

Notice: All persons making use of this consolidation are reminded that it has no legal sanction; that the amendments have been embodied only for the convenience of reference; and that the original By-law and amendments should be consulted for all purposes of interpreting and applying the law.

**Office Consolidation of  
Text and Map Amendments for  
The Eastern Interlake Planning District  
Development Plan  
By-law No. 01-2022**

**ISSUE # 2**  
October 3, 2023

Note:

Text within parenthesis [...] as well as a page footer have been added or amended for convenience and may include some interpretation.

**Record of Amending By-Laws  
 Eastern Interlake Planning District By-Laws  
 Amending the Eastern Interlake Planning District Development Plan (Adopting By-law No. 01-2022)**

Adopting By-law	Changes and Amendments	Content Affected		Remarks
		Text	Map	
03-2023	<ul style="list-style-type: none"> <li>• Redesignated from “Agriculture Rural – Limited Area” and “Urban Residential Area” to “Parks, Recreation and Open Space Area”</li> </ul>		X	Visible on Map 7-2-2 but only identified on Map 7-2-4
	<ul style="list-style-type: none"> <li>•</li> </ul>			
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Eastern Interlake Planning District

BY-LAW NO. 01-2022

Being a By-Law of the Eastern Interlake Planning District to adopt a Development Plan.

WHEREAS Section 40(1) of *The Planning Act* provides the authority for a board of a planning district to prepare a development plan for the entire district;

AND WHEREAS Section 59(1) of *The Planning Act* provides that the Board of a Planning District shall complete a review a development plan;

AND WHEREAS, pursuant to Section 51 of *The Planning Act*, the Minister approved the Eastern Interlake Planning District Development Plan on the 28<sup>th</sup> day of June A.D. 2022;

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

1. That the Eastern Interlake Planning District Development Plan, being Schedule "A" to By-law No. 02-2010 of The Eastern Interlake Planning District, and all amendments thereto, is hereby repealed;
2. That the Eastern Interlake Planning District Development Plan, attached hereto and marked as Schedule "A", is hereby adopted; and
3. That the Eastern Interlake Planning District Development Plan shall take force and effect on the date of Third Reading of this By-law.

DONE AND PASSED by the Eastern Interlake Planning District Board, in an open session assembled in the Rural Municipality of Gimli, in the Province of Manitoba, this 7<sup>th</sup> day of July 2022.

BY-LAW No. 1-2022 is hereby  
 Approved pursuant to clause  
51(1)(a) of *The Planning ACT*  
 This 28<sup>th</sup> day of June, 2022

*Edwin Clarke*  
 Minister of Municipal Relations

*Robert Thorsteinson*  
 Robert Thorsteinson, Board Chair

*Nancy Thom*  
 Nancy Thom, CAO

Read a first time this	<u>7<sup>th</sup></u>	day of	<u>April</u>	A.D. 2022.
Read a second time this	<u>2<sup>nd</sup></u>	day of	<u>June</u>	A.D. 2022.
Read a third time this	<u>7<sup>th</sup></u>	day of	<u>July</u>	A.D. 2022.

CERTIFIED TO BE A TRUE AND CORRECT  
 COPY OF THE ORIGINAL DOCUMENT

*Nancy Thom*  
 Nancy Thom  
 CAO, Eastern Interlake Planning District  
 Date: July 7, 2022

Schedule A

**EASTERN INTERLAKE DEVELOPMENT PLAN**  
**BY-LAW 01 - 2022**

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*CP Note: the “Basins and Watersheds of Manitoba Map” is in original copy of bylaw but not in TOC. It has been added to the TOC and the page numbers have been adjusted for clarity and accuracy.*

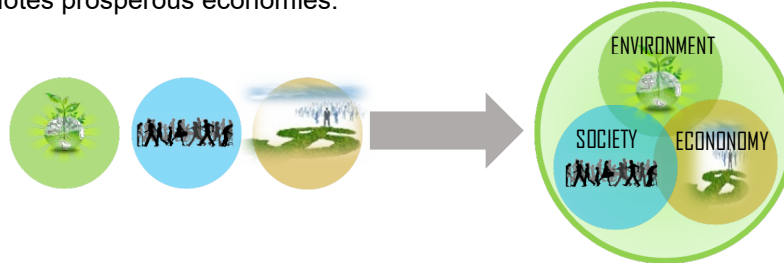
# INTRODUCTION 1



# 1 INTRODUCTION

## 1.1 INTRODUCTION

- 1.1.1. The Eastern Interlake Planning District (EIPD) is comprised of diverse landscapes and people. Underlying diversity are common values and principles that support a shared vision for a sustainable future; one that respects nature, supports a strong society and promotes prosperous economies.



Land use planning is a primary means by which to achieve that vision, and this Development Plan is the principle planning document to guide land use planning decisions and actions. The objectives and policies defined herein reflect local history, conditions and ambitions; and uphold provincial legislation and regulations.

## 1.2 PROVINCIAL PLANNING FRAMEWORK

### 1.2.1 LEGISLATION AND REGULATION

The provincial legislation that oversees land use planning in Manitoba is *The Planning Act*. This Act provides for provincial land use policies (PLUPs) to be established by regulation. The Provincial Planning Regulation (PPR) establishes PLUPs. The policies are based on sound planning principles, and divided into nine general policy areas to guide sustainable land use and development in the province.

#### Planning Principles

- **Long term vision:** Land use decisions have long-term impacts. Individual development proposals must be coordinated, strategic and supportive of community priorities.
- **Public interest:** Land use planning decisions must consider public interest as land and resource development have both costs and benefits. Decisions must balance private gain with public costs, and consider short term profits against long-term costs.
- **Compatibility:** Land uses and developments that are planned to be compatible with surroundings prevent or minimize conflicts and avoid dangers to public health, safety and the environment.
- **General Mitigation and Adaptation:** The ability to anticipate, mitigate and adapt to change is an indicator of resilience. Management of change requires flexible plans; capacity to anticipate challenges; and ability to evaluate impacts of land use and development decisions.
- **Sustainability:** The goals of economic development, quality of life, public health and environmental protection are interrelated.
- **Optimization and Efficiency:** Optimal and efficient use of land, resources and public investments can reduce public costs, promote innovation and competitiveness, and conserve resources.
- **Comprehensiveness:** Planning considers interconnections between land use and elements such as transportation, housing, social services and cultural differences.
- **Integration:** Land use decisions, policies and programs impact other planning tools such as financial plans, capital works budgets, programming and initiatives, watershed management plans, climate change action plans and vice versa.
- **Public participation:** Land use decisions influence people's lives, work and recreation, now and in the future.

## 1.2.2 DEVELOPMENT PLAN and PLANNING DISTRICT

*The Planning Act* allows for the PLUPs to be replaced by a local development plan that is consistent with PLUPs, and supportive of the Province's strategic priorities, but is reflective of local conditions and vision. A development plan, as defined by *The Planning Act*, must:

- (a) set out the plans and policies of the EIPD respecting its purposes and its physical, social, environmental and economic objectives;
- (b) direct sustainable land use and development in the EIPD through maps and statements of objectives;
- (c) set out measures for implementing the plan;
- (d) include a livestock operation policy that guides zoning by-laws by dividing the EIPD into one or more areas designated where expansion or development of livestock operations:
  - of any size may be allowed;
  - of a specified maximum number of animal units may be allowed; and
  - will not be allowed; and
  - include such other matters as the minister or the board considers advisable.

