beauty, and vibrant community spirit to emerge as a premier destination for residents and visitors alike. Lac du Bonnet will embrace its unique identity as a ‘four-seasons playground’, offering diverse options for living, working, and recreation. The community will seize opportunities to provide good-paying jobs, beloved amenities, and pristine natural landscapes for residents and visitors alike to enjoy.

Lac du Bonnet’s unique identity as a lakeside community, coupled with its stunning prairie and forested landscapes, will enhance its reputation as a hub for outdoor recreation and tourism. Efforts to protect and enhance existing parks and open spaces will be complemented by the creation of new nature-based amenities. These assets will be carefully planned and cohesively linked between local and provincial parks, trails, historic sites, and recreational businesses to promote Lac du Bonnet’s many natural, cultural and historical qualities.

Investment in recreation and community services will generate new employment opportunities, and increase lodging, dining, and entertainment activities. This will create spin-off opportunities that attract families and visitors to the region. Lac du Bonnet’s growth will be balanced, preserving the small-town, rural and ‘cottage country’ character that its residents value.

The community’s range of housing options, including heritage homes, will be strategically reinvested in over time to meet the needs of both current and future residents. Efforts will be made to incentivize and encourage various forms of housing for low-income households, returning residents, young families, new homebuyers, seasonal/temporary workers, and older adults alike.

Public services and infrastructure systems such as education, water, wastewater, broadband, healthcare, and transportation routes are essential to fueling the economy and will require ongoing monitoring and upgrades. These enhancements will not only improve the quality of life for residents but also enable new growth and development. Investment in high-speed broadband will enhance the area’s appeal to residents, visitors, and business prospects, while facilitating remote learning and remote work opportunities.

With endless opportunities for residents and visitors to immerse themselves in nature and history, Lac du Bonnet will strengthen its appeal as an attractive place to live and work for long-time residents and new residents seeking a true small-town, lakeside experience.

COMMUNITY PLANNING PILLARS

The overarching vision of this Plan is built on four pillars – Complete, Healthy Communities; Diverse, Growing Economy; Agriculture, Food Systems and Rural Preservation; and Stewardship of Land and Water – which work together throughout all sections of the Plan. Goals and policy directions are created for each pillar and have been generated and confirmed through the community engagement process, ensuring a collective and inclusive foundation for the Planning District’s future development.



Complete, Healthy Communities

Provide a complete built environment in the Town with a range of housing options and retail amenities and services mixed together to support walkable neighbourhoods.



Diverse, Growing Economy

Improve standard of living for residents through job creation, capitalizing on year-round tourism, remote work, and fostering entrepreneurship in the local economy that will generate greater wealth for individuals, families and businesses.



Agriculture, Food Systems and Rural Preservation

Preserve agricultural lands and rural character while celebrating the District’s cultural heritage. This pillar will support the area’s unique rural and cottage country character, community champions and cultural traditions that bring life to places.



Stewardship of Land and Water

Coordinated efforts between public, private, and non-profit sectors will lead to Lac du Bonnet being recognized as a leader in climate resiliency and sustainability and ensure development prioritizes environmental sustainability.

8.0

LAND USE AND DEVELOPMENT

Vision Statement

Goals

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8.0 LAND USE AND DEVELOPMENT

VISION STATEMENT

Successful efforts to work together will result in a smart, balanced approach to land use and development. Regional economic development agencies, local business and large employers will assist each other in directing new growth and economic development opportunities. The community will maximize infill, expand housing choice and reinvest in our distinct neighbourhood values to reinforce Lac du Bonnet's identity.

Lac du Bonnet will deploy strategies and programs to maximize municipal utilities and infrastructure investments. Typically, the upfront cost of extending or upgrading utilities is the responsibility of the developer with minimal initial fiscal impact to the District. This however results in long-term responsibility for ratepayers to cover maintenance and renewal costs for a larger system which are ultimately reflected in tax rate increases.

Reactive planning leads to irresponsible growth which places stress on existing infrastructure and in turn, results in expensive service extensions and increasing maintenance costs. It also disturbs the character that helps define the identify of Lac du Bonnet. On the other hand, smart, proactive planning that prioritizes compact, infill development typically results in less infrastructure costs related to capital and maintenance and tends to generate higher property tax revenues on a per acre basis. The District will deploy best practices in Asset Management and invest strategically in its existing urban footprints.

The four aforementioned pillars act as the foundation for Lac du Bonnet: Growing Together. The targets and policy directions in the previous four sections are achieved through land use categories found in this section that describe areas that should remain as-is or expect moderate-to-major growth or intensification.

Each pillar represents a core building block which provides direction for urban growth and development across the District. This approach is intended to retain Lac du Bonnet's community character, strengthen existing neighbourhood centres through context sensitive infill, prioritize targeted areas for growth and new development, and identify areas for protection and limited development.

GOALS

Successful implementation of smart land use and development planning will require collaboration with other levels of government and the private sector to collectively implement the goals and policy directions outlined in this Plan. The outcome of successful planning will be in the form of both tangible and intangible improvements to quality of life and overall livability in the community.

To achieve the vision, goals and policy directions of the preceding four core pillars and to meet the requirements of the Manitoba Provincial Land Use Policies, the following Land Use and Development section is organized under two primary goals:

8.1 Improve and upgrade infrastructure systems

8.2 Distribute future growth equitably

8.1 Improve and upgrade infrastructure systems

Lac du Bonnet will enable growth through reinvestment in water, wastewater, and energy infrastructure; however, long-term maintenance costs are managed by the Town and RM of Lac du Bonnet and their residents, but in some cases, other levels of government. While 'core' infrastructure upgrades will be prioritized, the District will balance investment across all infrastructure classes. Across Lac du Bonnet, an integrated network of sanitary sewer, water, and stormwater drainage lines support land use and future growth. While the Town is equipped with comprehensive water and wastewater services, collaboration with the RM will ensure that service extensions are made available throughout the RM where efficient and feasible. The District is also serviced with hydroelectric energy and natural gas through Manitoba Hydro.

8.1.1 Improve and maintain safe and efficient vehicular transportation routes and infrastructure

Lac du Bonnet's transportation network consists of several key provincial highways, including Provincial Trunk Highway No. 11, Highway No. 317, and Highway No. 313, along with local municipal roads, sidewalks/crosswalks, and active transportation routes. New development shall have access to an existing paved municipal road of sufficient standard and capacity. The proponent may be responsible for part or all the costs of roadway construction and maintenance.

A setback distance for all buildings, structures, hedges, or similar obstructions adjacent to provincial highways and roads shall be specified in the zoning by-law for the purpose of protecting the safety and efficiency of the road system. To preserve the integrity of the provincial highway system, the following policy directions will be implemented:

- a. Developments that generate excessive noise or dust or are hazardous and incompatible with the safe use, operation, and maintenance of nearby transportation facilities must only be allowed if the developer can meet mitigative measures.
- b. Proposed highway commercial land uses may be permitted adjacent to a provincial

highway under certain circumstances. Highway commercial uses are land uses with a dependency on vehicle traffic, large parking areas, a dominance of vehicle use, and large land areas for development, primarily to accommodate the traveling public and transportation of goods.

- c. Allowable areas for highway commercial uses (i.e. lands that are zoned Highway Commercial in the Zoning By-law) should be areas that will ensure that the efficiency and safety of the adjoining highway are not jeopardized. The area is designed to minimize direct access to the highway system.
- d. Internal access roads and internal or municipal road systems will be utilized to limit direct access to the Provincial Highway System whenever possible.

To preserve the integrity of the municipal road system, the following policy directions will be implemented:

- e. A setback distance for all buildings, structures, hedges, or similar obstructions adjacent to roads shall be specified in the Zoning by-laws to protect the safety and efficiency of the road system. This setback shall apply to all municipal roads in the Municipality.
- f. Where there are existing or anticipated high volumes of truck traffic, the Municipality may designate certain municipal roads as truck routes to limit the deterioration of the municipal road system and minimize safety problems and nuisance factors within urban areas. The designated truck routes will be identified as truck routes on a map and adopted as a transportation by-law for the District. These truck routes are intended to complement the provincial highway system as major traffic carriers and, as such, will be subject to priority snow clearing.

8.1.2 Plan for upgrades and extension piped municipal services where feasible

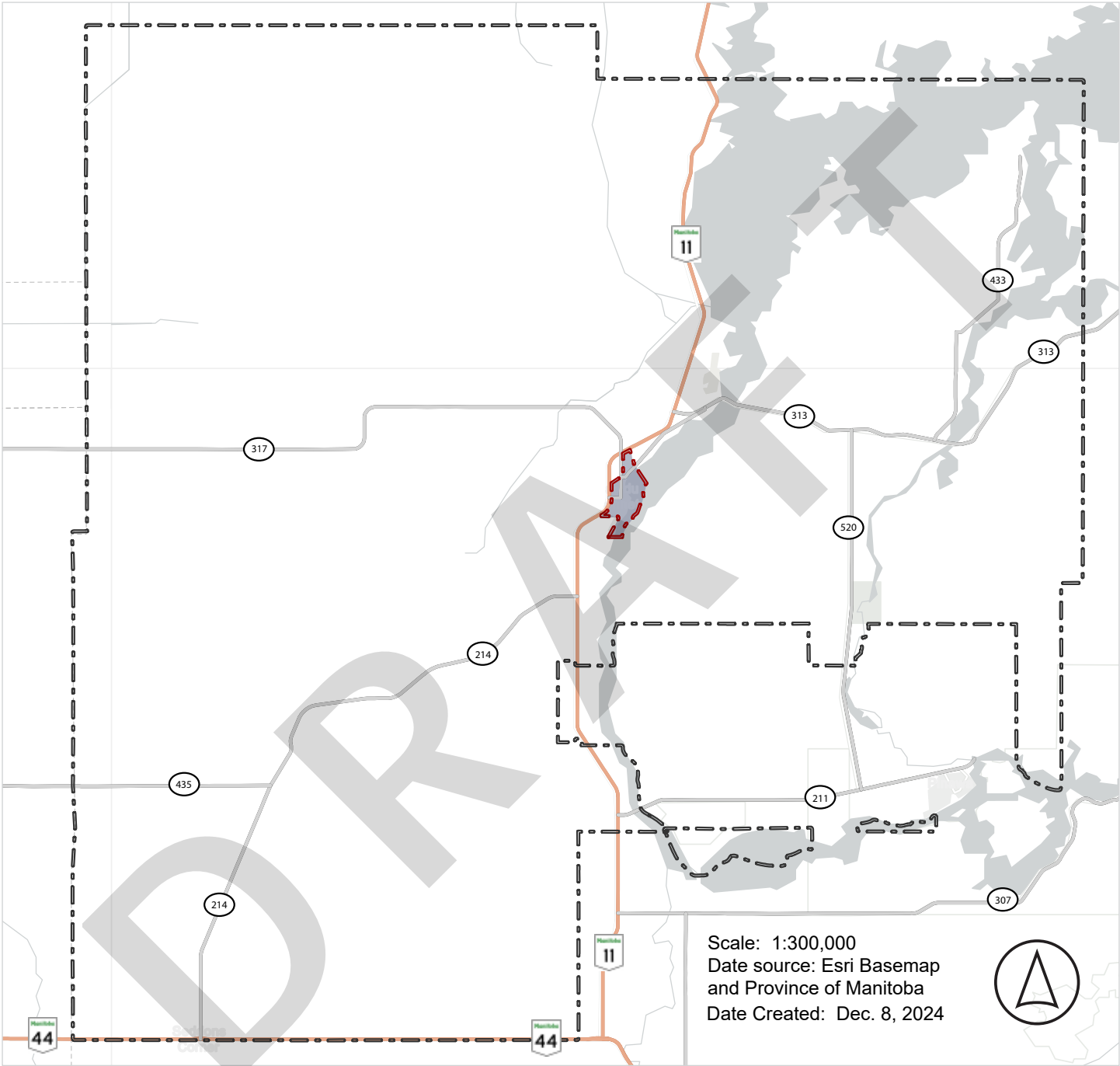
The District's water and wastewater systems are crucial for supporting residents and businesses. Currently, piped water and wastewater services are available within the Town of Lac du Bonnet, while much of the RM relies on individual wells, hauled water, and septic systems or holding tanks. The District's collaboration on extending these services to other areas is key to sustainable growth. Water is sourced from the local treatment plant, and wastewater is conveyed to lagoons for treatment before discharge. Managing and maintaining these systems is primarily the responsibility of local decision-makers, but they are constructed with support from senior levels of government, which set regulations on water treatment and wastewater operations. System overcapacity, under-capacity, or interference with infrastructure can lead to health concerns and financial stress for the District.



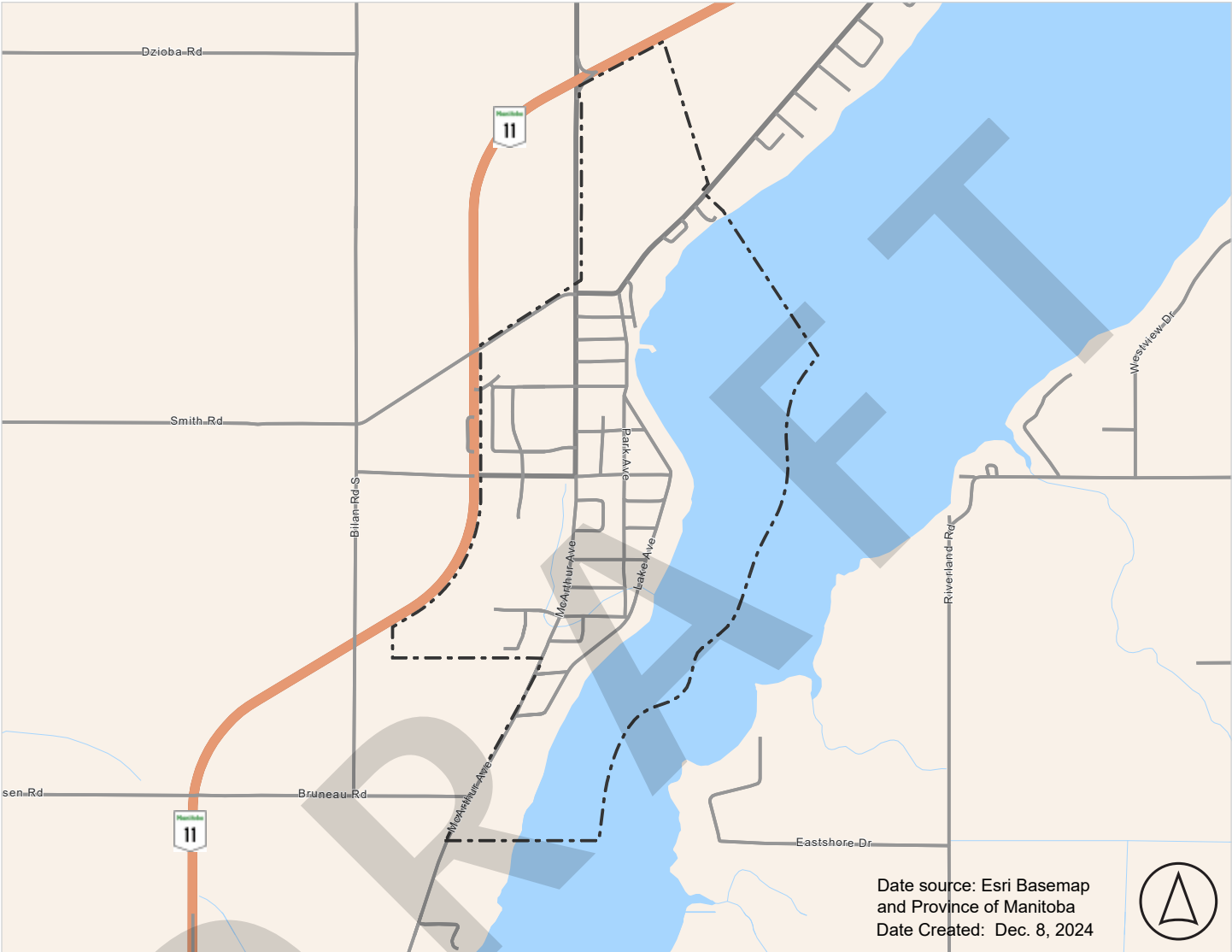
PR 313 over the Winnipeg River

To ensure the protection of existing systems while optimizing public investment, the Lac du Bonnet Planning District should:

- a. Not permit new or expanded development where essential services such as potable water supply, wastewater collection and disposal, stormwater and drainage systems, public roadway access and communications cannot be sustainably extended.
- b. Mandate that any new development must connect to existing piped water and wastewater services.
- c. Support the extension of piped water and piped wastewater services to new developments in an environmentally sound, economical, and timely manner.
- d. Implement an appropriate setback of 300 metres from the municipal wastewater lagoon.