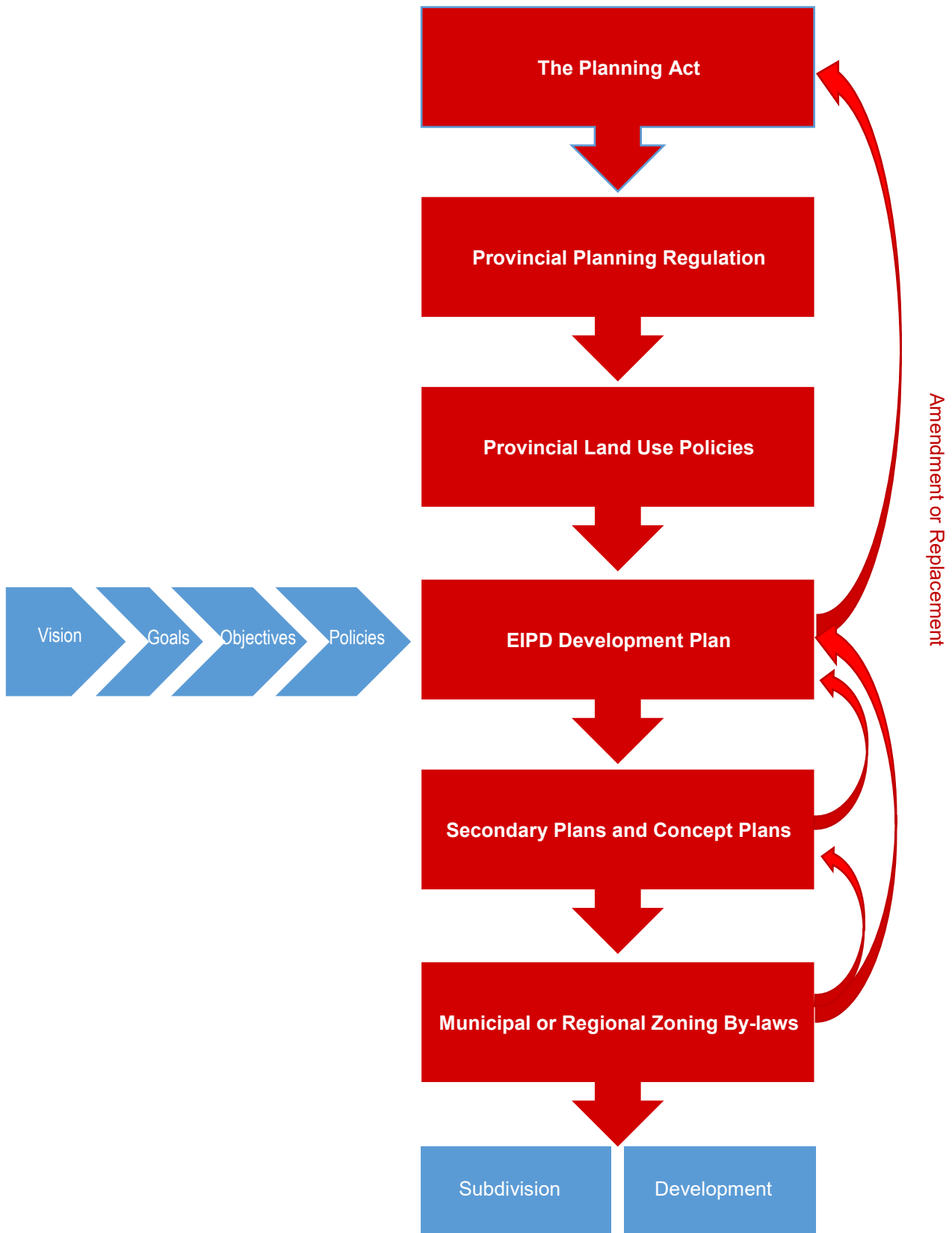
Development plans must receive approval from the minister prior to adoption by the board or council to ensure consistency with *The Planning Act* and PLUPs. Similarly, any amendment to an adopted development plan must be approved by the Province.

Municipalities may join together to form a planning district to benefit from inter-municipal cooperation, policy and regulation coordination, and administration and enforcement support. The board of a planning district assumes responsibility for administration and enforcement of the development plan for the entire planning district.

## 1.2.3 RELATED PLANS AND POLICIES

The development plan is the principle planning document, but it does not exist or function in isolation. Other planning tools include transportation plans, climate action plans, school plans, neighbourhood concept plans, local improvement plans, servicing plans, parks and recreation plans and strategic plans. There should be synergy among the various planning tools to reinforce efforts towards common goals. Common planning tools that serve to implement development plan policies are outlined in [Part 5 – Implementation](#).

PLANNING HIERARCHY



## 1.3 EASTERN INTERLAKE PLANNING DISTRICT

### 1.3.1 EIPD

The EIPD was established on March 29, 1980 by Order-In-Council No. 215/80 in accordance with *The Planning Act*, with a founding membership comprised of the Rural Municipality (RM) of Bifrost, RM of Gimli, Village of Arborg, Town of Gimli and Village of Riverton.

The EIPD changed over the years as the Town of Gimli and RM of Gimli amalgamated in 2003 for financial stability; the Town of Winnipeg Beach joined the EIPD in 2008; and the RM of Bifrost and Village of Riverton amalgamated in 2015 to satisfy *The Municipal Amalgamations Act* of 2013 requirement for incorporated municipalities to have a minimum population of 1,000.

### 1.3.2 DEVELOPMENT PLAN

The EIPD adopted its first development plan in 1985 (By-law 3/84). By-law 3/84 underwent a number of amendments over the years to reflect changing conditions and land use demands. It was eventually replaced by By-law 02/2010.

This Development Plan By-law 01 - 2022 represents the outcome of a comprehensive review, and serves to replace Development Plan By-law 02/2010. This Development Plan is consistent with the PLUPs and provides specific objectives and policies, customized to local conditions, to guide planning and development decisions. This Development Plan applies to all member municipalities of the planning district. A detailed review of the Development Plan must be completed within five years after its adoption.

### 1.3.3 FORMAT

Development Plan By-law 01 - 2022 is divided into 8 parts as described below.

#### Part 1 – INTRODUCTION

- Describes Provincial legislation, regulatory framework and EIPD.

#### Part 2 – EIPD PROFILE

- Provides the EIPD history and socio-economic conditions.

#### Part 3 – GENERAL POLICIES

- Outlines objectives and policies for specific land uses and resources that apply to the entire EIPD, where appropriate, regardless of land use designation.

#### Part 4 – LAND USE DESIGNATIONS

- Outlines objectives and policies for specific land use designations.

#### Part 5 – IMPLEMENTATION

- Describes various planning tools available to implement the Development Plan planning objectives and policies.

#### Part 6 – DEFINITIONS

#### Part 7 – MAPS

- Regional setting map provides provincial and regional context.
- Land Use Designation Maps define designation boundaries.
- Resource Maps illustrate natural and heritage resources.

## 1.3.4 INTERPRETATION

## (a) MAP INTERPRETATION

- (i) The EIPD is divided into specific land use designations according to predominant resources and land use suitability, each with prescribed objectives and policies.
- (ii) Land use designation boundaries are not to be construed as exact and may not follow property lines. The boundaries are intended to allow flexibility, provided the general intent of the Development Plan is maintained.
- (iii) Resource boundaries on Resource Maps illustrate such matters as quarry mineral deposits, groundwater flows and significant bird and wildlife habitat areas, and are not to be construed as exact.

## (b) TEXT INTERPRETATION

- |                           |  |
|---------------------------|--|
| <i>Alphabetical Order</i> | (i) Generally, alphabetical order is observed where practical.   |
| <i>Conflict</i>           | (ii) In the event of conflict between the provisions of this Development Plan and provisions of any other statute, regulation or by-law, the most restrictive shall prevail.   |
| <i>Definitions</i>        | (iii) Definitions are provided in Part 6 – Definitions. Where words are not defined, the meaning shall be as defined in <i>The Planning Act</i> or where not defined in <i>The Planning Act</i> , the meaning shall be the usual meaning as defined in the dictionary.   |
| <i>Designation</i>        | (iv) The Development Plan is to be read as a comprehensive whole, as policies are interrelated. No one policy takes precedence over another. Policies are presented in two categories: <ul style="list-style-type: none"> <li>• General Objectives and Policies; and</li> <li>• Land Use Designation Objectives and Policies.</li> </ul> <p>The general objectives and policies apply to the entire EIPD, where appropriate, in conjunction with land use designation policies. Location, geography, specific circumstances and land uses must be considered to determine applicability of general policies.</p>   |
| <i>Operative Terms</i>    | (v) Operative Terms are used for consistency and clarity, and are outlined below. <ul style="list-style-type: none"> <li>• MAY denotes a discretionary action that may or may not be undertaken depending on the situation and context.</li> <li>• SHALL denotes an action statement that requires mandatory compliance.</li> <li>• SHOULD denotes compliance is desired or advised, unless it can be clearly demonstrated to the satisfaction of the applicable authority that it's not reasonable, practical or feasible in a given situation.</li> <li>• WILL denotes an action statement that requires mandatory compliance, but it is recognized that implementation of this Development Plan will take place over time and the use of these words should not be construed as commitment to proceed immediately.</li> </ul> |

- Overlay Policy Areas* (vi) Where the provisions of an overlay policy area are in conflict with regulations of any other section of this by-law, the more restrictive provisions shall take precedence.
- Section Introductions* (vii) Each policy section of the Development Plan begins with an introductory preamble. This is intended for information purposes to provide context and enhance the understanding of the policy section. Should there be inconsistency between the preamble and a particular policy the policy shall take precedence.

# EIPD PROFILE **2**

## 2 EIPD PROFILE

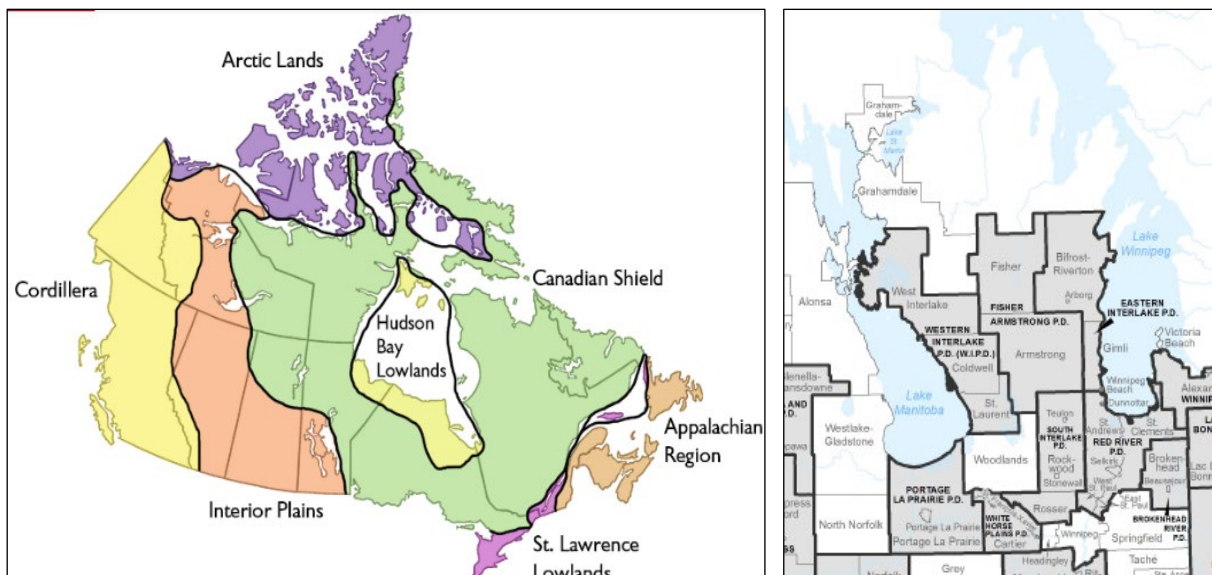
### 2.1 INTRODUCTION

Planning for the future requires an appreciation of the past and understanding of present conditions. The brief summaries provided in this and subsequent sections provide a basis for the Development Plan objectives and policies.

### 2.2 GEOGRAPHIC LOCATION

The province of Manitoba includes the geographic regions of Hudson Bay Lowlands, Canadian Shield and the Interior Plains; and remnants of Lake Agassiz in the form of three large lakes: Lake Winnipegosis, Lake Winnipeg and Lake Manitoba.

The Interlake Region lies between Lake Manitoba and Lake Winnipeg, within the southern portion of the Interior Plains. The Eastern Interlake Planning District (EIPD) lies along Lake Winnipeg, north of the provincial capital city of Winnipeg.



### 2.3 HISTORY

#### 2.3.1 EARLY HISTORY – FIRST NATIONS AND EUROPEAN FUR TRADE

The Interlake region was generally occupied by the Cree, Dakota and Assiniboine. The Salteaux branch of the Ojibwa migrated from Lake Superior later as the European fur trade expanded westward. The Hudson's Bay Company (HBC) had complete control of Rupert's Land, without consideration of sovereignty of many Indigenous peoples. Lake Winnipeg formed an integral part of the fur trade route to Hudson Bay.

The Indigenous-European trading partnerships, and cultural and social exchanges eventually led to a transition away from traditional Indigenous self-sustaining practices and introduced the Metis nation – a distinctive blend of Indigenous, French, English and Scottish influences.



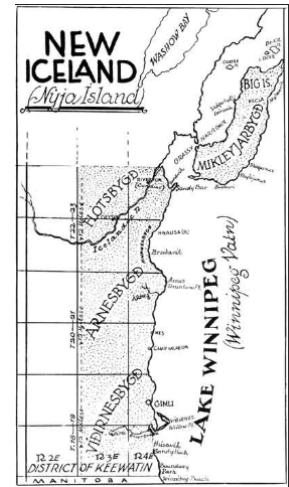
### 2.3.2 IMMIGRATION AND SETTLEMENT

Economic opportunity, religion, railway construction and immigration policies combined to influence the settlement pattern and composition of the EIPD. Settlement beyond the Red River Colony was discouraged until Rupert's Land was transferred to the Dominion government in 1870. The Canadian government failed to uphold promises to the Indigenous and Metis people, and in 1871 negotiated to extinguish Aboriginal title to the land to facilitate westward settlement. The "Numbered Treaties" were signed between 1871 and 1907. The EIPD is within Treaties 1 and 2.

The Canadian government created several land reserves to encourage colonization and western expansion, including New Iceland in 1875 along the western shores of Lake Winnipeg, on land historically occupied by Cree, Ojibwa and Metis.

Icelandic immigrants left the economic and environmental hardships in Iceland, such as the eruption of Mount Askia in 1875, to settle under their own government and laws until 1887 when the RM of Gimli was incorporated.

Further homesteaders, from Ukraine, Poland, Hungary and Germany, arrived in 1897. Railroad extensions accommodated settlement and communities evolved along the Icelandic River beyond Gimli in 1908, to Arborg in 1910 (originally named Ardale, which is the Icelandic word for "river dale") and Riverton in 1914. Incorporation followed in 1947, 1964 and 1951 respectively. The RM of Bifrost was incorporated in 1907.



In 1900, the Canadian Pacific Railway (CPR) purchased 32 acres along the shores of Lake Winnipeg and constructed a resort town with piers, boardwalk, water tower, parks, wooden roller coaster and amusement facilities, hotels – including the 80-room Empress Hotel with its own orchestra, and arguably, the largest dance Pavilion in western Canada, all skirted by cottage development. The Village of Winnipeg Beach was incorporated in 1909, and the Town of Winnipeg Beach in 1914. The CPR ran many trains between Winnipeg and Winnipeg Beach, including three types of unique significance: the Moonlight train, Daddy's train and the Picnic train.