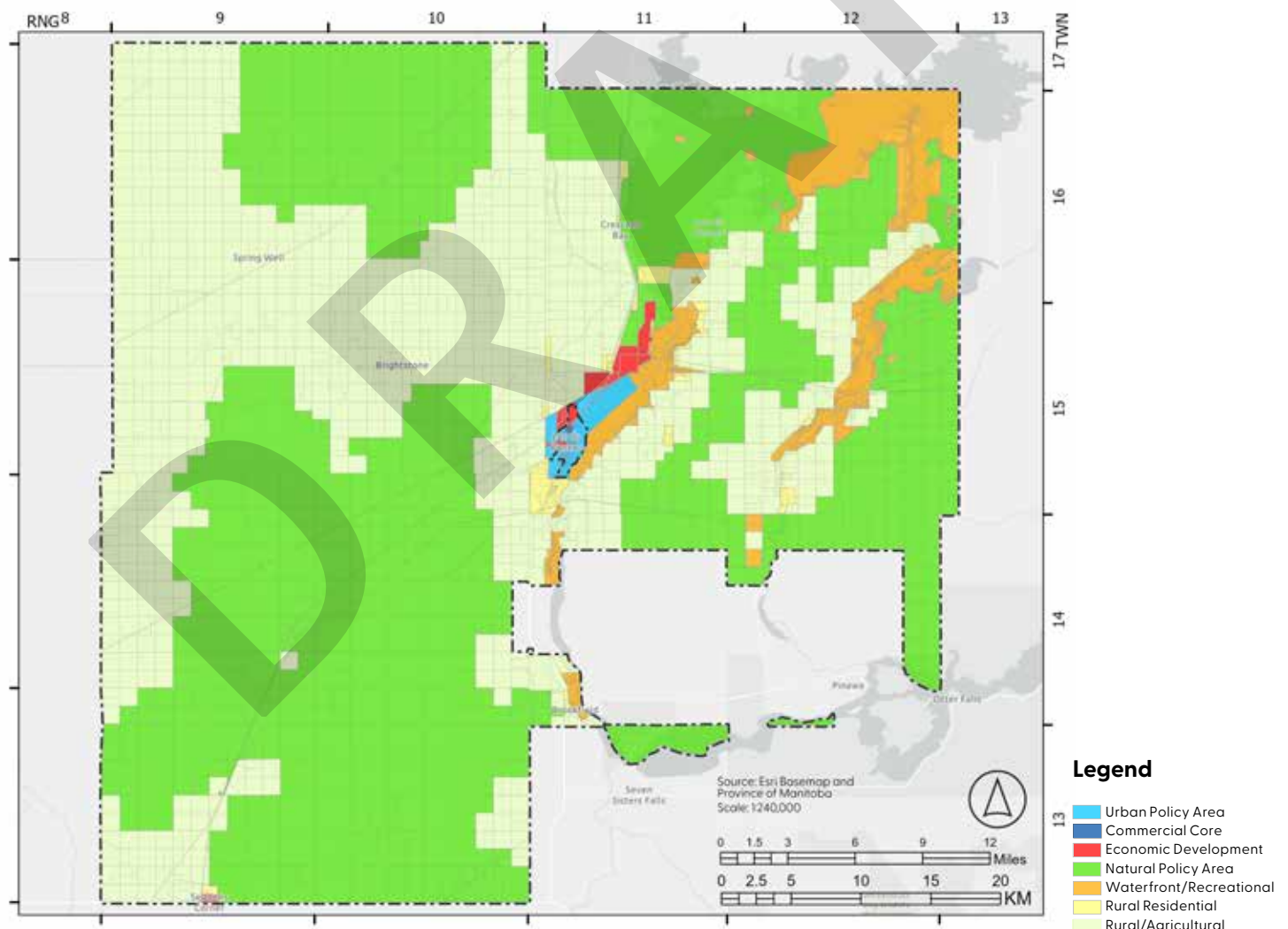
7. Municipality Transportation Routes Map



8. Town Transportation Routes Map

8.2 Distribute future growth equitably

The focus of this section and this goal particularly is to promote compact, contiguous development that encourages reinvestment in existing built areas of the community, identifying new areas for future growth and development while protecting natural and culturally significant lands. The following map prioritizes infill development at locations within Town limits and served by Municipal services. It also identifies areas that should be protected from development with certain considerations and circumstances for limited, low-impact development. Planned and contiguous outward urban development will accommodate long-term population and job growth, further establishing Lac du Bonnet as a hub for agriculture, retail, recreation, government and business services. Lac du Bonnet Planning District Administration, residents and private entities will adhere to the land use and development framework prescribed in this section to prepare for population and job influxes, while managing land use and preserving key natural and cultural assets and ultimately achieving the vision of equitable, sustainable growth.



9. Land Use Policy Areas



URBAN AREA

Purpose: To support residential, neighbourhood commercial, institutional, and open space that are primarily found on urban land in close proximity to or serviced by municipal water and sewer.

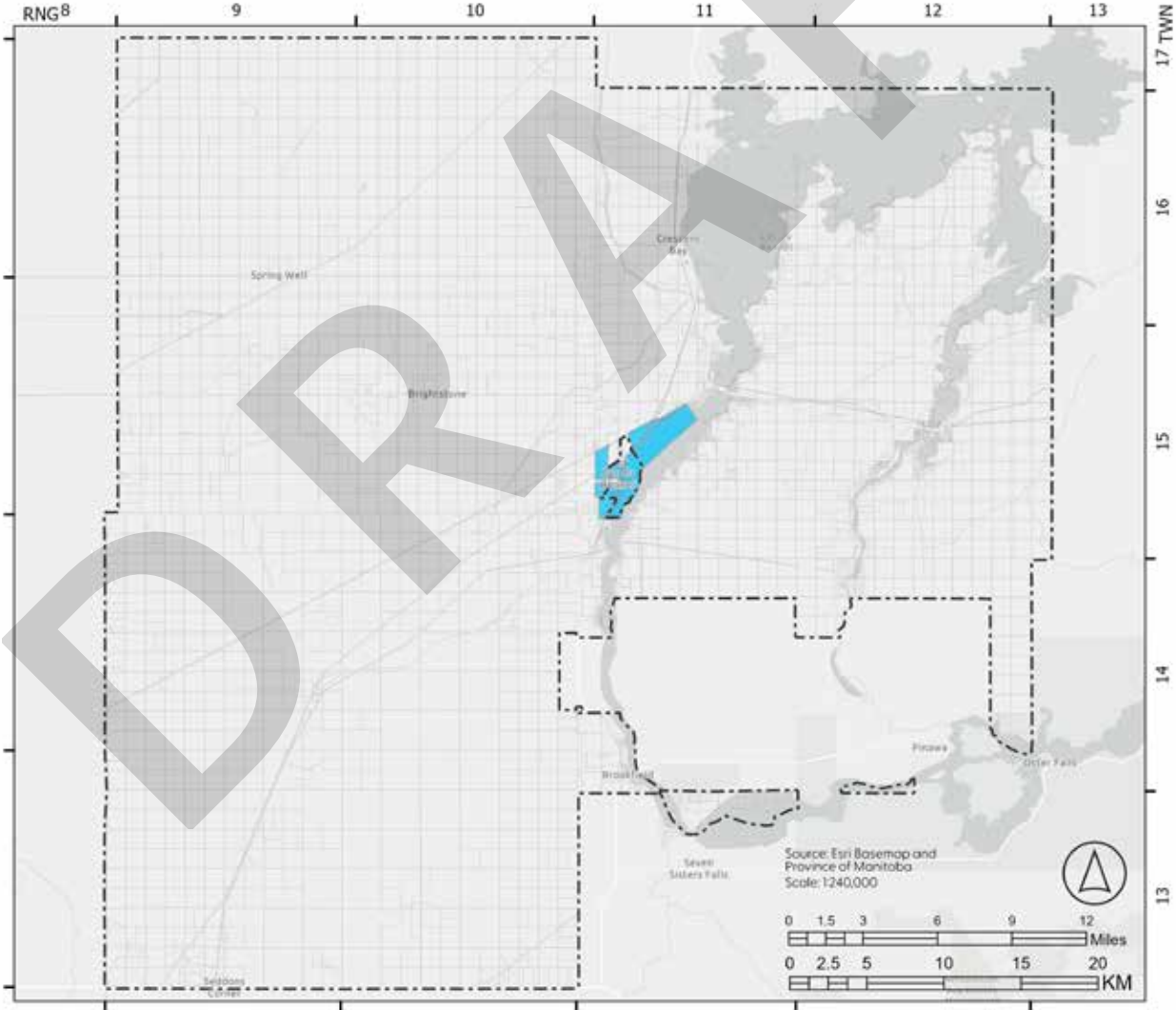
The Urban Area is identified in Map X and encompasses much of the Town of Lac du Bonnet and adjacent areas. This urban area is the ‘heart’ of the District and is critical to Lac du Bonnet’s long-term prosperity, social and environmental wellbeing, and economic competitiveness. This Urban Area serves the Town and the RM; it provides employment opportunities, a diversity of housing types, and affordable recreation and social services in an environment which can be universally accessible and accommodate aging in place.

Concentrating development in urban centres also optimizes existing infrastructure and positions communities to generate the economic activities necessary to sustain themselves into the future. Because of the significant investment already put into existing urban centres and because of their social and historical significance, it is important that urban centres are strengthened, optimized and planned so as to be sustainable.

Existing urban areas shall be prioritized for modest growth and development. Focusing future growth and intensification towards existing urban centres will maximize the public investments already made in public services to accommodate future development. There is also an opportunity to revitalize older places with a past history. These physical locations have a framework of transportation connections and small lots that can accept an influx of new residents through infill development. All major growth opportunities should also be directed towards Urban Areas and future lands that are contiguous to these areas.

In order to promote healthy, lively, and well-balanced urban communities, urban areas will be subject to the following residential policies:

- a. Growth and new residential development should first be directed towards lands with piped wastewater and/or water services.
- b. Urban Areas will include an adequate inventory of residential lands to accommodate a range of dwelling types, forms, and ownership tenure to meet local needs and provide housing opportunities and personal services.
- c. Infill in areas designated Urban Area shall be encouraged before expanding or re-designating more lands for expanding the Urban Area.
- d. Accessory Dwelling Units may be accommodated within the Urban Areas, subject to compliance with the standards set forth in the Zoning By-law, provided they are compatible with the adjacent residential uses.



11. Urban Policy Areas



COMMERCIAL CORE

Purpose: To provide a concentrated area for retail, entertainment, personal services, offices, and residential that are within walking distance of each other.

The Commercial Core in the Town Centre of Lac du Bonnet acts as the economic ‘spine’ of the community that includes a mix of uses that contribute to a walkable built environment. It anchors community life as the focal points for commerce and local assets. This land use category provides residents vital access to goods, services, and public facilities and serves as the cultural centre for the community. The Commercial Core is pedestrian-oriented with sidewalks and streetscape enhancements, creating a welcoming space for area residents, entrepreneurs and established small-to-medium scale businesses.

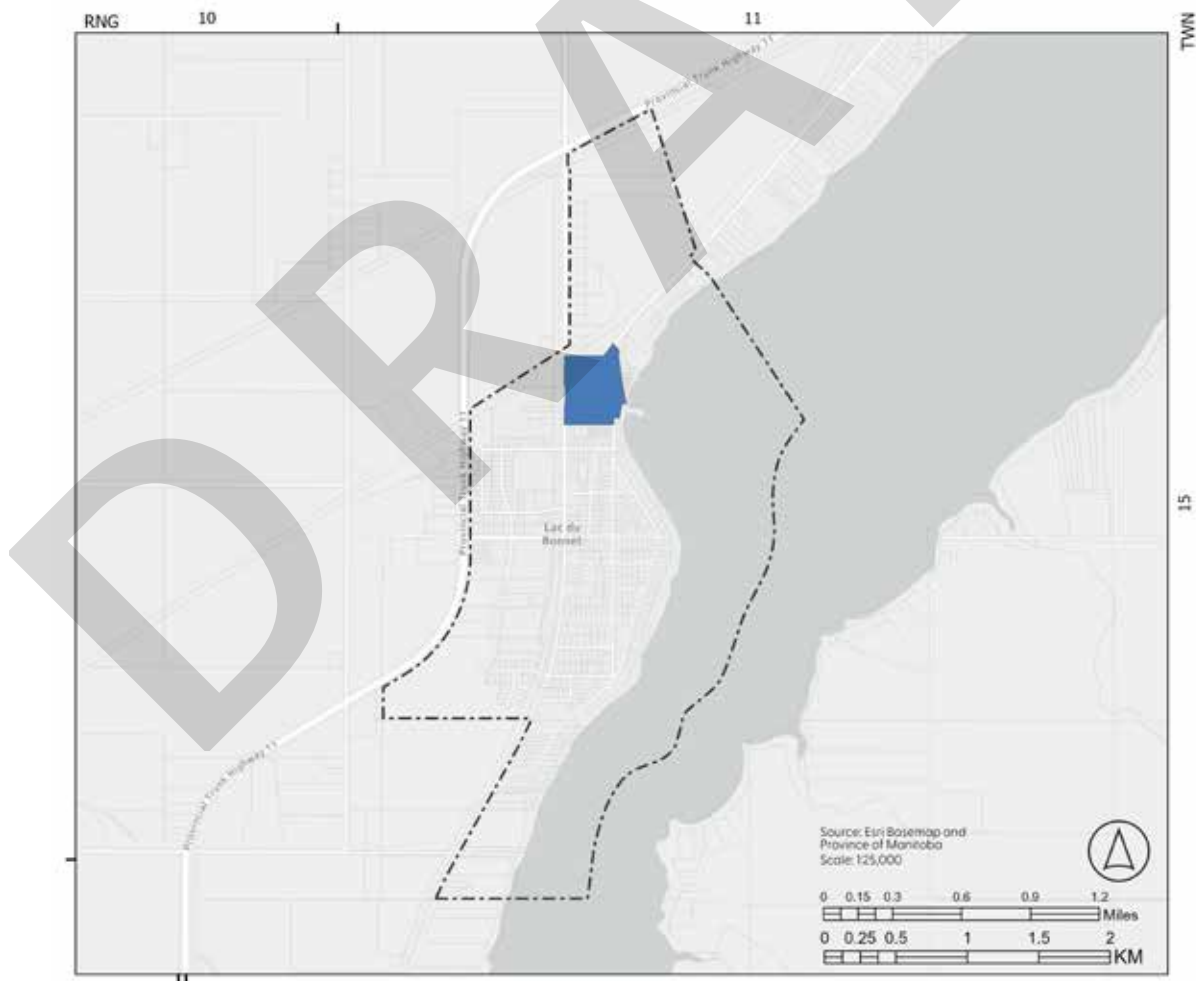
Land uses within the Commercial Core are typically diverse and dense, containing a mix of residential, local retail and various service providers, stores and offices. These areas support community amenities such as religious institutions, small parks, schools, civic and cultural facilities all within walking distance connected by sidewalks.