### 2.3.3 DEPRESSION AND WAR

Manitoba generally grew and prospered during a period of immigration and industrialization from 1867 until the economic disruptions of 1913 and entry into World War I (1914-1918). Winnipeg had grown from a population of 42,340 in 1901 to 136,035 in 1911. The war interrupted immigration, introduced war industry, diversified the economy, and stimulated urbanization – which in turn prompted regulation of physical development in 1916 through *The Town Planning Act: An Act Relating to Planning and Regulating the Use and Development of Land for Building Purposes.*

The two-year recession following WWI was deemed a transition from a war-time to a peace-time economy. Labour markets struggled to absorb returning soldiers, wages stagnated, unemployment grew and agricultural commodity prices fell as supply increased with European recovery; and finally, the Spanish flu spread.

The years of prosperity during the 1920's ended with the Great Depression (1929-1939) when world markets collapsed; and agricultural production plummeted from drought and pestilence. World War II (1939-1945) changed global dynamics, and intensified industrialization and urbanization. It also stalled immigration until its end in 1945, when Europeans left war-torn homelands for opportunities in North America. In Gimli

however, population grew during World War II with the opening of the Gimli air base and RCAF Service Flying Training School.

### 2.3.4 POST-WAR

Gimli incorporated in 1947, Riverton in 1951 and Arborg in 1964. Hecla Island was designated a provincial park in 1969. Winnipeg Beach transitioned from a train to car-destination, as car ownership increased from less than ½ of Canada's suburbanites owning cars to most by 1961. The Pavilion and amusement park were closed in the mid-60's, and a day-use provincial park was created in 1968 and a campground in 2011.

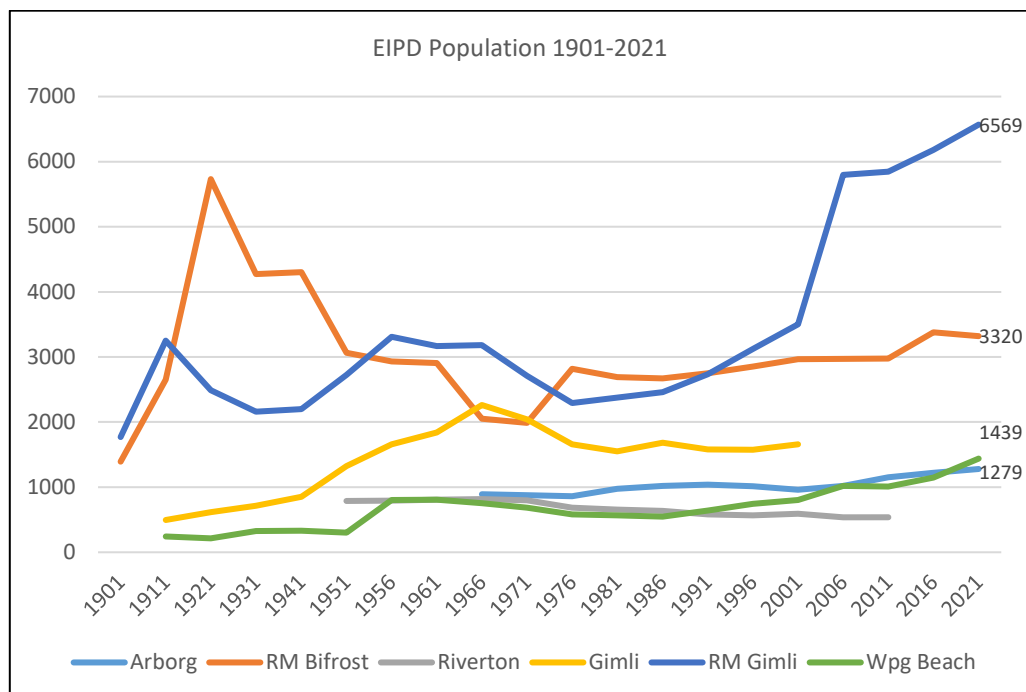
Post-war growth and development led to replacement of *The Town Planning Act* of 1916 with *The Planning Act* of 1964. Amendments to this Act in 1975 served to clarify policy over regulation, broaden scope beyond physical to include environmental and social conditions as well, and provide for formation of planning districts to facilitate municipal cooperation and joint planning. The EIPD was formed five years later in 1980. Municipal boundaries changed when the Village of Arborg became a Town in 1997, the town of Gimli joined the RM of Gimli in 2003, the Town of Winnipeg Beach joined in 2008, and the Village of Riverton and RM of Bifrost amalgamated to form the Municipality of Bifrost-Riverton in 2015.

## 2.4 SOCIO-ECONOMIC FEATURES

### 2.4.1 POPULATION

Generally, the EIPD grew during periods of immigration and agricultural economic expansion, stabilized during periods of war and declined in the post-WWII period of industrialization and urbanization. The exception was growth of Gimli during WWII due establishment of the Gimli air base.

Population statistics in the EIPD reflect amalgamations of the RM of Gimli and Town of Gimli in 2003, and RM of Bifrost and Village of Riverton in 2015. The population of Winnipeg Beach increased by 25.7% from 1,145 in 2016 to 1,439 in 2021 living in 757 of its 1,661 total private dwellings. Arborg increased by 3.8% from 1,232 in 2016 to 1,279 in 2021 in 499 of its 531 total private dwellings.

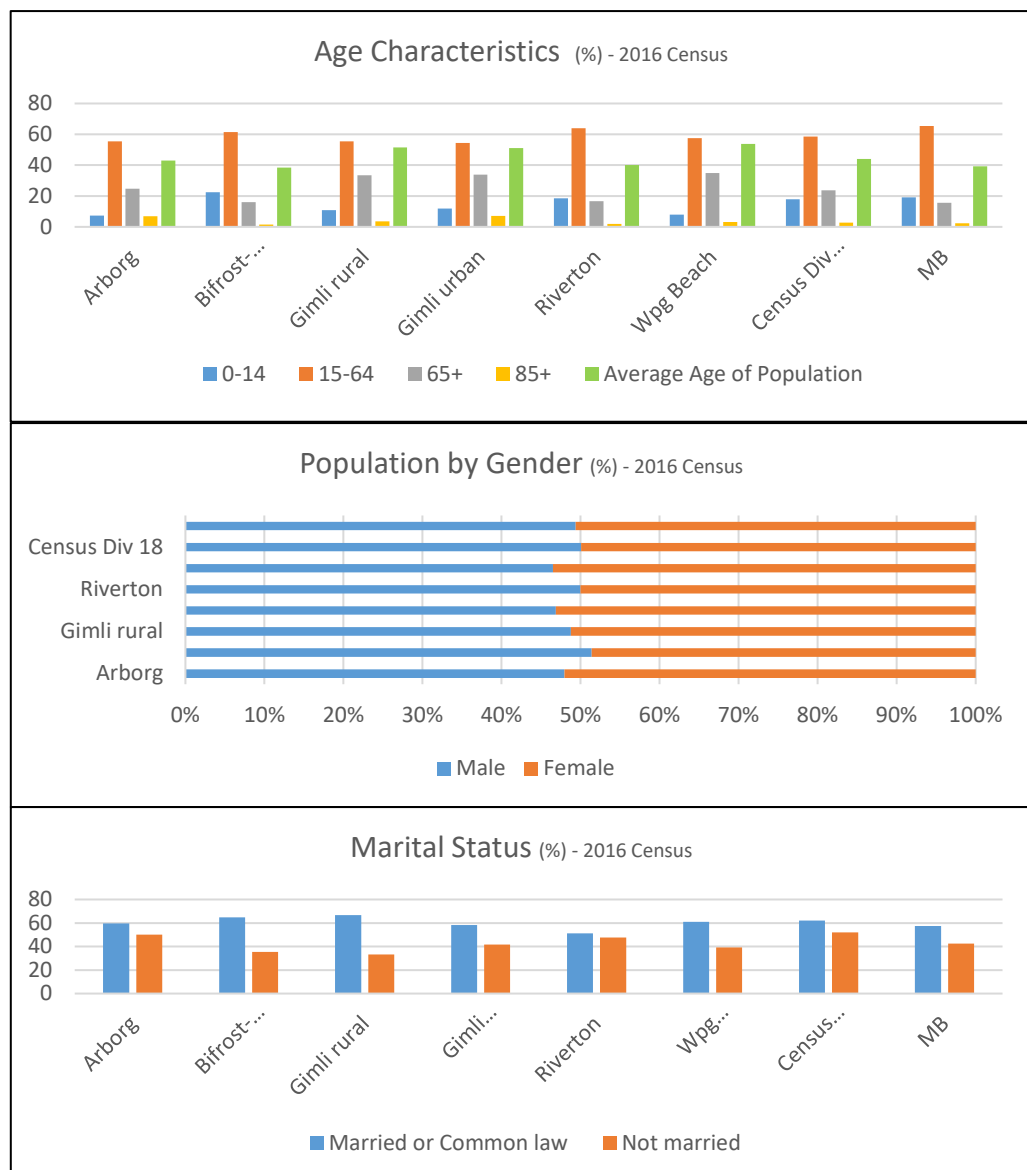


Rural Municipality	Population		Land Area (sq.km.)	People per sq. km.
	2016	% Change 2011-2016		
Arborg	1,232	6.9	2.21	556.3
Bifrost-Riverton	3,378	-3.9	1,643.81	2.1
Gimli	6,181	5.8	318.75	19.4
Winnipeg Beach	1,145	13.3	3.87	296
Manitoba	1,240,700	5.8		

2.4.2 GENDER AND AGE CHARACTERISTICS

In the EIPD, the population structure is generally evenly distributed between male and female, and predominantly aged 15-64, which is consistent with the Census Division and provincial percentages. Within the 15-64 segment, the 25-29 age bracket is highest (7.7%) and 40-44 second (6.1%). Marital status is mostly married, with the divide between married and unmarried widening in the rural areas.

These population characteristics offer insight into the EIPD’s present and future employment and housing needs, social infrastructure needs – education, healthcare, culture and recreation, and physical infrastructure requirements.

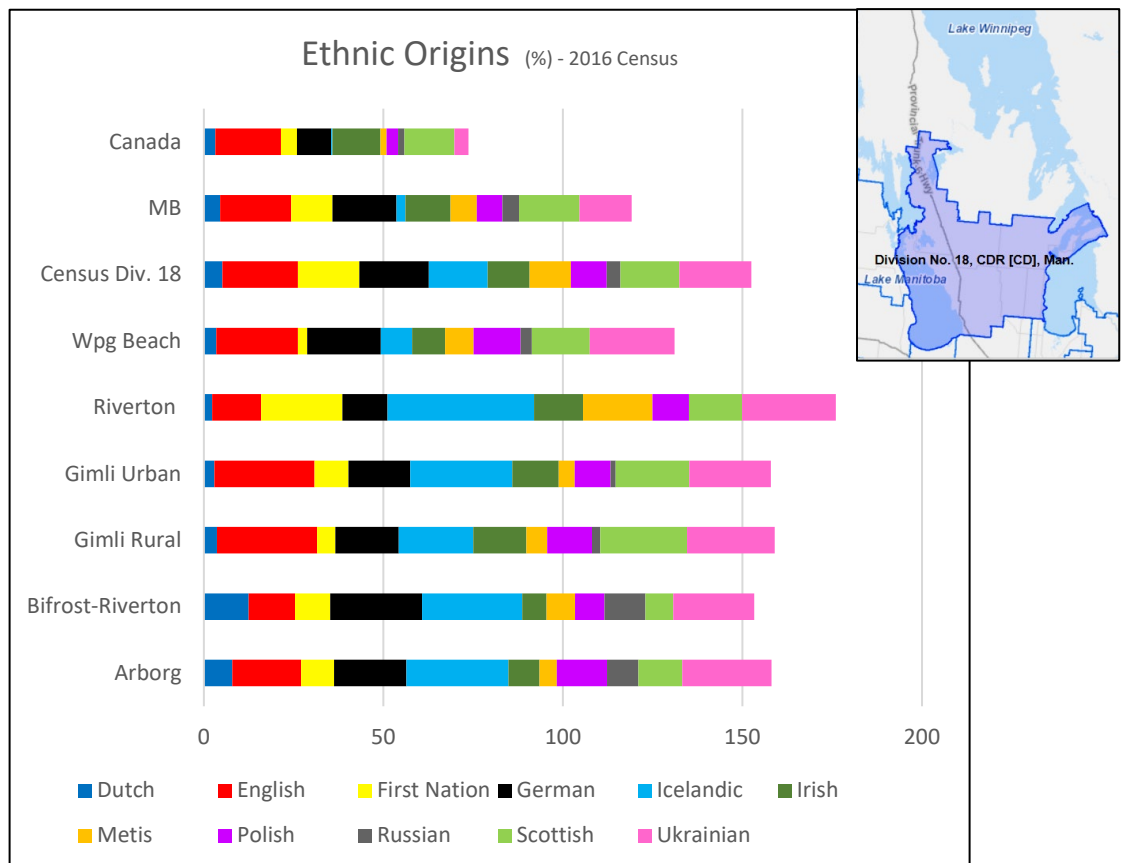


2.4.3 ETHNIC ORIGINS

The chart below shows the ethnic composition of the EIPD member municipalities, and for comparison purposes, Census Division 18, Manitoba and Canada. The chart illustrates the rich multi-cultural nature of the EIPD.

The three largest ethnic groups in areas shown below are:

- Arborg: Icelandic (28.4%), Ukrainian (24.9%) and German (20.1);
- Bifrost-Riverton: Icelandic (27.9%), German (25.6%) and Ukrainian (22.6%);
- Gimli Rural: English (27.9%), Ukrainian (24.4%) and Scottish (24.2%);
- Gimli Urban: Icelandic (28.4%), English (27.9%) and Ukrainian (22.7%);
- Riverton: Icelandic (40.9%), First Nation (22.7%) and Ukrainian (26.1%); and
- Winnipeg Beach: Ukrainian (23.6%), English (22.7%) and German (20.5%).