Existing building and structures within the Commercial Core are encouraged to be repurposed and rehabilitated with multiple uses including residential uses. Reinvestment will drive economic development and growth in these areas, attracting and accommodating a mix of residential, commercial, institutional, recreational and cultural uses.



Commercial Core Areas are subject to the following land use policies:

- a. Encourage social and cultural gathering spaces within the Commercial Core with a mix of amenities that embrace public art, public spaces, benches, chairs and tables, or other pedestrian features, supported through a levy to fund these enhancements.
- b. Prioritize the development of major healthcare and seniors’ facilities in areas that are conveniently accessible, with a focus on proximity to key community hubs.
- c. Encourage a mixing of uses within the Commercial Core including retail/ commercial on the ground floor, and residential and office on upper floors.
- d. Encourage mid-density (i.e. 2-4 stories) within the Commercial Core.
- e. Support the revitalization of mature neighbourhoods adjacent to the Commercial Core while encouraging infill housing
- f. Primary uses that will be prioritized through zoning include business, services, and retail; entertainment; multi-family residential; professional office and personal services.
- g. Encourage complementary uses that are appropriate including civic and cultural facilities and small parks.



12. Commercial Core



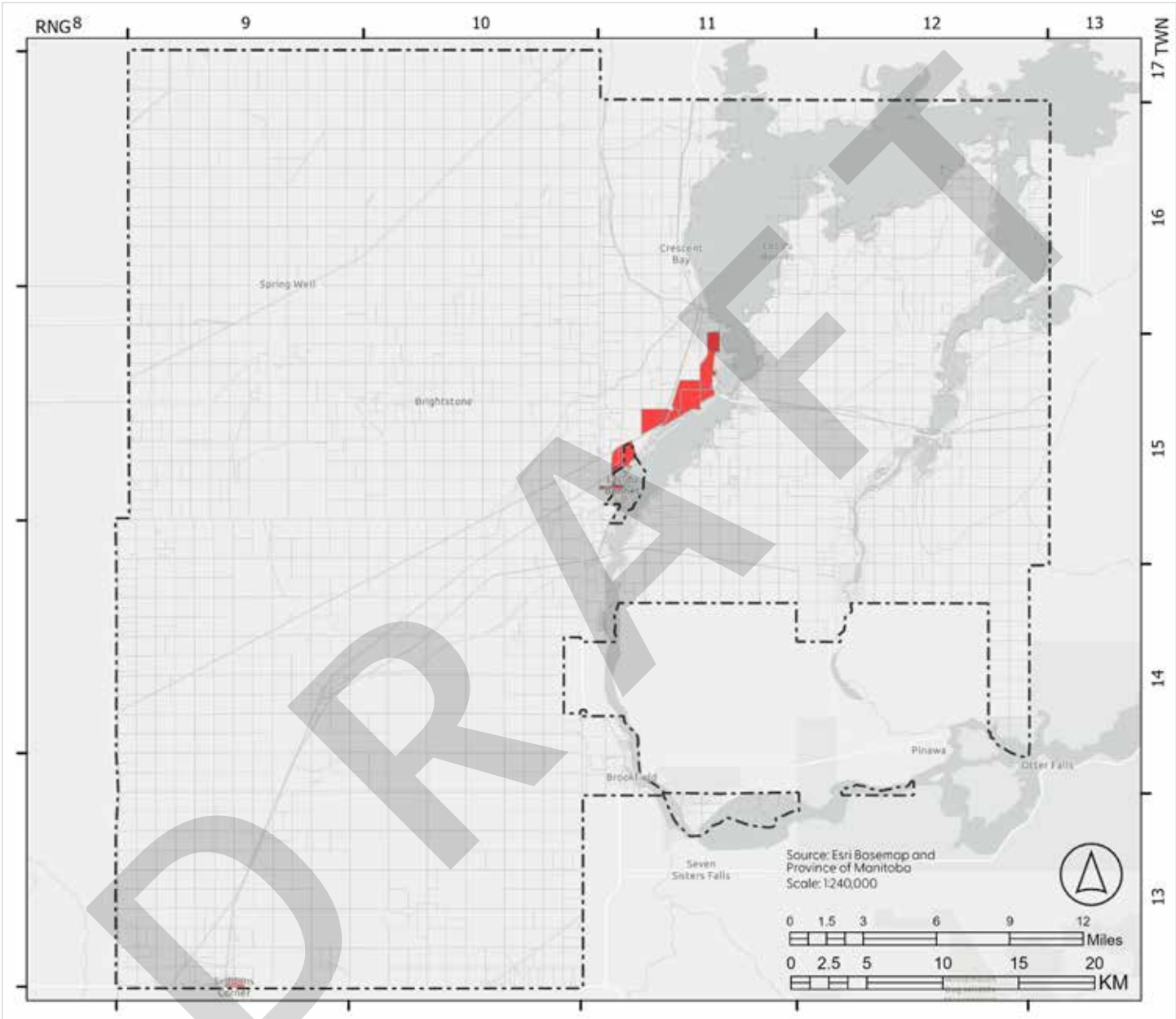
ECONOMIC DEVELOPMENT AREA

Purpose: To accommodate commercial and industrial development primarily found along major transportation routes that service the community and region.

The identified Economic Development Areas in Lac du Bonnet are positioned to transform the economic landscape of the District. These areas will be developed with business, industrial, production, and tourism uses that drive sustainable growth and investment. Key opportunities for Lac du Bonnet include leveraging existing assets such as the Lac du Bonnet Regional Airport, its proximity to cottage country, and emerging sectors like information technology and transport.

This area is primarily intended to be developed with business, industrial, production and tourism destination uses that will drive economic growth in Lac du Bonnet. Economic Development Areas will help to incentivize development while continuing to improve the community’s ability to attract jobs, wages, and investment. As these areas are proposed for development, consideration should be given to the overall economic benefits of the new development, such as: significant levels of private investment, value-added Gross Domestic Product (GDP), and job creation and labour compensation.

The development of high-impact projects in these areas will serve as catalysts for further economic benefits. Economic Development Areas will help incentivize investment while considering the long-term implications of infrastructure costs, environmental sustainability, and social impacts. These areas must be integrated into the District’s broader economic strategy, balancing immediate development with sustainable growth. Clear priorities for land development and infrastructure investment will be communicated to potential investors, ensuring that both the Town and the RM remain an attractive location for businesses.



13. Economic Development Areas

Economic Development Areas will be guided by the following objectives:

- a. The location and intensity of new Economic Development Areas shall be guided by the Planning District through a planning process requiring an amendment to this Plan, and amendments to the Town or RM Zoning By-law and should be guided by a Local Area Plan (i.e. Secondary Plan).
- b. Economic Development Areas should be located adjacent to compatible and existing developments with the proposed new growth areas being contiguous to existing urban areas; or located abutting major transportation corridors.
- c. Economic Development Areas shall be located adjacent to existing road networks to minimize new road construction and should be located with existing underground piped services for water to optimize public investments in infrastructure.
- d. Economic Development Areas shall be prioritized for employment-related uses; and may have limited residential land-uses to accommodate on-site workers, businessowners/operators, caretakers, security guards or similar employees.
- e. Economic Development Areas shall be protected from conflicting land uses other than employment, and commercial; and shall not allow the intensification of non-compatible land-uses such as Rural-Residential, Residential, Natural Resources and Conservation Areas, Aggregate Resources, and Livestock Operations that could interfere with the possible future development of the lands as employment, and commercial.
- f. The Lac du Bonnet Regional Airport and its associated businesses will continue to be a focal point for regional economic activity. The District will work with stakeholders to secure additional Crown Lands for runway expansion and new business opportunities.



2 Totem Road





RURAL RESIDENTIAL AREAS



Purpose: To maintain the existing character of the rural areas and provide for low density rural residential land uses. Primarily found on rural lands located outside the Urban Development Boundary, Rural Residential Area designations have been created to accommodate the existing larger rural lots and hobby farms found throughout the Plan area.

Rural living is an alternative for people who choose to live near urban centres but not necessarily within them. Well planned rural residential areas offer attractive ‘country living’ advantages and provide additional choice for housing in the municipality. However, unplanned, ‘leap-frog’ development can lead to immediate issues for municipal servicing and long-term conflicts with both agricultural operations and expanding urban centres.

Rural Residential Areas are typically characterized by a concentration of three or more non-farm, single-detached dwellings located away from an urban centre. Infill within existing Rural Areas should be prioritized prior to expansion or re-designating more lands for rural residential.

The intent of Rural Residential Areas is to allow for limited intensification and growth of existing rural residential areas and to discourage the establishment of new rural residential areas. New Rural Residential Areas may be considered in certain circumstances where the surrounding natural, scenic, historic and agricultural landscape is harmonized and compatible with the proposed development.

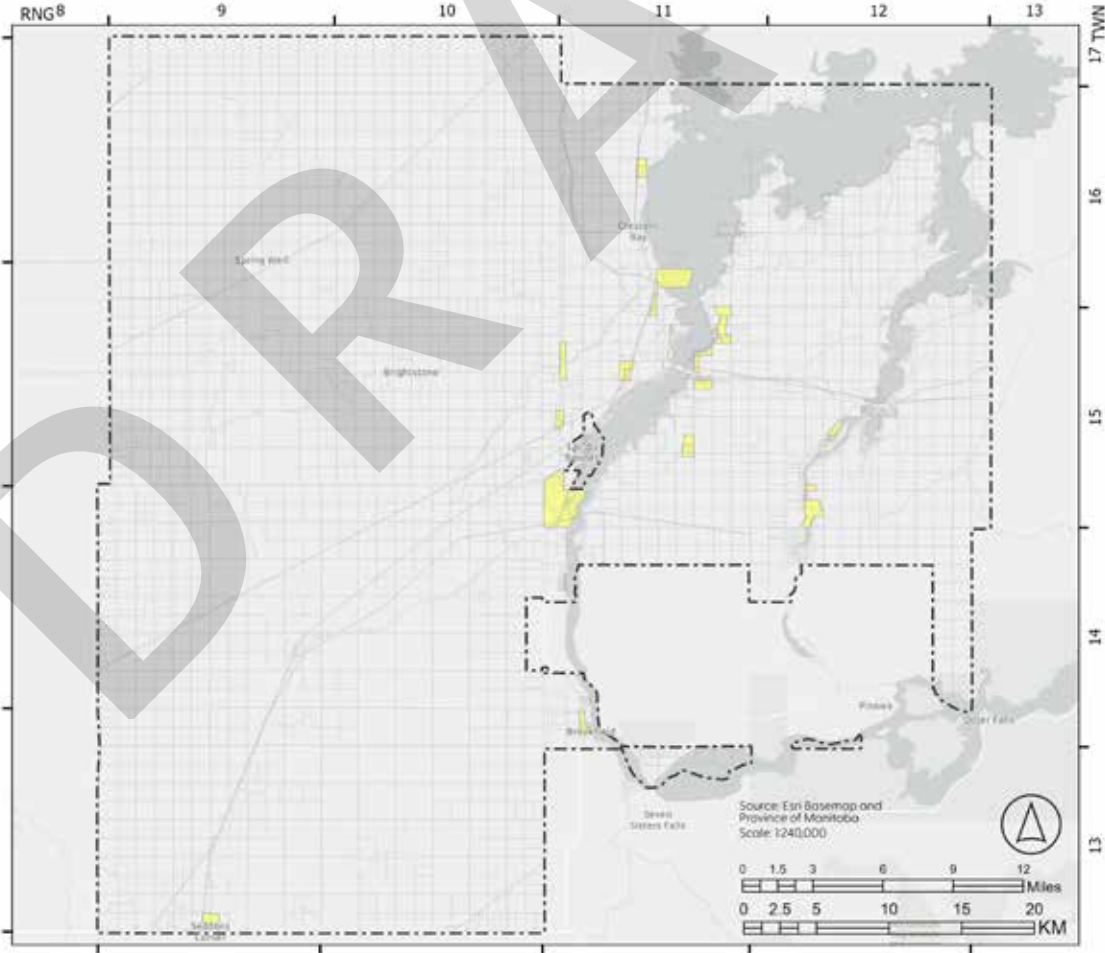
In order to promote smart, resilient and well-planned rural communities, new and or expanding Rural Residential Areas will be subject to the following criteria:

- a. Should be directed to areas where there is a predominance of lower-class agricultural; a high degree of land fragmentation and the existence of a mixture of land uses and agriculture is not dominant.
- b. Should not be wasteful of agricultural land.
- c. Should have legal access to an all-weather municipal road. Direct access to a provincial highway is not recommended.
- d. The location and siting of development associated with a rural residential subdivision when located adjacent to a provincial highway, shall be restricted to the same side of a provincial highway facility where existing development has already occurred. Whenever possible; internal access roads; internal road systems; or municipal road system will be utilized to limit direct access to the Provincial Highway System.
- e. The proposed development is capable of accommodating on-site wastewater management system and has an adequate supply of potable water.
- f. Preference should be given to developments that may be serviced, in time, with an extension of existing municipal or district drinking water system and/or wastewater system.
- g. Municipal services such as drainage, school bussing, fire protection shall be available to the subdivision site or can be provided without undue cost to the municipality.
- h. Preference should be given to sites contiguous of existing rural residential policy areas.
- i. The Planning District may require the preparation and submission of concept plans and/or development designs for new rural residential areas as part of any new development that address building designs and site planning.
- j. Home Enterprises may be accommodated within the Rural Residential Areas, subject to compliance with the standards set forth in the Zoning By-law, provided they are compatible with the adjacent rural character of the surrounding area.
- k. Rural residential developments are encouraged to provide conservation design strategies to preserve the rural character and protect local wetlands and habitats.



In cases where a new Rural Residential Area is being proposed in which three or more lots is being created, the proponent must demonstrate that the development meets the following considerations:

- Geo-technical or geophysical suitability of the site for development;
- Intensity and/or density of the use;
- Impact on the natural environment;
- Impact on agricultural operations;
- Provisions of open spaces or natural areas;
- Conservation of natural environment;
- Provision and capacity of essential infrastructure relating to wastewater, potable water supply, drainage, access and supporting utilities;
- Cost of municipal public services;
- Transportation impacts;
- Provision of pathways and trails as part of the local and regional active transportation network;
- Presence of archaeological and/or historical sites;
- Market demand needs;
- Concept Plan;
- Phasing; and
- Compatibility with adjacent land-uses.