2.4.4 ECONOMY

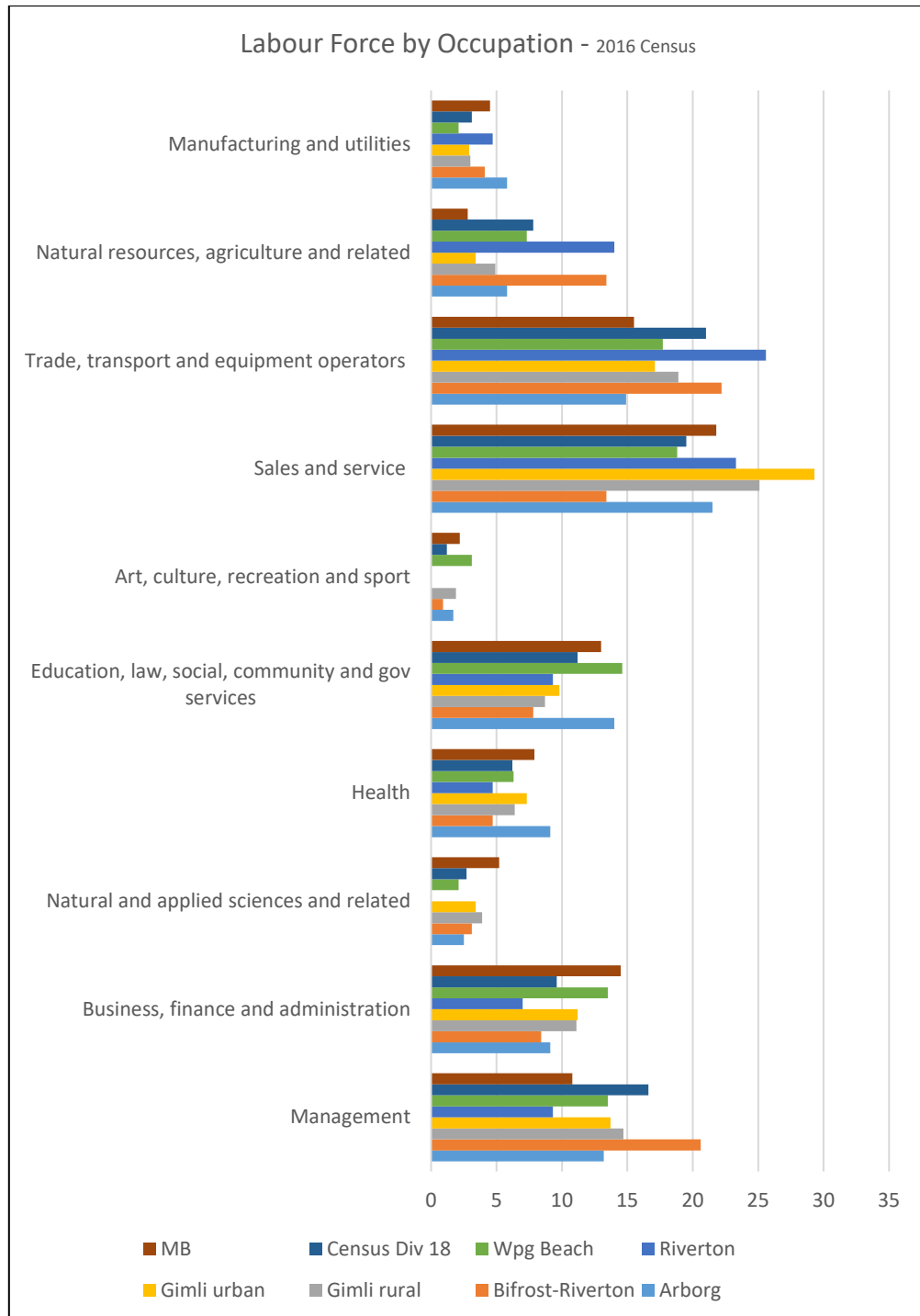
The early economy of the EIPD was largely based upon agriculture, including mink farming, and fishing. Today, agriculture remains a strong economic base in the Municipality of Bifrost-Riverton, and Lake Winnipeg continues to support commercial fishing.

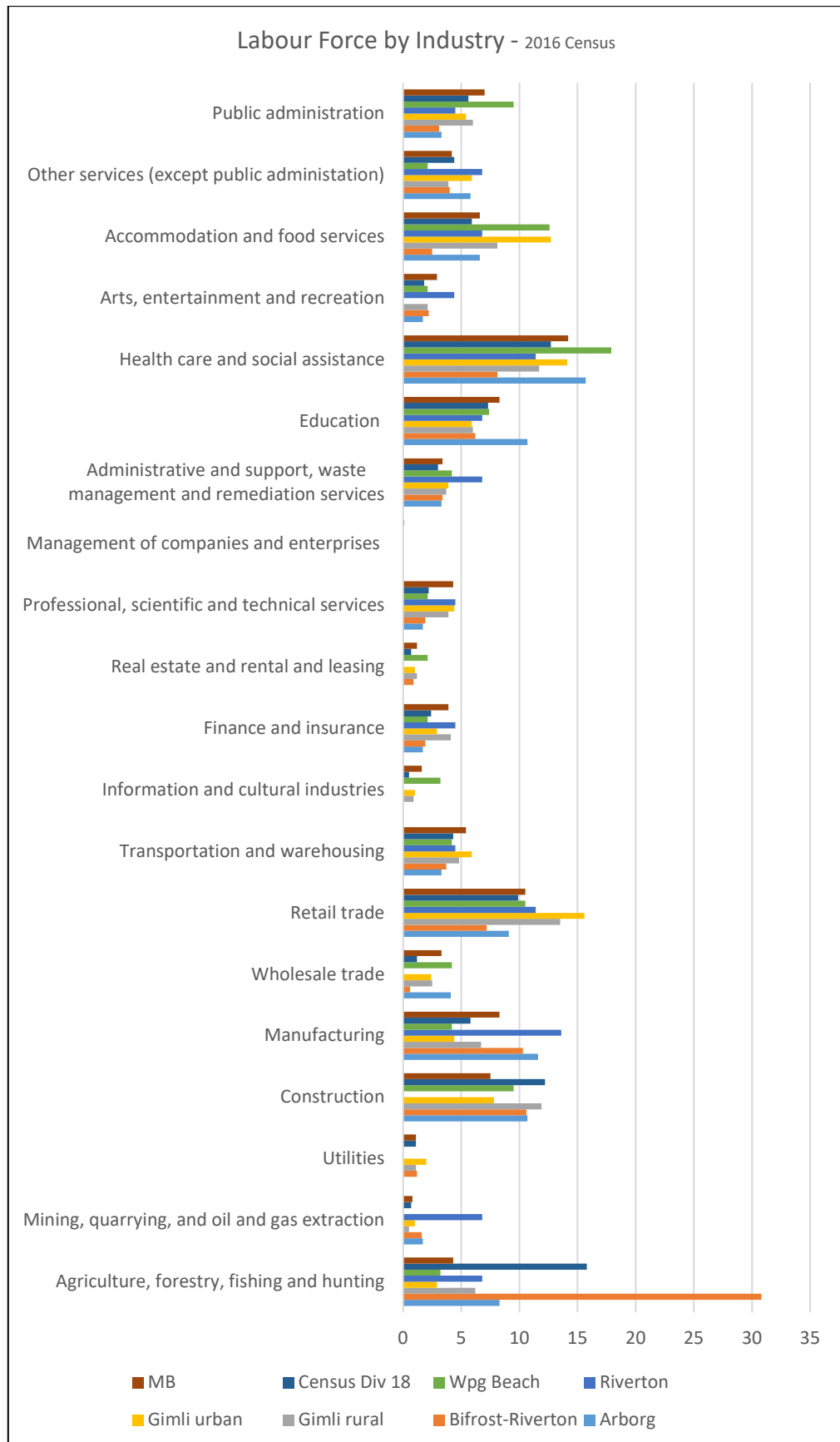
However, the economy has also diversified. Agro-industrial manufacturing includes large employers such as Diageo distillery in the RM of Gimli and Erosion Control Blankets near Riverton, as well as many other innovative and successful machining and manufacturing enterprises and spin-off services such as transport and equipment services.

The recreation and tourism industry thrives in the EIPD, particularly in Winnipeg Beach and Gimli. Population increases substantially in the summer months with the arrival of

cottagers and travellers. Lake Winnipeg attracts many visitors all the way up to the Riverton area. The urban service centres provide employment opportunities within various sectors including business and finance, education, health, and sales and service.

The statistics support continued protection of agricultural and natural lands and Lake Winnipeg, enhancement of recreation and tourism opportunities and strengthening of urban centres.