14. Rural Residential Areas



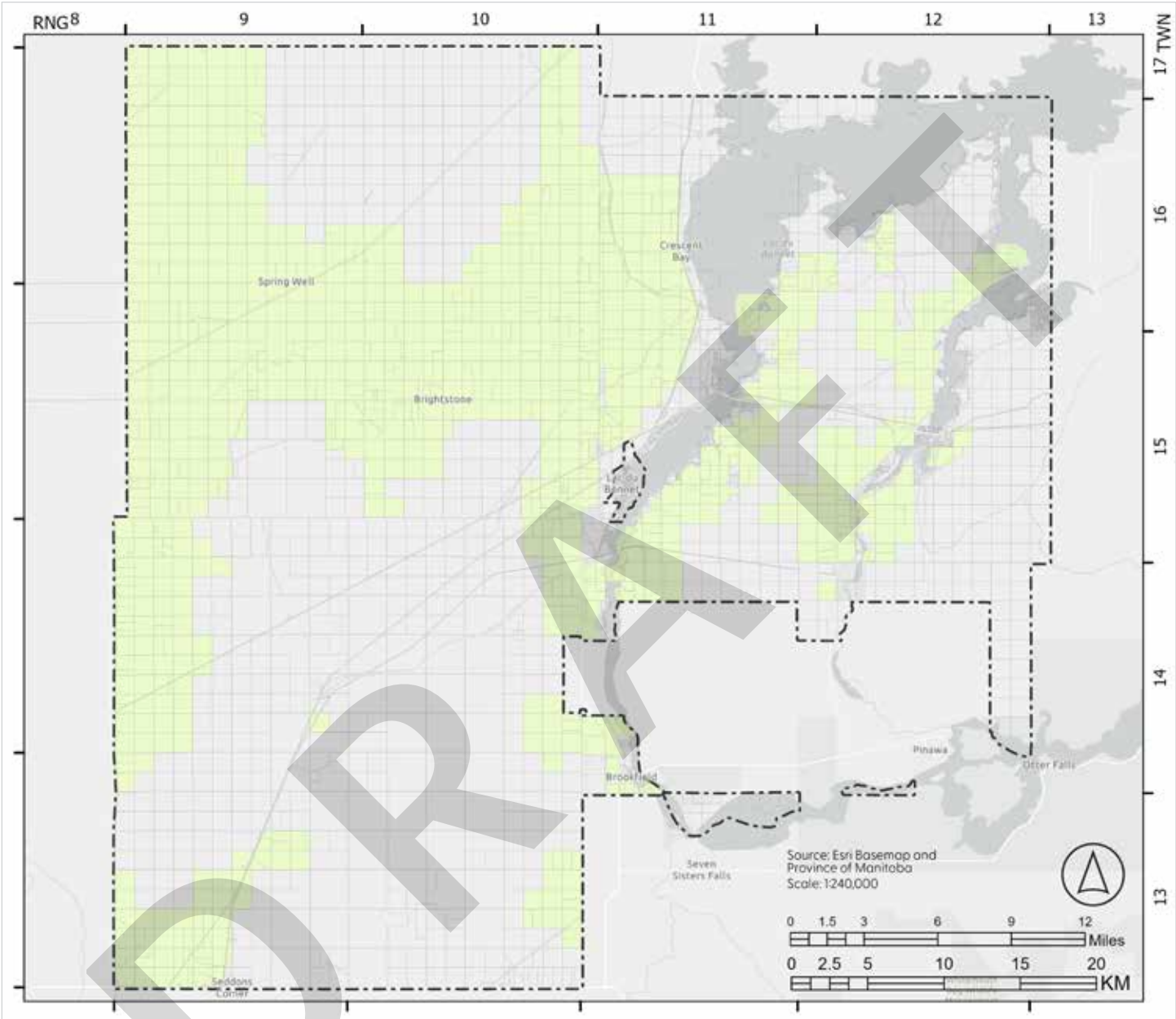
AGRICULTURAL AREAS

Purpose: To ensure that an inventory of appropriate rural lands, currently used, or with potential, for agricultural purposes, remain for future farming, and farming related activities.

Agricultural Areas support the District’s established agricultural and rural identity and character. Agricultural land is actively used for farming, agricultural and dairy operations; cropland for producing food such as soybeans, corn, and wheat, and raising livestock such as chickens, cows and pigs. Supporting land uses such as feed mills, dairy supplies, agri-food manufacturing, poultry processing, greenhouses and produce markets, and other businesses including agritourism, parks and open spaces, wildlife reserves, religious institutions, and schools are included and permitted in this land use category.

Agricultural Areas make up the second largest land use in the District and typically have low population density. The RM has over 110,000 acres of agricultural land. There are pockets of other land uses throughout the District including Hutterite Colonies, rural manufacturing, and seasonal recreation uses. These areas are important to the communities they serve and provide additional income for non-farming residents.

Due to current trends of increased development activity in rural areas, a significant amount of productive agricultural land with prime capabilities is at risk of being converted to non-agricultural related uses. As growth occurs throughout the community, re-designating agricultural land to rural or urban areas should align with the intent and objectives set out in section 8.2.4 to preserve the District’s valuable agricultural areas and heritage.



15. Agricultural Areas



NATURAL AREAS



Purpose: To protect areas of natural environment wildlife and riparian habitat, which are integral to the Planning District and the community, and, to protect areas that may be useful for outdoor recreational and heritage conservation. This designation includes existing and potential regional parks, local community parks, and public recreation facilities. Development within these parks is limited to natural outdoor recreational uses.

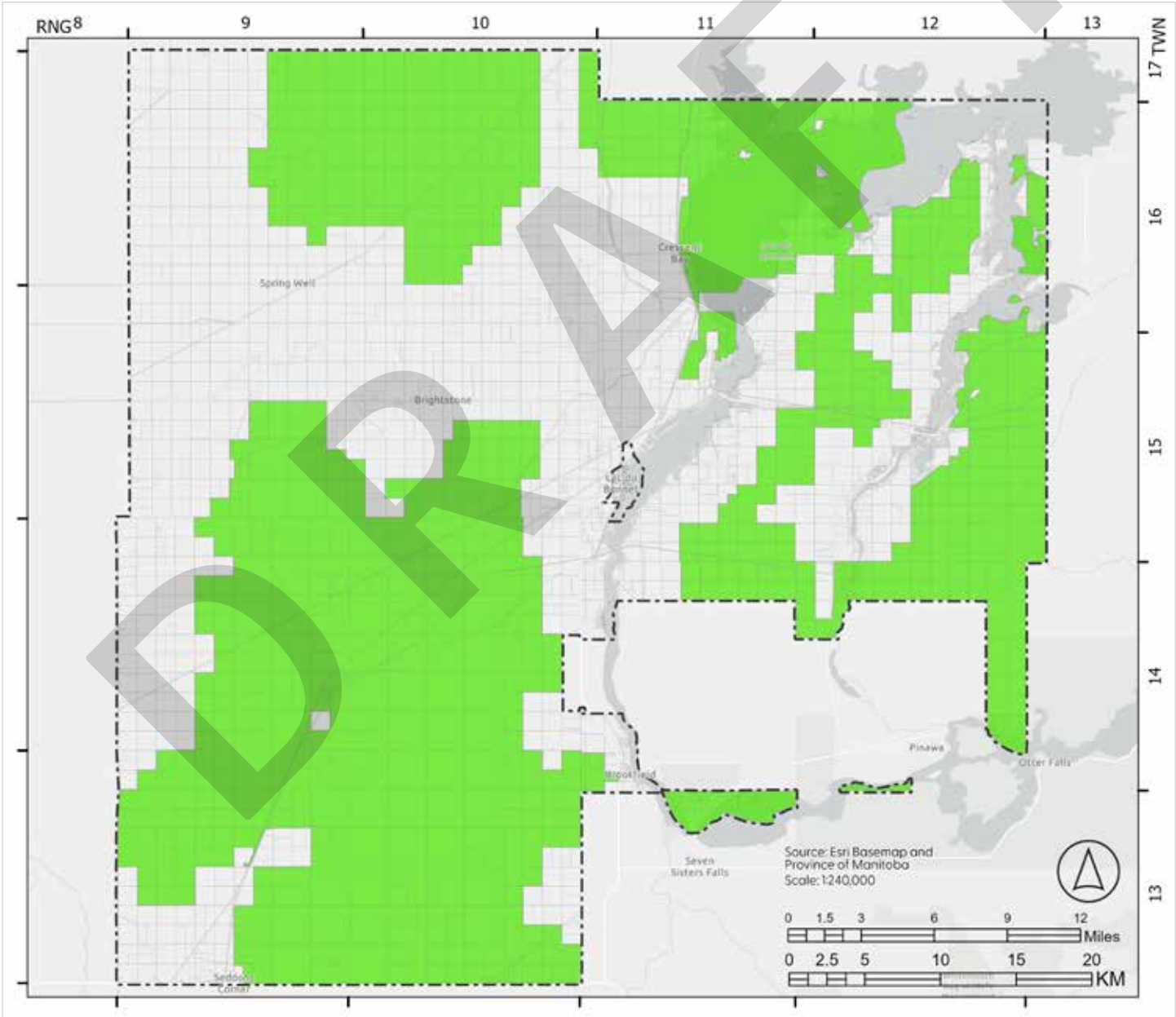
Nestled between the Boreal Forest of the Canadian Shield and the Canadian Prairies, Lac du Bonnet's Natural Areas encompass over 160,000 acres. Natural Areas policies prioritize preserving and protecting Lac du Bonnet's unique ecological and recreational lands. These areas include wildlife reserves, community parks and outdoor recreational facilities such as athletic fields, the Pinawa Dam Provincial Heritage Park, along with trails that draw both residents and regional visitors. These vast natural landscapes include boreal forests, lakes, rivers, wetlands, tallgrass prairies, and off-road vehicle trails. They not only make Lac du Bonnet a beautiful place to live, but provide ample opportunities for active and passive recreation, healthy lifestyles, and environmental stewardship.

The primary uses within these areas will be parks,

open spaces, and natural, undeveloped lands. Facilities such as recreation centers, nature centers, and trails may be included. More intensive uses, such as outdoor athletic fields, should be carefully integrated and connected to both urban and rural areas where feasible. Secondary uses may include cemeteries and religious institutions.

To protect parks, ecological reserves, undisturbed natural areas, wildlife management areas, riparian areas, and ecologically significant wooded areas, the District will discourage intensive development and ensure such lands remain in their natural state. These areas may also include privately owned lands under conservation agreements to protect them from incompatible or potentially incompatible land uses.

The Planning District will also support the integration of lands selected under Treaty Land Entitlement agreements, ensuring their compatibility with surrounding land uses and respecting the cultural, environmental, and economic goals of neighbouring First Nations.



16. Natural Areas

As demand for development grows, the District will implement the following measures to protect Natural Areas from potentially conflicting land use developments:

- a. Proposed developments located near waterways that have the potential to alter, disrupt or destroy aquatic habitat, including the riparian area, will be referred to the Province of Manitoba for review.
- b. Buffer Areas should be established around designated provincial parks and protected areas, and developments and the use of land within the buffer areas should be referred to the Province of Manitoba for review/ comment to ensure that future development or changes in land use will not adversely affect the sustainability of the Natural Lands.
- c. Remaining wooded lands may be developed in a manner consistent with their wildlife potential, particularly in the areas adjacent to wildlife management areas, provincial parks, ecological reserves or any other sensitive/important ecological areas.
- d. The Planning District may designate municipally owned lands as ‘Natural Lands’ in order to maintain the passive character of these lands and retain these publicly owned lands in their current state.
- e. The Planning District will support the integration of lands selected under Treaty Land Entitlement agreements, ensuring their compatibility with surrounding land uses and respecting the cultural, environmental, and economic goals of neighbouring First Nations.



Boreal Forest | Source: www.alltrails.com



WATERFRONT / RECREATIONAL AREA

Purpose: To accommodate existing residential ‘cottage’ properties found throughout the rural areas, and to provide opportunity for new residential and recreational related properties and uses that are compatible with the surrounding area.

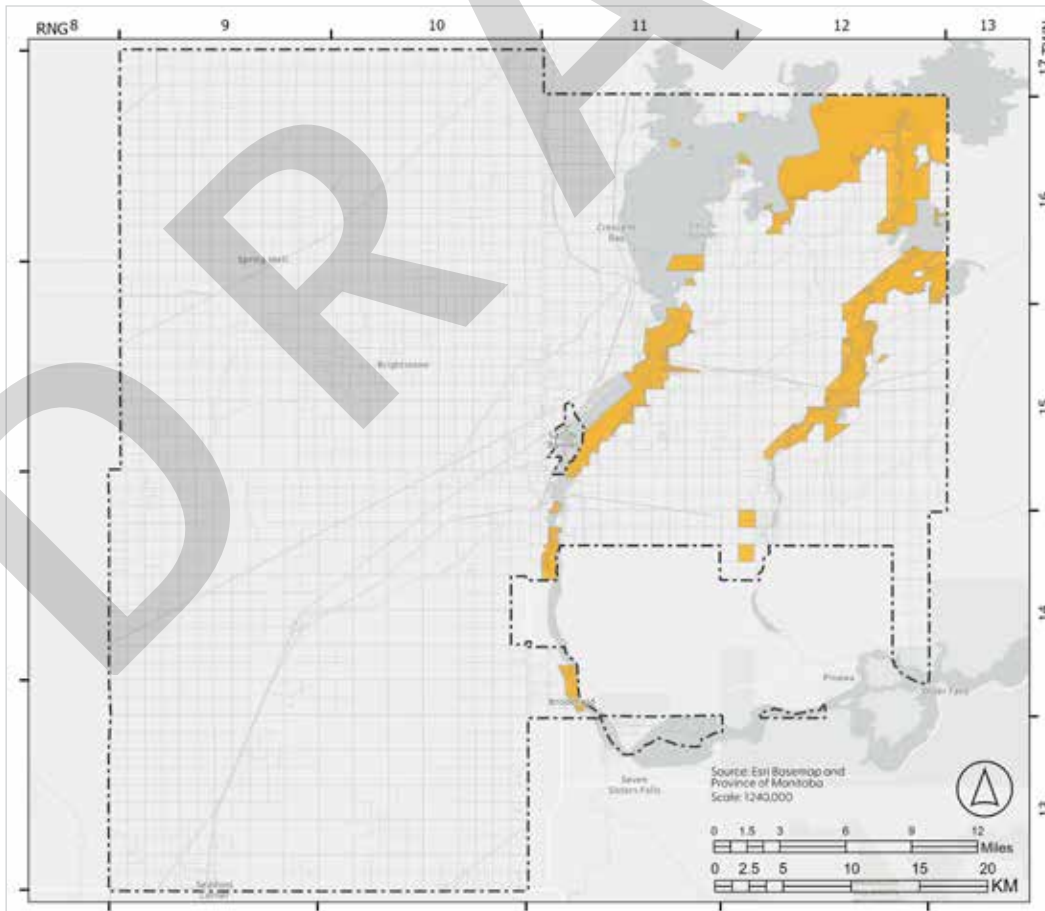
Waterfront/Recreational Areas are central to the ‘four-seasons-playground’ identity of Lac du Bonnet. They are characterized by a mix of seasonal and permanent residential development, as well as tourism and recreational facilities such as marinas, golf courses, trails, and outdoor hubs that offer a major draw to the community. This land use designation is designed to accommodate both year-round and seasonal ‘cottage country’ residences while promoting tourism, recreational activities, and businesses that serve both residents and visitors. These areas play a vital role in Lac du Bonnet’s economy and enhance the quality of life for residents by providing access to the District’s stunning natural waterfront areas, such as the Lee River and Pinawa Channel. These areas intend to balance the needs of recreational users and permanent residents, making it a desirable place for those seeking the natural beauty and tranquility of rural living with access to year-round amenities and services.

The intent of the Waterfront/Recreational Area is to support sustainable growth along waterfronts and in natural areas, encourage the preservation of natural assets, and ensure that development aligns with environmental and community needs. Transitioning from the Moratorium on waterfront development, the District will encourage small-lot infill and compatible development within existing residential areas, focusing on the efficient use of infrastructure and protection of agricultural land, wetlands, waterbodies and their shorelines, and other natural resources.

Likewise, as with affected Natural Areas, the Planning District will support the integration of lands selected under Treaty Land Entitlement agreements, ensuring their compatibility with surrounding land uses and respecting the cultural, environmental, and economic goals of neighbouring First Nations.

Through the following land use designation policies, Waterfront / Recreational Areas will continue to be a hub for recreation, tourism, and residential life in Lac du Bonnet, while maintaining the delicate balance between development and environmental stewardship:

- a. New developments should be compatible with surrounding agricultural lands, ensuring that land-use conflicts, such as the conversion of prime agricultural lands to residential or recreational uses, are minimized.
- b. Infill development will be prioritized in areas where infrastructure exists, and municipal water and/or where wastewater services can be feasibly extended.
- c. Where municipal servicing is not available, new developments must meet provincial standards for private water and wastewater systems. Municipal services such as drainage, school bussing, and fire protection shall be available to the subdivision site or can be provided without undue cost to the municipality.
- d. Council may require a geotechnical study for any proposed new multi-lot development along waterfront areas to assess erosion risks and ensure bank stability. If required, protective measures, such as riparian buffers, must be implemented to prevent erosion, maintain water quality, and preserve natural habitats.
- e. Development within these areas should be guided by best practices in environmental sustainability, including conservation subdivision design, to minimize the disruption to natural landscapes and water bodies.