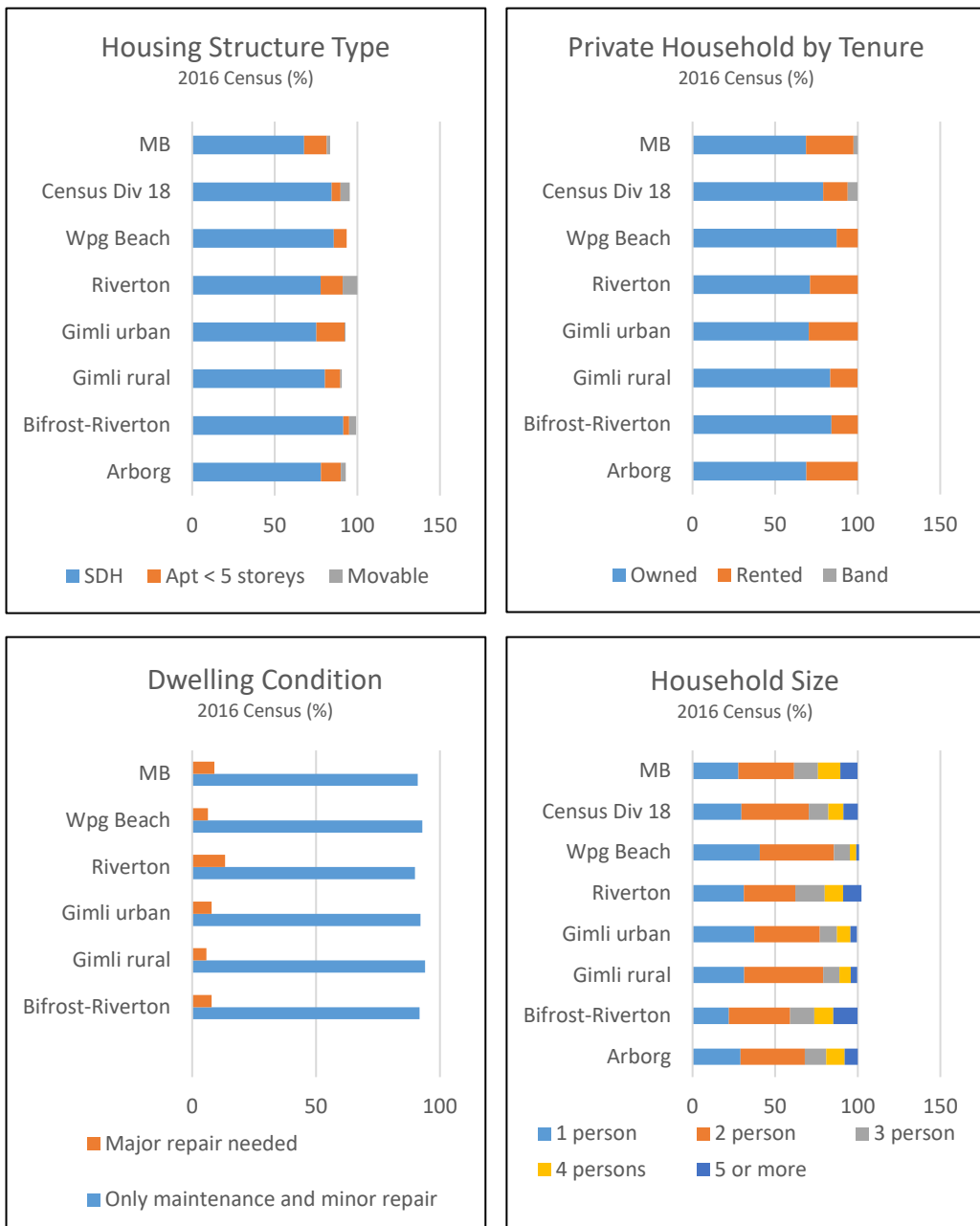


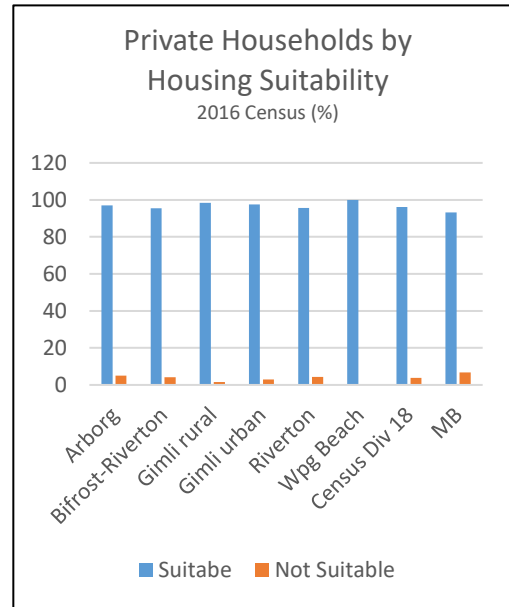
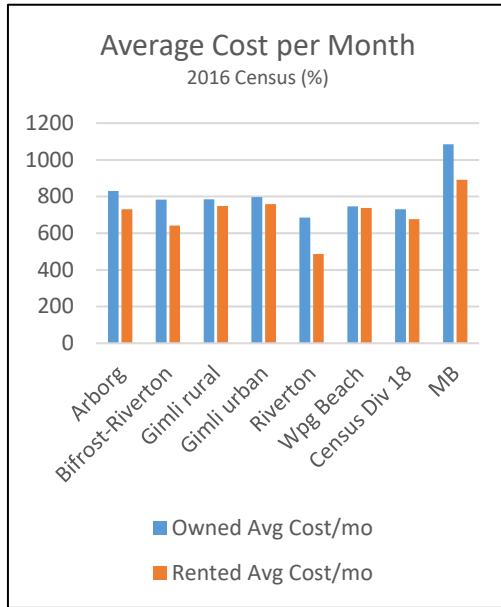
2.4.5 HOUSING

The National Housing Strategy Act of Canada affirms “the right to adequate housing is a fundamental human right... essential to the inherent dignity and well-being of the person and to building sustainable and inclusive communities.”

In 2016, housing in the EIPD was suitable, predominantly owned single-detached houses (SDH) in good condition, followed distantly by apartments in buildings less than five-storeys. Average monthly shelter cost in 2016 ranged from \$686.00 to \$831.00 for owned and \$487.00 to \$749.00 for rented housing.

Statistics indicate opportunity to diversify housing options in the EIPD to meet the needs of people as they pass through various economic conditions and stages of life.