17. Waterfront / Recreational Areas

9.0

IMPLEMENTATION

Overview

Land Use Planning and Decision
Making

9.0 IMPLEMENTATION

OVERVIEW

Growing Together provides direction for growth, development and resiliency within the community and serves as a land use decision making guide for staff and administration. The following implementation section summarizes the strategies and initiatives that align with this long-term community plan. It outlines the programs and activities needed to work towards achieving the goals and policy directions in this Plan. It also identifies potential funding sources and mechanisms, as well as key roles to sustainably support these efforts. This includes:

- Regularly using the goals and policy directions within this Plan as a decision-making guide for the community.
- Providing high-level guidance for decision making on future land use and zoning.
- Undertaking full review of the goals and policy directions on a regular basis.
- Building relationships and partnerships across sectors and the community.
- Advancing public communication and education on long-range planning goals and objectives.
- Exploring new, innovative funding sources and methods.

ROLES FOR IMPLEMENTATION

Growing Together covers a wide range of topics and opportunity areas. Although the Planning District of Lac du Bonnet may be in a position to address some of these topics either now or in the future, many of these topics will require input and collaboration with experts from the community, as well as professional skill and knowledge from the private sector. Successful implementation will require coordinated effort between the District and regional partners, community groups and organizations, business stakeholders and of course, residents.

Planning District of Lac du Bonnet Administration and Staff will need to form implementation tiers that range from local experts and champions, stakeholder focus groups to assist with decision making, as well as oversight and input from working groups and committees to advise on topic-specific issues.



CHAMPIONS

Elected officials along with the Public Service establish the importance of prioritization of key initiatives within the community. District Administration and Staff will approve and allocate resources to achieve specific goals and policy directions within this Plan.



ADVISORS

Topic specific working groups, boards and commissions will support other established decision-making bodies to assist with implementing and monitoring of strategies. Topic-specific teams will identify and prioritize strategies and policy directions within Lac du Bonnet Growing Together. This may include topics such as: Food Systems, Community Services, Economic Development, Environmental Resources and Protection, Housing and Neighbourhood Planning, Infrastructure, and Public Facilities.



RESIDENTS, BUSINESSES AND ENTREPRENEURS

The corporate and private sector will continue to drive innovation and progress in the community moving forward. Engaging with residents and community champions, developers and private investors will lead city building efforts while generating jobs and housing for residents.



OVERSIGHT

District Administration and Staff and other public service providers will appoint representatives to provide oversight and ongoing evaluation of the overall progress of Lac du Bonnet Growing Together.



CHAMPIONS

- Municipality of Lac du Bonnet Reeve
- Municipality of Lac du Bonnet Council
- Town of Lac du Bonnet Mayor
- Town of Lac du Bonnet Council
- Lac du Bonnet Planning District Administration
- Set forth actions related to Plan Implementation
- Encourage joint cooperation and communication
- Identify department head Plan implementation

Participation

- Provide recommendations to Advisors



ADVISORS (COORDINATION)

- Public Works and Operations
- Recreation and Community Services
- Housing and Neighbourhood Planning
- Arts, Tourism and Heritage Resources (i.e. Emerson-Franklin Tourism Committee, Manitoba Historic Resources Branch)
- Communicate with teams and topic groups
- Develop and provide action matrices
- Provides updates to Council
- Incorporate private development activities into long-term vision of the Municipality
- Initiate Plan actions and activities



TEAMS AND TOPIC GROUPS (OVERSIGHT)

- Various agencies, teams and topic groups



RESIDENTS, BUSINESSES AND ENTREPRENEURS

- Corporations, residents, group, associations, and NGO's

Assist and provide oversight on Plan programs initiatives and activities. Provide recommendations on the following six topics:

1. Land use planning
2. Food systems
3. Parks, recreation and sport
4. Tourism, culture and creative arts
5. Housing and economic development
6. Education, healthcare and community services

LAND USE PLANNING AND DECISION MAKING

Using the policies as defined in sections 4 through 8 of this Plan, the Planning District of Lac du Bonnet will encourage carefully planned growth and development in the community. A number of land use decision-making processes and approvals will drive growth and change within the community.

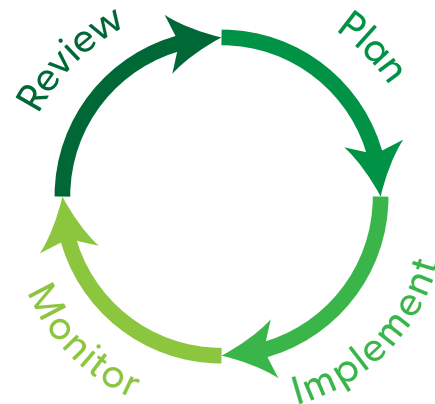
In addition to updating and amending this Plan, the District and its partners will work together to initiate other secondary land use planning processes such as Sub Area Plans or Local Area Plans to manage and adapt to major change within the community. As part of implementation, the District will provide planning services by way of subdivision and zoning ordinances to manage and provide certainty on land use and public infrastructure improvements. The District will streamline planning and approval processes in areas that align to the goals and policy directions within this Plan. Regular updates and review of Lac du Bonnet Growing Together including map and text amendments will ensure the community is ready to adapt to growth and change in the decades to come.

OFFICIAL PLAN REVIEW / AMENDMENTS

The Lac du Bonnet Planning District will undertake a review of their Official Development Plan every five years. Regular reviews and updates to this Plan will capture changing circumstances and adapt to new economic development opportunities. However, the vision, principles, and high-level goals of this Plan should guide the review and amendment process.

Growth in business and overall population may result in the need to change and update the direction of the Plan. Any registered landowner within Municipal limits may initiate an amendment to change the policies within this Plan that apply to their specific lands in response to a development proposal. The amendment process established by the District provides the opportunity to confirm that there is sufficient capacity and compatibility to accommodate the new development.

Formal reviews and streamlined amendments in targeted growth areas provides certainty to developers, transparency for residents, and a vehicle for the District to collaborate with proponents of new developments while ensuring local, regional and provincial interests are considered and balanced equitably.



Development Plan Review / Amendments

REGIONAL PLANNING

The District of Lac du Bonnet will collaborate with regional partners, including environmental resource protection agencies, Elders and traditional knowledge holders, neighbouring municipalities, and other stakeholders, while coordinating administrative actions in reviewing and approving land development applications. The success of this Development Plan's implementation relies on regional collaboration and maintaining communication and transparency with stakeholders throughout the decision-making process.

Although Lac du Bonnet Growing Together applies to lands within the District, its goals and policy directions reflect broader regional aspirations. The District Administration and staff will play a vital role as facilitators in advancing regional planning efforts focused on economic development, environmental stewardship, tourism, and recreation. By working with partners such as the Northeast Red Watershed District, Manitoba Transportation and Infrastructure, and nearby communities, the District aims to strengthen inter-municipal relationships and promote shared objectives for growth and sustainability.

NEIGHBOURHOOD PLANNING

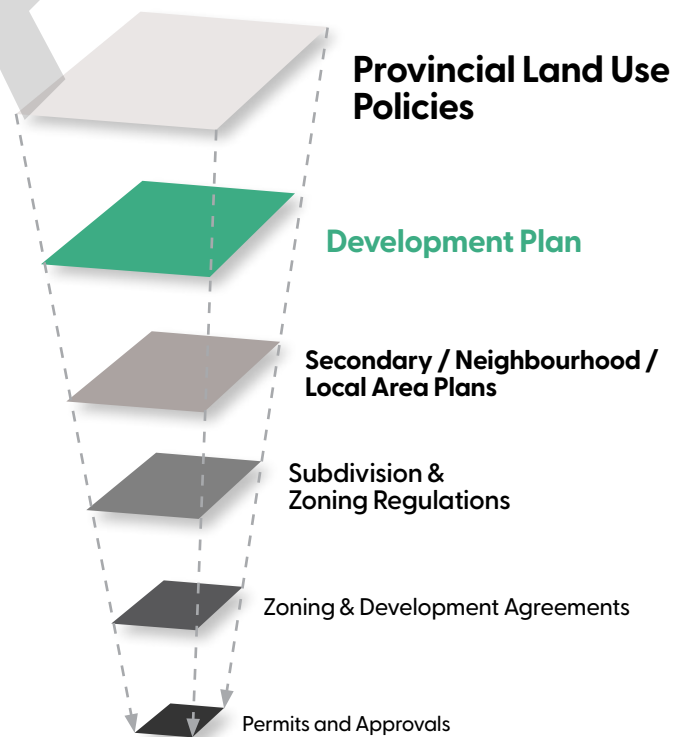
The District of Lac du Bonnet will initiate, adopt, and facilitate local plans and strategies to address objectives and challenges in specific sub-areas of the community. These plans, often referred to as secondary or neighbourhood plans, will provide targeted guidance for development and land use in distinct areas of the District.

Neighbourhood planning can address a variety of local issues, including:

- a. Subdivision design, road patterns, building standards, or other land use and development matters;

- b. Economic development initiatives or strategies for enhancing and protecting heritage resources, natural assets, or environmentally sensitive lands;
- c. Any land use matter identified within the Land Use Map or broader Development Plan.

These plans are instrumental in setting out the overall pattern of future development for specific areas of the District or establishing more detailed policies to address development challenges. For example, a neighbourhood plan could outline policies for areas such as Second Street in the Town of Lac du Bonnet or guide recreational and tourism-oriented development along the Winnipeg River, Lee River, and/or Pinawa Channel.



Land Use Planning Hierarchy

DEVELOPERS AND PRIVATE INVESTORS

The corporate and private sector will continue to drive innovation and progress in the community moving forward. Engaging with residents and community champions, developers and private investors will lead community building efforts while generating jobs and housing for residents.

PERMITS AND APPROVALS

The issuance of a building or development permit for legal non-confirming uses that existed prior to the adoption of this Plan shall be allowed provided they comply with sections 86-93 of *The Planning Act*.

SUBDIVISION CONTROL

The District of Lac du Bonnet Administration and staff will ensure proponents of subdivisions are aware of the policies of the Lac du Bonnet Development Plan. Transparent and consistent control over the subdivision of land is a key tool for regulating development and advancing the policy directions of this Plan.

A “subdivision” is defined as:

- a. The division of land by an instrument, including:
 - a plan of subdivision, conveyance, deed, mortgage, or grant; or
 - an agreement granting or extending a use of or right in land, directly or indirectly, or by an entitlement to renewal, for a period of 21 years or more; but not including a lease respecting only floor space in a building.
- b. A registrar may not accept a subdivision of land unless it has been approved by the Province of Manitoba. Subsection 123 of *The Planning Act* requires that a subdivision of land must not be approved unless:
 - The land that is proposed to be subdivided

is suitable for the purpose for which the subdivision is intended; and

- The proposed subdivision conforms with:
 - i. The Development Plan By-law [this Plan] and Town or RM Zoning By-law,
 - ii. Any Secondary Plan By-law, and
 - iii. The regulations under Section 146 (*The Subdivision Regulation*).



Lee River



Pinawa Channel

Treaty Land Entitlement

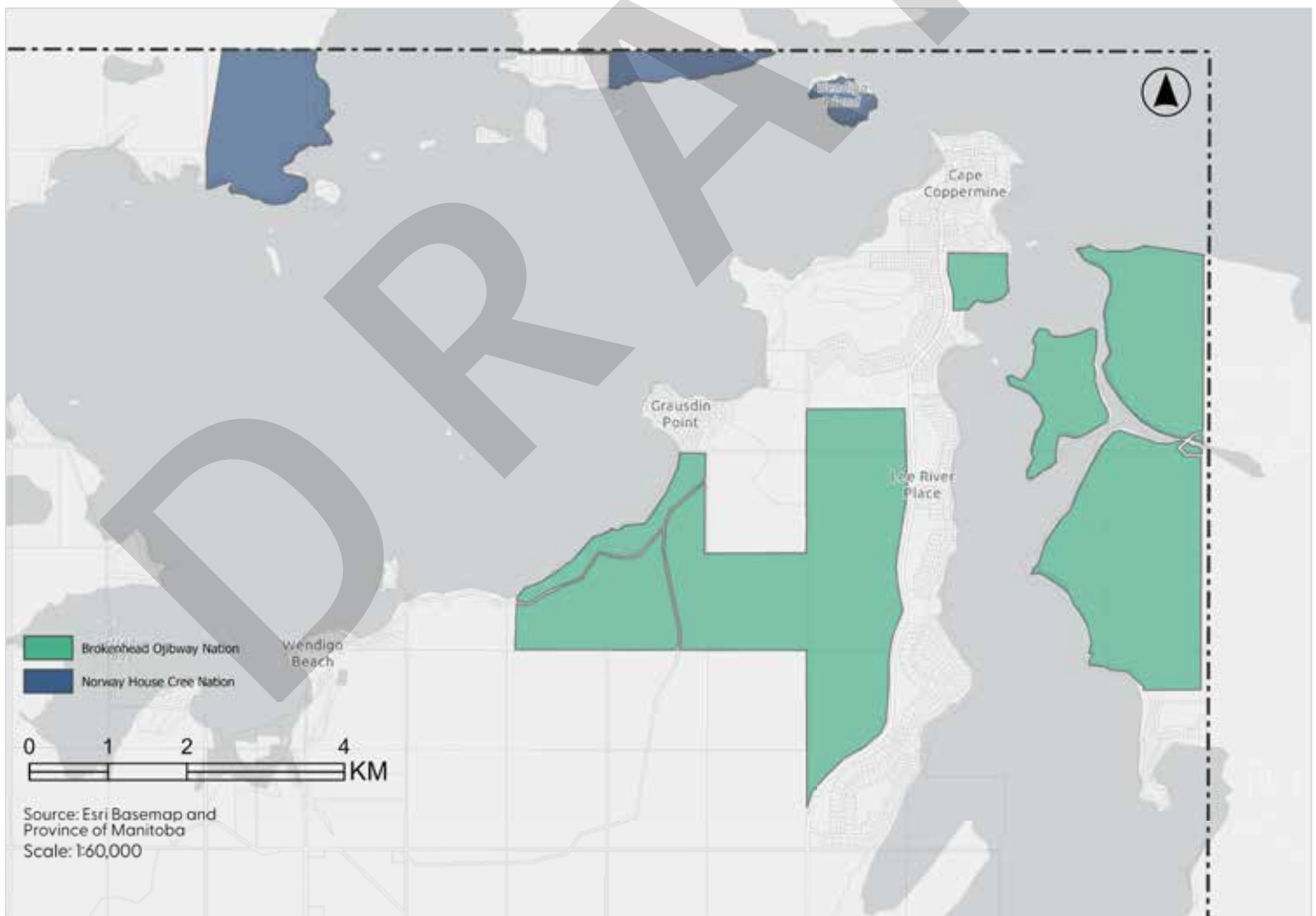
The District will maintain open communication with Brokenhead River First Nation, Norway House Cree First Nation, and relevant provincial and federal agencies to support the smooth transition of TLE-selected lands into reserve status and to address associated land use planning challenges through the following:

- Develop Memorandums of Understanding (MOUs) or other agreements with First Nations to outline shared priorities, roles, and responsibilities in integrating TLE lands into local and regional plans.
- Collaborate with First Nations to develop a Municipal Services Agreement (MSA) to plan

and deliver infrastructure and municipal services for TLE lands, where applicable, ensuring mutual benefit and cost-sharing arrangements.

- Incorporate provisions for accommodating the cultural, economic, and environmental goals of TLE lands into the RM's zoning by-law, recognizing potential differences in governance and land use regulation.
- Include TLE lands on official planning maps to provide transparency and context within the Development Plan.

Once designated as reserve lands, TLE lands fall under federal jurisdiction and are therefore not subject to the provisions of this by-law.



18. Treaty Land Entitlement

ZONING BY-LAW

The Zoning By-law regulates the use and development of land across the entire District and is required by legislation through *The Planning Act*. Whereas the vision and goal statements within this Plan set out the high-level direction for future growth, the Zoning By-law provides an essential mechanism for implementing the policy directions and building on the current built state of the community to realize the goals set out in this Plan.

Zoning regulations cover a range of topics but all work together to achieve a fundamental purpose: ensuring health, safety, and wellbeing in the community. Zoning is an essential tool to ensure convenience of access, safety from fire and other dangers, and promotion of public health, comfort, and general welfare. It achieves this through regulations on the built form of the community, including lots, land uses, buildings, yards, setbacks, and infrastructure, ensuring public spaces and general public interest are protected.

The District will adopt, implement, and monitor a contemporary Zoning By-law to ensure its alignment with this Plan, while working towards the goals and policy directions set out within it. There are several ways to apply zoning and development regulations and strategies. These include traditional zoning techniques such as Euclidean or Use-Specific zoning, which divide a community into districts and regulate the types of uses that are permitted or conditional. Alternatively, more contemporary strategies such as form-based or incentive-based zoning may be applied. These modern zoning techniques are becoming increasingly utilized to achieve more desirable community outcomes, such as attracting growth and development, job creation, and affordable housing.

EUCLIDEAN ZONING

Euclidean zoning divides municipalities into distinct districts with specified land uses, such as residential, commercial, or industrial. The primary objective of

Euclidean zoning is to enhance community livability by ensuring that incompatible land uses remain separate, thereby protecting the health, safety, and general welfare of the residents.

FORM-BASED ZONING

This strategy focuses on the design and appearance of buildings and spaces, promoting high-quality urban environments that are pedestrian-friendly and aesthetically pleasing. Form-based zoning prioritizes the physical form and design of buildings over land use segregation. It focuses on creating aesthetically pleasing, pedestrian-friendly urban environments by specifying building dimensions, facade features, and their relationship to public spaces, fostering vibrant and functional communities.

OPPORTUNITY-BASED ZONING

Opportunity-based zoning encourages development in areas with economic growth potential by offering incentives like relaxed regulations or tax breaks. It targets underutilized areas to stimulate redevelopment, aiming to create housing and job opportunities while promoting community revitalization.

OVERLAY ZONING

Overlay zoning applies additional regulations to existing zones without altering the base zoning, addressing specific community needs like historic preservation or environmental protection. It allows for tailored policy goals in designated areas, providing a flexible approach to manage special development challenges.

DESIGN STANDARDS

Design standards set criteria for architectural quality and functionality, dictating elements like materials, landscaping, and pedestrian access to ensure developments enhance visual appeal and public space usability. They complement zoning regulations to promote a cohesive and attractive built environment.

FUNDING MECHANISMS

Many of the projects and initiatives outlined in this plan may be implemented through administrative and policy decisions using traditionally funded capital and operating budgets. However, some development projects may require additional financial support.

The District of Lac du Bonnet will lead economic development efforts and explore innovative local, provincial, and federal funding programs to advance the implementation of this plan. This may include topic-specific initiatives such as major economic development projects, housing development, green energy, environmental protection, arts, and culture.

A brief description of potential funding sources and mechanisms is summarized below and provides a guide for future programs and initiatives. These tools are available to municipal administration and staff to target and implement. The District, alongside local economic development partners, should continue to research and monitor inter-governmental agencies for funding programs to identify and align new opportunities as they become available.

INCENTIVES

The Province of Manitoba authorizes municipalities to implement incentive programs to help communities achieve their goals. These incentives can be used to attract new growth and development or improve existing conditions within a specific area. While not exhaustive, the following list of incentive programs provides options for local economic development agencies to explore.

TAX INCREMENT FINANCING (TIF)

The Province of Manitoba can establish a TIF program through The Community Revitalization Levy and Tax Increment Financing Act. Under this act, Manitoba's Lieutenant Governor in Council can designate properties as Community Revitalization Properties by regulation if significant improvements to the property are deemed necessary and if it is in the public interest that the improvements be made.

The incremental growth in tax revenue generated as a result of the improvement to the land is collected by the District within which the property is located. The rate is equivalent to the school and/or property taxes that would be owed on the property; however, the TIF funds are collected instead of the school and/or property taxes by the District. The Minister can then make grants that draw from such funds and allocate them to property owners or the District for projects that promote revitalization and economic development within the designated area.

ENVIRONMENTAL REMEDIATION AND RECLAMATION PROGRAMS

The Province of Manitoba established The Contaminated Sites Remediation Act (CSRA) to assist landowners and municipalities in their efforts to remediate and redevelop vacant and dilapidated sites. The District and property owners may initiate the remediation process by identifying and registering impacted sites and developing appropriate measures for environmental professionals to prepare the site for redevelopment through a Remediation Plan. The District can take an active role in the preliminary investigation, designation, and due diligence of such sites to enhance the community's health, safety, and well-being.

INFRASTRUCTURE PROGRAMS

Government resources can serve as critical investments to support growth consistent with the vision and goals of this plan. With rising costs and increasingly limited government funding, it is in the fiscal interest of the District to make informed and strategic decisions about infrastructure investments. Public infrastructure and facilities can provide reliable, long-term revenue streams while encouraging public-private investments in the community. By establishing priority areas for growth, the District Administration and Staff create greater certainty and transparency for future investment decisions over the long term.

CAPITAL ASSET MANAGEMENT PROGRAM

The LDBPDB can lead in managing the total lifecycle costs of its infrastructure assets by applying asset management best practices and implementing a multi-year capital infrastructure budget. This approach will allow the District to account for deferred maintenance decisions and their impact on infrastructure life expectancy, ensuring sustainable and informed investments.

PLACEMAKING AND DESIGN STANDARDS

Placemaking initiatives offer a cost-effective way to energize and improve the places we live in, often providing a positive cost-benefit ratio compared to capital-intensive infrastructure projects. The District may explore low-cost, short-term, and impactful strategies to activate public spaces and improve quality of life.

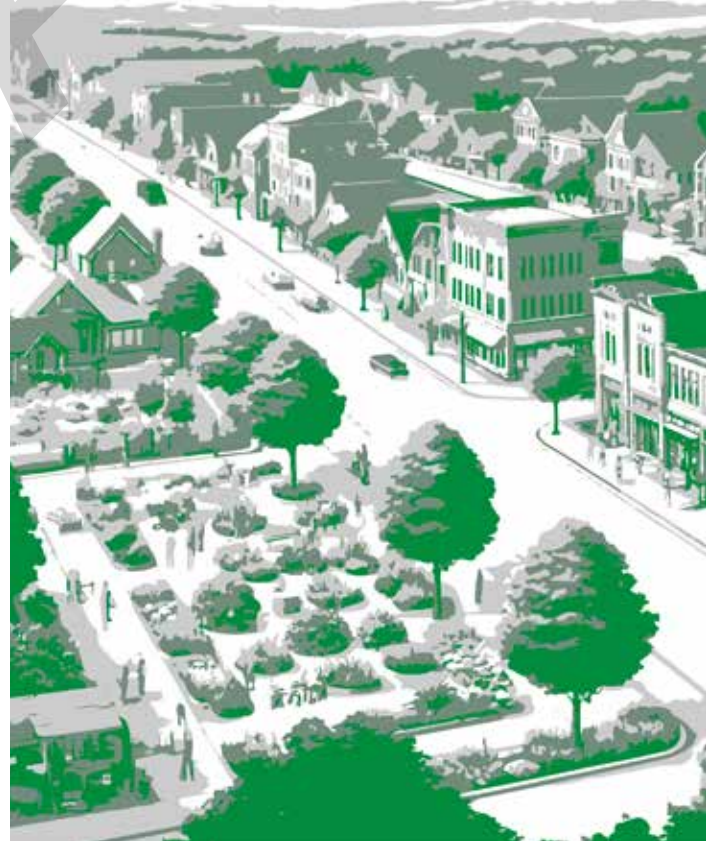
Additionally, the District could consider adopting urban design standards and formal site plan review procedures for specific areas. This strategy would promote high-quality urban design and improvements to public facilities and amenities, enhancing the character of Lac du Bonnet's most prominent public spaces.

CLEAN ENERGY PROGRAM

The District of Lac du Bonnet has the opportunity to become a leader in clean energy innovation. Through public-private partnerships, the District can make low-environmental-impact projects feasible. This may include upfront investments in fueling stations, community biomass district energy systems, or initiatives to help residents improve energy efficiency in their homes.

BROADBAND EXPANSION

The District will work with private service providers to coordinate broadband coverage expansion and infrastructure upgrades. These efforts will align with the District's targeted areas for future growth and development, ensuring access to reliable and high-speed internet for residents and businesses.



LEADERSHIP AND PARTNERSHIP

The District of Lac du Bonnet will collaborate with other levels of government, citizens, and relevant stakeholders and community groups as needed to adopt and implement this Development Plan. This includes administrative oversight, reviewing and amending the Plan, and capital improvement projects identified herein. The success of the Plan depends on fostering close relationships across various sectors, including community groups, municipalities, local business leaders, knowledge holders, non-profit organizations, and public agencies.

LOCAL GOVERNMENT

- Rural Municipality of Alexander
- Rural Municipality of Whitemouth
- L.G.D. of Pinawa
- Brokenhead River Ojibway Nation
- Norway House Cree First Nation
- Manitoba Métis Federation

HOUSING

- Lac du Bonnet Community Development Corporation

ECONOMIC DEVELOPMENT

- Eastman Regional Development Corporation
- Manitoba Economic Development and Trade

TOURISM, ARTS, AND CULTURE

- Travel Manitoba
- Indigenous Tourism Manitoba
- Lac du Bonnet Tourism Committee
- Manitoba Arts Council
- Eastman Tourism

PUBLIC FACILITIES AND INFRASTRUCTURE

- Manitoba Hydro
- Public Works and Operations
- Manitoba Transportation and Infrastructure

PARKS AND ENVIRONMENT

- Parks Canada
- Manitoba Parks
- Natural Resources Canada
- Manitoba Environment and Climate Change

PUBLIC HEALTH AND SAFETY

- Interlake-Eastern Regional Health Authority
- Royal Canadian Mounted Police

EDUCATION

- Sunrise School Division

TRANSPORTATION

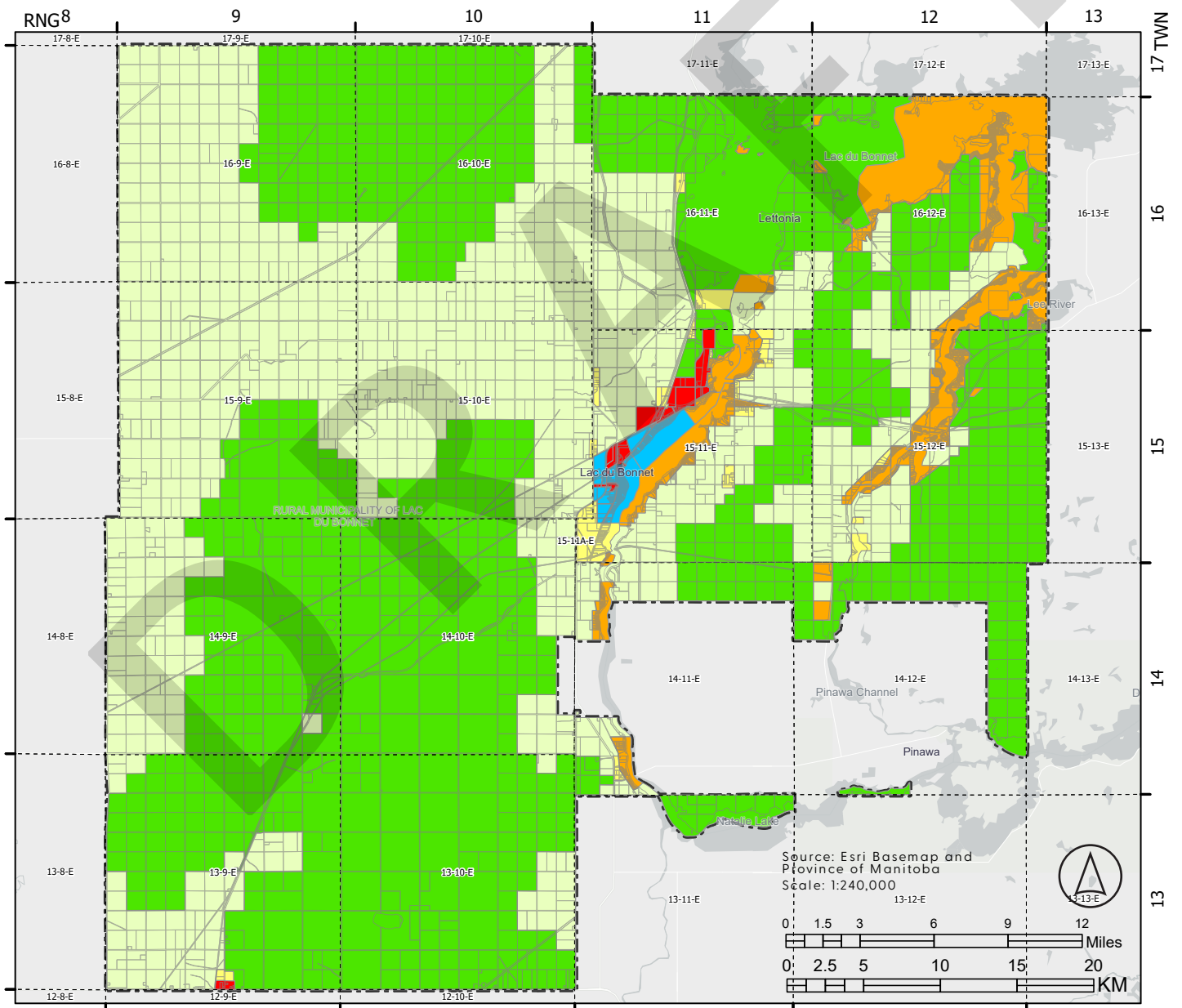
- Manitoba Transportation and Infrastructure

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APPENDICES

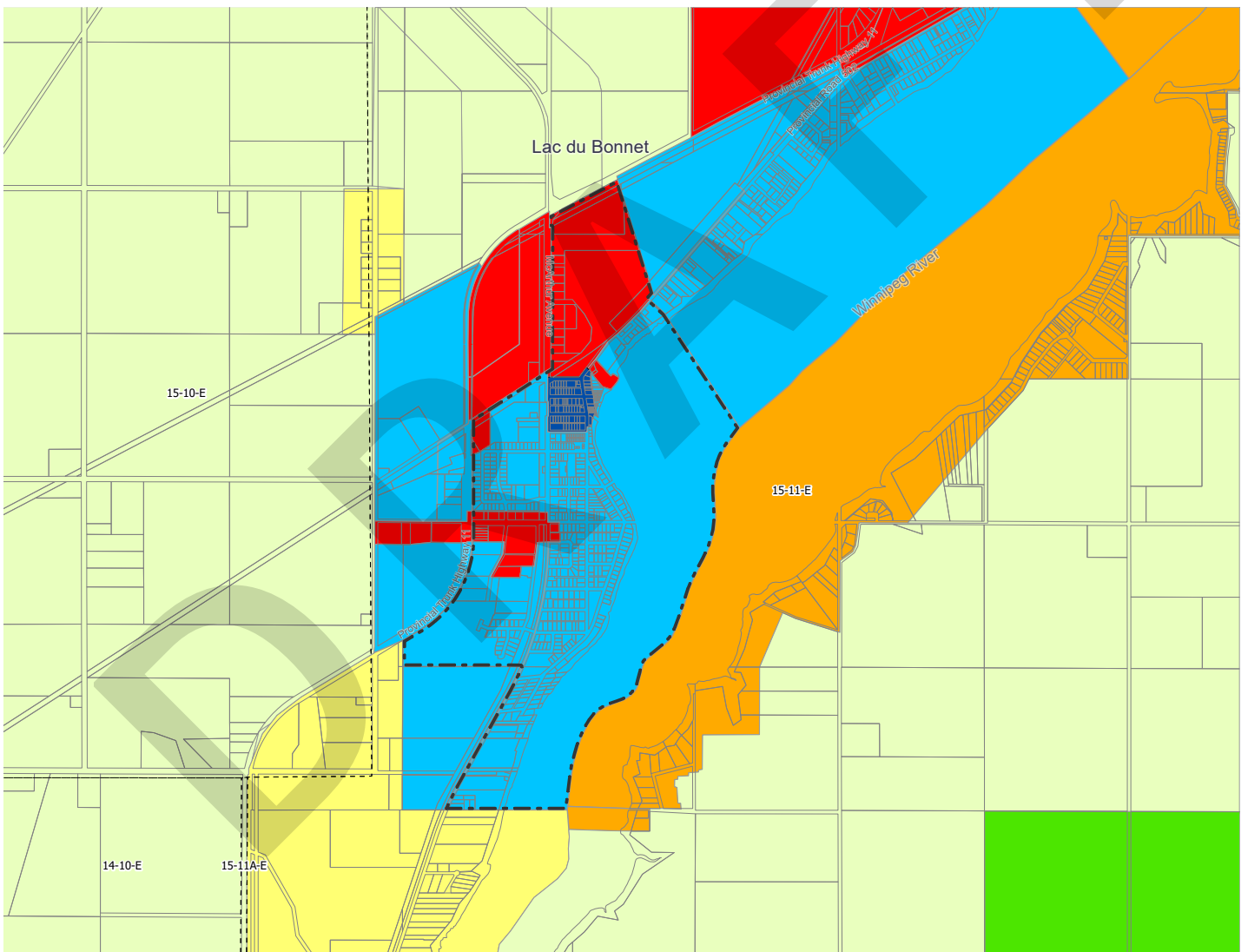
MAP 1 - RM OF LAC DU BONNET

- Urban Policy Area
- Commercial Core
- Economic Development Area
- Natural Policy Area
- Waterfront/Recreational Area
- Rural Residential
- Rural/Agricultural



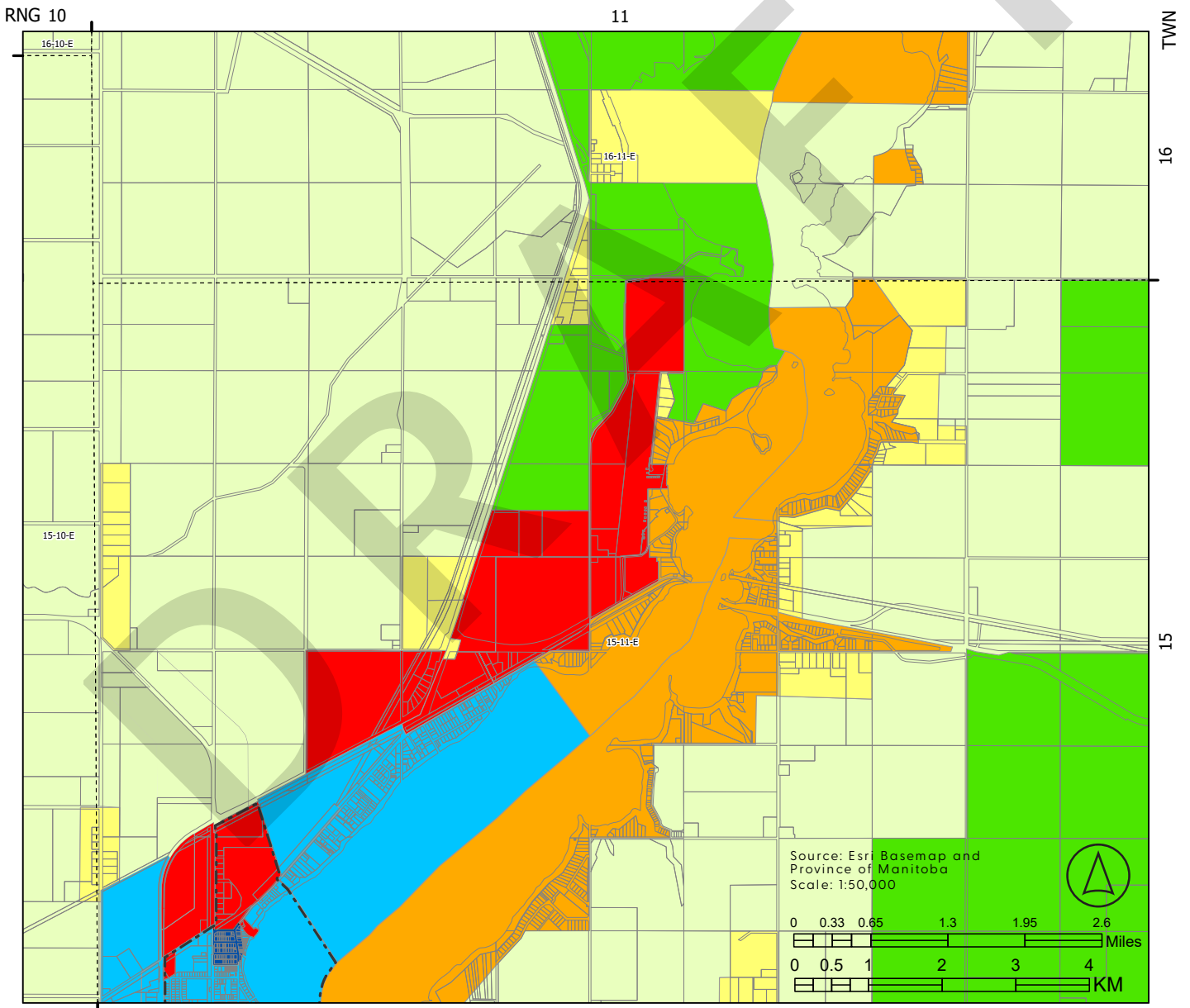
MAP 2 - TOWN OF LAC DU BONNET

- Urban Policy Area
- Commercial Core
- Economic Development Area
- Natural Policy Area
- Waterfront/Recreational Area
- Rural Residential
- Rural/Agricultural



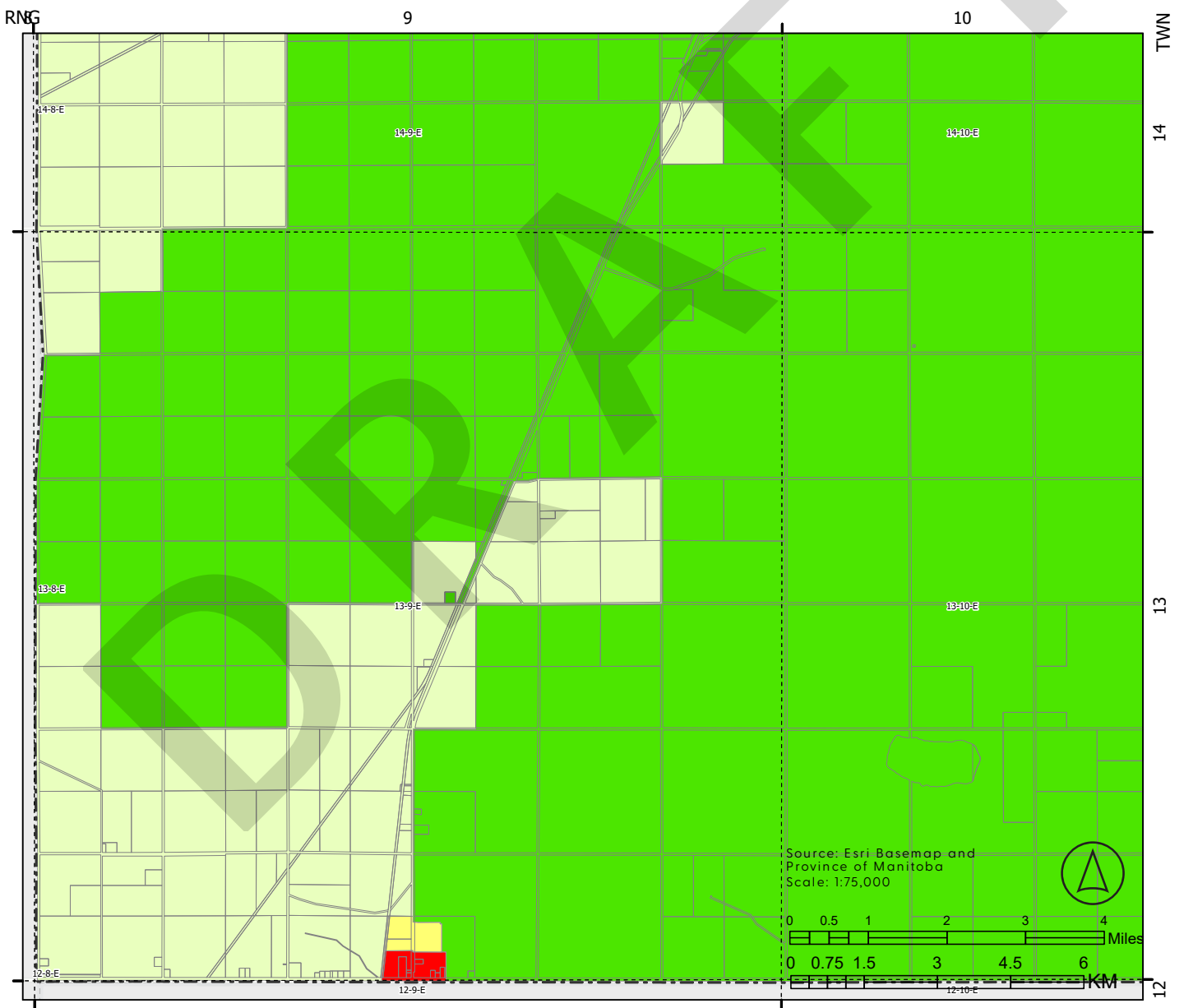
MAP 3 - 15-11-E

- Urban Policy Area
- Commercial Core
- Economic Development Area
- Natural Policy Area
- Waterfront/Recreational Area
- Rural Residential
- Rural/Agricultural



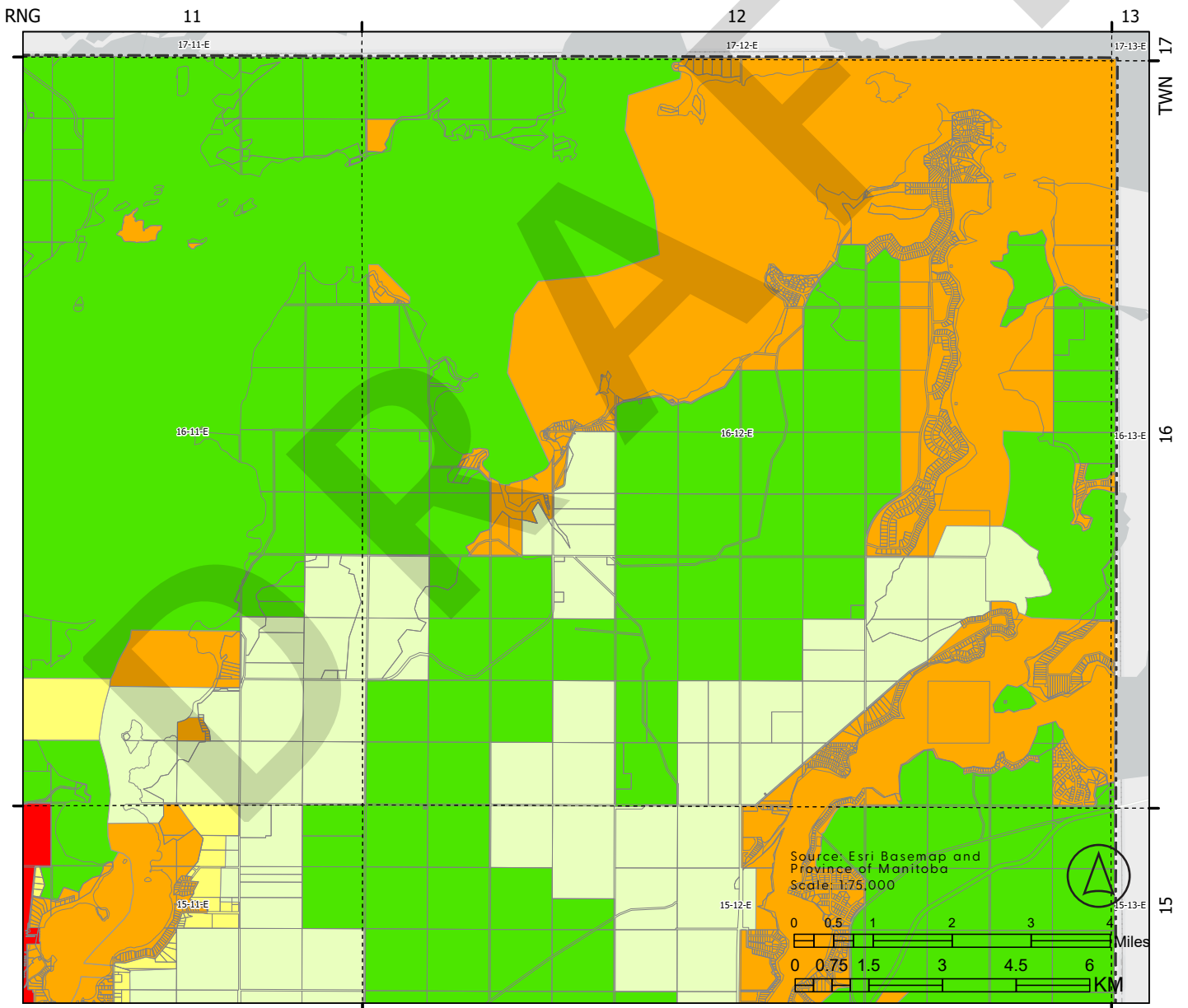
MAP 4 - 12-09-E

- Urban Policy Area
- Commercial Core
- Economic Development Area
- Natural Policy Area
- Waterfront/Recreational Area
- Rural Residential
- Rural/Agricultural



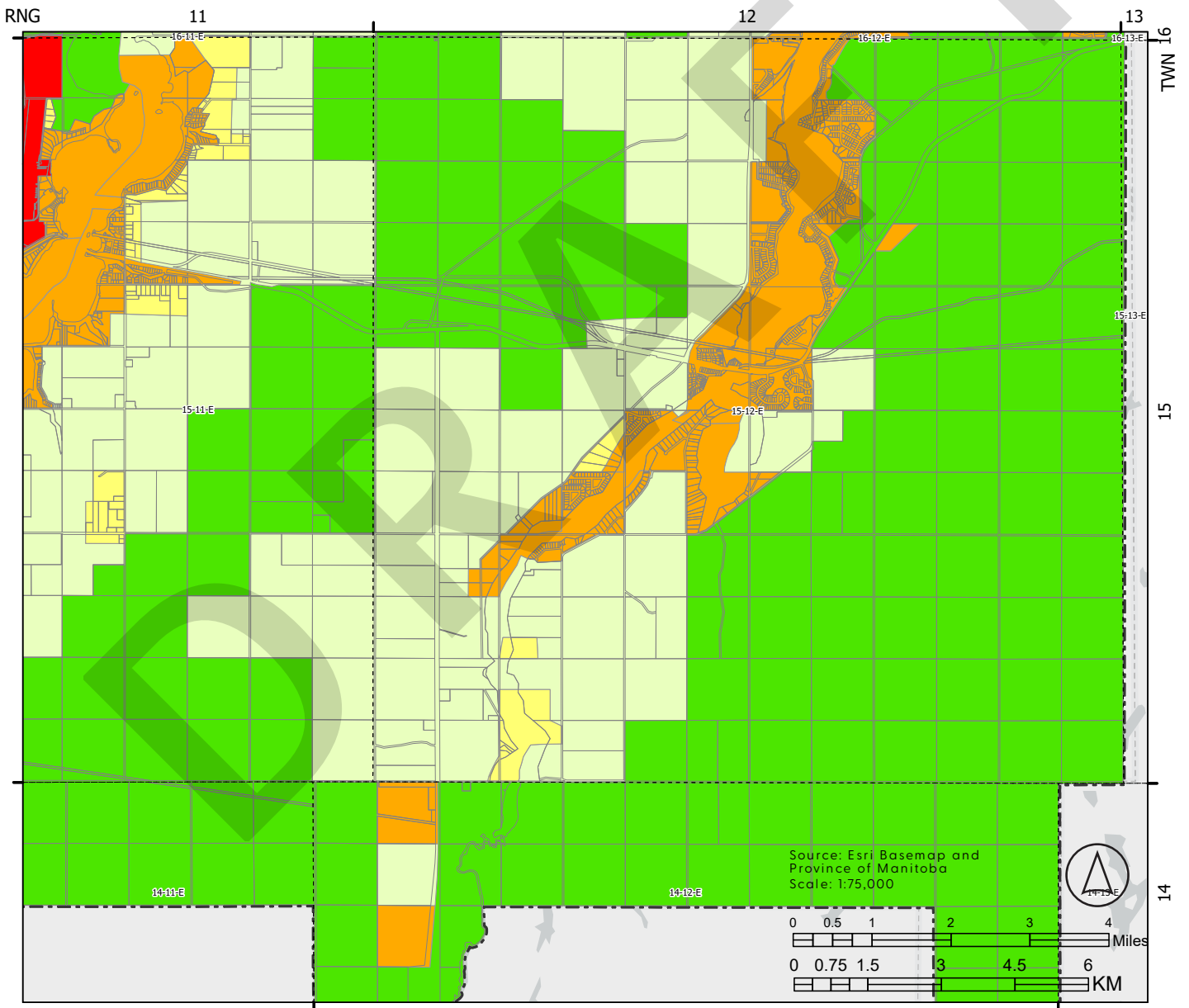
MAP 5 - 16-12-E

- Urban Policy Area
- Commercial Core
- Economic Development Area
- Natural Policy Area
- Waterfront/Recreational Area
- Rural Residential
- Rural/Agricultural



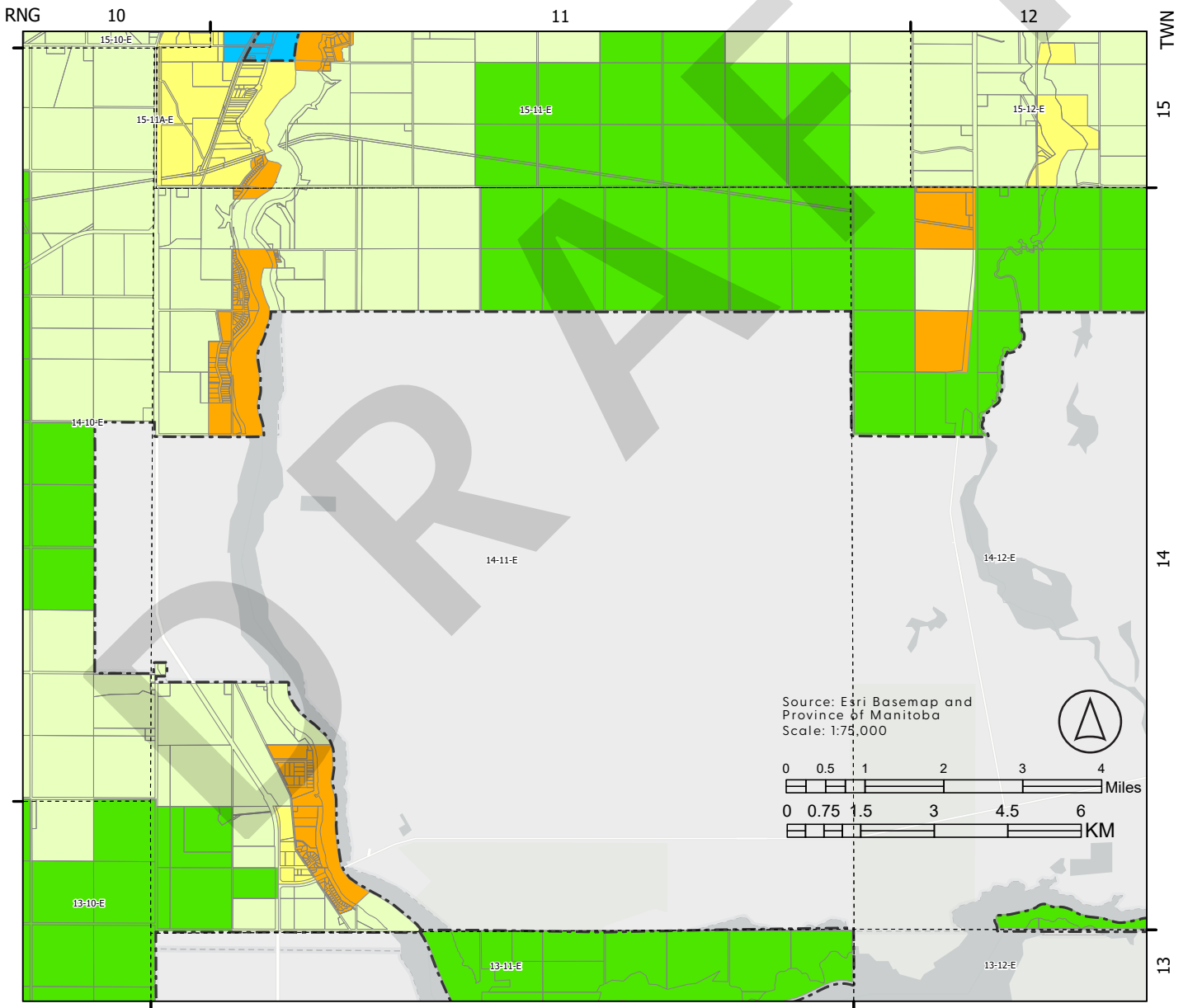
MAP 6 - 15-12-E

- Urban Policy Area
- Commercial Core
- Economic Development Area
- Natural Policy Area
- Waterfront/Recreational Area
- Rural Residential
- Rural/Agricultural



MAP 7 - 14-11-E

- Urban Policy Area
- Commercial Core
- Economic Development Area
- Natural Policy Area
- Waterfront/Recreational Area
- Rural Residential
- Rural/Agricultural





SUPPORTING PLANS AND STUDIES

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GLOSSARY

The following glossary is intended to provide an understanding of terms used in this Development Plan for the general benefit of those persons who use this document.

Wherever these words appear in this document, the following definitions may be used, unless the context clearly indicates that another interpretation should be used.

Active Transportation: Human powered travel, including but not limited to: walking, cycling, inline skating, scooting, skiing, sledding, canoeing, kayaking, paddling and travel with the use of mobility aids, including motorized wheelchairs and other power assisted devices moving at a comparable speed.

Agricultural Operation: An agricultural, horticultural, or silvicultural operation conducted to produce agricultural products on a commercial basis, including:

- Production of crops (e.g., grains, vegetables, fruit, sod).
- Livestock operations and grazing.
- Production of eggs, milk, honey.
- Raising game animals, fur-bearing animals, birds, bees, fish.
- Processing agricultural products for distribution.
- Operation of agricultural machinery and application of fertilizers, manure, and pesticides.
- Storage, use, or disposal of organic wastes for agricultural purposes.

Agricultural Producer: A person who produces and markets an agricultural product.

Agri-Tourism Operation: An establishment that provides a service to promote and educate the public about farming and agricultural activities.

Brownfield Sites: Abandoned, vacant, derelict, or under-utilized commercial or industrial sites that may be contaminated. The expansion and

redevelopment of brownfield sites may involve the remediation of hazardous or contaminated substances or pollutants. Brownfield could be considered infill or greenfield area depending on size and scale.

Buffer: An area of land intended to separate two types of development that are generally incompatible, typically consisting of tree-planted areas providing a visual barrier and controlling nuisances like dust.


Built-up Area: A meaningful cluster of uses and buildings.

Climate Change: A long term change in the statistical distribution of weather patterns over periods of time that range from decades to millions of years. It may be a change in the average weather conditions or a change in the distribution of weather events with respect to an average, for example, greater or fewer extreme weather events.

Complete Communities: Places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn, and play in close proximity to one another.

Conservation Design (Conservation Subdivision Design): An approach to rural subdivision layout that aims to maximize the amount of open space preservation while creating a similar number of lots as would be produced in a conventional layout.

Cottage: A rural residential use intended for seasonal or part-time occupancy.



Cottage Country: A region typically located in a rural or semi-rural area, known for recreational properties such as cottages and used for seasonal or part-time living.

Council: The elected Council of the Rural Municipality of Lac du Bonnet or the Town of Lac du Bonnet.

Design Flood: A flood magnitude on a water body expected to occur once during a one hundred-year period.

Drainage: The natural or constructed method of moving surface and subsurface water from one area to another. Drainage works may be constructed to enhance agricultural production, to support urban and rural development, or to protect infrastructure such as roads or railways.

Drinking Water System: A system used to pump, store, treat, and distribute drinking water, including associated facilities and services.

Ecologically Sensitive Land: Land certified by the Federal Minister of the Environment as important for preserving Canada's environmental heritage.

Environmentally Sensitive Area: Land identified as having significant environmental value due to its natural features, which require careful management to protect biodiversity and ecological integrity.

Erosion: In respect of land, refers to land that may erode or become unstable within a 50-year period due to water action from an adjacent water body.

Farmstead Site: The portion of an agricultural operation that includes the habitable residence of the agricultural producer and associated buildings and facilities, traditionally surrounded by a shelterbelt.

Flood Risk Area: The land adjacent to a lake, river,

or stream that is at risk of flooding, erosion, or bank instability. Within flood risk areas, development should be restricted or require adequate flood protection.

Fragmentation: The process of reducing the size and connectivity of an area. In the context of natural living systems, fragmentation of an ecosystem or habitat results in reduction in the total habitat area, the isolation of patches of habitat from each other, the increase in edge effects, and can affect the ability of organisms to maintain healthy populations and to survive. In agricultural lands, fragmentation occurs when a contiguous agricultural area is divided into isolated parcels separated by non-agricultural land uses and can impact the productivity of the land. Fragmentation can also occur within a given agricultural parcel of land by access roads, utility developments and/or linear infrastructure.

Greenfield: An area designated for future growth located in an existing built-up area that was not previously developed or serviced.

Green Infrastructure: Natural and engineered elements that provide ecological and hydrologic functions and processes. Green infrastructure can include natural assets and features such as parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, bioswales, rain gardens, and green roofs.

Grey Infrastructure: Conventional engineered infrastructure systems.

Heritage Resource: A heritage site, object, or work of value for archaeological, historical, cultural, or scientific features, in the form of sites, objects, or combinations thereof, including infrastructure like roads, bridges, and drainage systems.

Hobby Farm: A small farm generating sales of less than \$10,000, where agricultural activity is carried

out as an accessory to residential use for household enjoyment.

Infill: Development that occurs within established areas of a community, making use of vacant or underutilized land to promote higher density and efficient land use.

Intensification: Developing at a higher density than currently exists, including redevelopment, expanding or converting buildings, reusing brownfield sites, infill development, and mixing compatible land uses.

Land Subject to Flooding: includes land that:

- Is inundated by floods up to and including the design flood.
- Has a known history of flooding.
- Experiences flooding during specified flood events.

Livestock Operation: A facility or non-grazing area where at least ten animal units of livestock are kept or raised, including manure collection facilities, but excluding auction marts.

Mineral: A substance defined as a mineral under The Mines and Minerals Act and its regulations.

Mixed-Use Development: Development that mixes compatible residential, commercial, institutional, light industrial, civic, and/or recreational land uses within buildings or in close proximity in order to increase density, reduce development footprint through land use, and improve public accessibility to amenities. Mixed-use may be vertical mixed use, mixing compatible uses within the building, or horizontal mixed use, mixing uses within the block or neighbourhood.

Natural Asset: The stocks of natural resources and/

or ecosystems that contribute to the provision of one or more services required for the health, well-being, and long-term sustainability of the environment, a community, and its residents.

Non-Resource-Related Use: Land use or development not dependent on a natural resource, including residential, commercial, and indoor recreational uses.

Planning Area: The area to which the development plan applies.

Planning Authority: The board of a planning district or the council of a municipality that adopts a development plan.

PLUPs: Provincial Land Use Policies.


Prime Agricultural Land: includes land:

- Composed of mineral soil determined as dryland Agricultural Capability Class 1, 2, or 3.
- Comprising at least 60% of a land unit of one quarter section or more.
- Including certain organic soils or land of specific Irrigation Suitability Classes.

Professional Engineer: A person licensed by the Association of Professional Engineers and Geoscientists of Manitoba (APEGM) to provide engineering services.

Protected Area: A clearly defined geographical space managed for long-term nature conservation, supporting Indigenous rights and traditional practices.

Public Services: Infrastructure, services, and amenities provided to the public, including water and wastewater, transportation, parks, schools, health, and emergency services.



Reconciliation: The process of fostering understanding and healing between Indigenous and non-Indigenous communities by addressing historical injustices and promoting cultural recognition and equality.

Renewable Resources: Living things such as fish, wildlife, plants, and surface and groundwater.

Resource-Related Use: A use dependent on land or resource base, including agriculture, quarrying, forestry, outdoor recreation, and energy production.

Resilience: The capacity of a system to withstand and bounce back intact from environmental or human disturbances.

Riparian Area: Land adjacent to a water body, influenced by water and supporting an ecosystem distinct from adjacent uplands.

Rural: Lands predominantly agricultural and/or natural, with development limited to farmsteads, specialized agriculture operations and/or 80-acre minimum agricultural operations.

Rural Residential: A non-farm, single-family residential development with larger lot sizes, located outside urban centres.

Settlement Area: Urban centres and designated rural residential and cottage areas.

Sustainability: The practice of meeting present needs without compromising the ability of future generations to meet their own needs, ensuring a balance between economic growth, environmental protection, and social well-being.

Town Centre: The central area of a town that typically contains a mix of commercial, community, and cultural facilities, serving as the focal point for civic life.

Treaty Land Entitlement (TLE): The process to restore land that was originally intended for First Nations that signed the numbered Treaties (1, 3, 4, 5, 6, and 10) in Manitoba. It refers to the lands that the First Nations were entitled to at the date of first survey that were not set apart as reserve for the use and benefit of the First Nations. Included within these TLE agreements is the right to select Crown land or with funds to buy private land. These agreements are modern legal commitments that recognize the government's failure to comply with its treaty obligations.

Urban Centre: An incorporated city, town, or village, or a settled area with:

- 25 or more permanent residences.
- A mix of commercial and community services.
- A historical basis or place name.

Viable Lower Class Land: Land other than prime agricultural land that is used or has potential for agricultural operations.

Wastewater Management System: A system for collecting, storing, treating, and disposing of wastewater, including associated facilities.

Water: Surface and groundwater.

Watershed: An area of land, bounded by topographic features, that drains into a shared destination such as a river, stream, lake, pond, or ocean. The size of a watershed can be small or immense and its boundaries and velocity of flow are determined by land forms such as hills, slopes, and mountain ranges that direct water. Within each large watershed, there are many smaller watersheds.

Water and Wastewater Infrastructure: Includes both drinking water and wastewater management systems.



Waterbody: A body of flowing or standing water, natural or artificial, with continuous or intermittent presence, including lakes, rivers, streams, and wetlands.

Waterway: A navigable body of water, such as rivers, lakes, oceans, and canals.

Wetlands: Land saturated with water long enough to promote formation of water altered soils, growth of water tolerant vegetation, and various kinds of biological activity that are adapted to the wet environment. Wetlands are highly diverse, productive ecosystems that provide a host of ecological services and form an integral component of Manitoba's diverse landscapes.

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AMENDMENTS

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