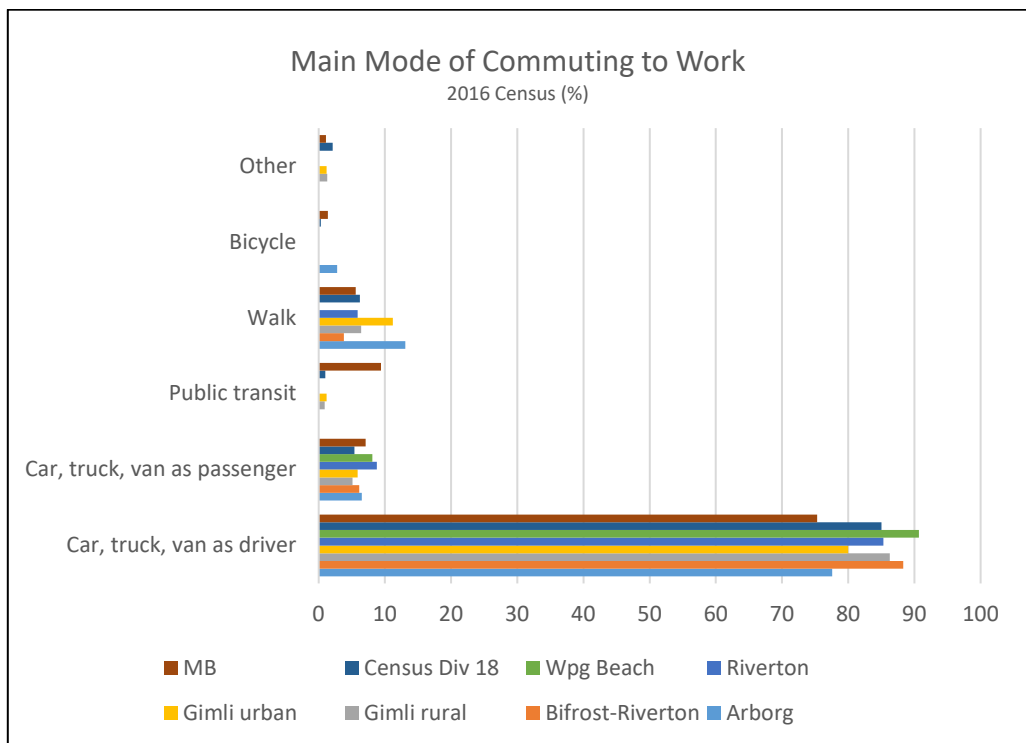




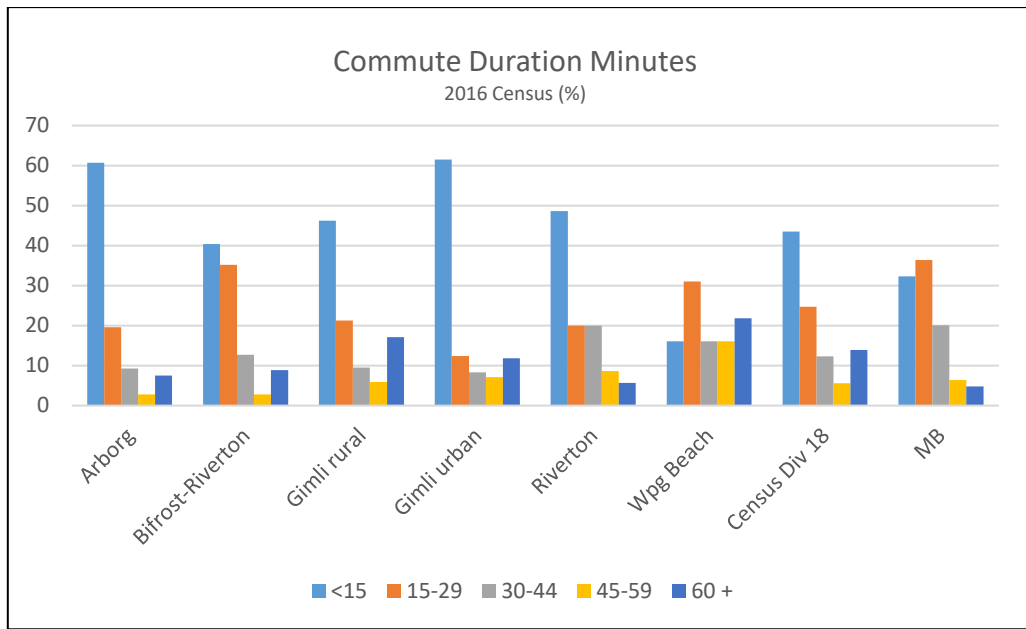
2.4.6 **TRANSPORTATION**

The overwhelming majority of residents of the EIPD commute to work as a driver of a car, truck or van. Travel times range from 15 minutes to over an hour.

Statistics indicate opportunity to encourage ride-sharing for longer distances, and active transportation for shorter distances.







# GENERAL POLICIES **3**

General policies apply throughout the EIPD, where applicable, regardless of specific land use designation.

## LAND USE AND DEVELOPMENT

<a href="#">Arts, Culture and Heritage</a>	3.1
<a href="#">Hazardous Materials</a>	3.2
<a href="#">Infrastructure and Services</a>	3.3
<a href="#">Renewable Energy</a>	3.4
<a href="#">Schools</a>	3.5
<a href="#">Transportation</a>	3.6

## RESOURCES

<a href="#">Climate Change</a>	3.7
<a href="#">Crown Land</a>	3.8
<a href="#">Fisheries</a>	3.9
<a href="#">Forestry</a>	3.10
<a href="#">Groundwater Resource</a>	3.11
<a href="#">Mineral Resources</a>	3.12
<a href="#">Watershed and Hazard Lands</a>	3.13
<a href="#">Wildlife Habitat and Natural Areas</a>	3.14

## 3.1 ARTS, CULTURE & HERITAGE

Arts, culture and heritage are a reflection of our identity. The Interlake's past and present can be represented in such physical forms as artwork, commemorative markers, statuary, heritage sites, museums and natural landscapes, and in non-physical form through customs, dance, folklore and knowledge, music and sport.

Arts, culture and heritage matters can draw people together and become potent drivers for shared understanding and community action. The shared civic responsibility provides social connection and contributes to quality of life and individual well-being. Physical representations of art, culture and heritage add character and distinctiveness to a community, foster a 'sense of place' and add economic value through tourism and related sectors.

### OBJECTIVES

- To encourage arts and identify, preserve and protect heritage resources for purposes of identity, sense of place, economic benefit and social wellbeing.

### POLICIES

#### IDENTIFICATION AND PROTECTION

3.1.1 Designated heritage sites are in [Part 7 - Maps](#). Heritage resources are protected under *The Heritage Resources Act*.

3.1.2 Municipal heritage committees may be established to identify, commemorate, protect and make recommendations to councils regarding heritage resources.

Municipalities may designate any municipal site that, in the opinion of the municipality, represents an important feature of the historic or prehistoric development of the locality, or of its people and their culture or of its natural history, in accordance with *The Heritage Resource Act*.

The Gimli Heritage Advisory Committee is a 9-member sub-committee of the RM of Gimli, appointed by Council to provide advice on local heritage issues. In other areas of the EIPD, heritage committees are affiliated with specific museums, such as the Arborg & District Multicultural Heritage Village Committee and the Riverton Transportation and Heritage Centre.

#### LAND USE

3.1.3 Heritage resources should be protected where:

*Heritage*

- Buildings or landscapes have received municipal and/or provincial heritage designation;
- Buildings or landscapes are in the process of receiving or are being considered for municipal and/or heritage designation; and
- Buildings or landscapes have been developed and operate as heritage sites.

3.1.4 Heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.

3.1.5 Development of heritage resources for education and tourism purposes should be supported where appropriate, compatible and sustainable. The development, designation and preservation of heritage resources should be coordinated with other

heritage and recreational resources in the region, existing and proposed, to maximize interpretive and heritage potential.

- 3.1.6 Incorporation of public art and arts infrastructure in public and private sector development projects should be supported, including on/in municipal streets, buildings, parks and recreation facilities, plazas and trails. Public art linkages along ‘cultural corridors’ may be developed using a variety of forms including temporary, permanent and performance art.

#### SUBDIVISION AND DEVELOPMENT

- 3.1.7 Applications for subdivision and where appropriate, development and conditional use approval, involving or in proximity to arts, cultural and heritage resources shall be:

- |                    |   |
|--------------------|---|
| <i>Circulation</i> | (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Councils may wish to seek comment from local heritage committees and arts councils or groups.  |
| <i>Review</i>      | (b) Reviewed to consider the proposal, as well as any information that may be submitted in due process to support or challenge the proposal.  |
| <i>Decision</i>    | (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to protect or incorporate arts, cultural or heritage resources. |

#### SUPPORT AND COOPERATION

- 3.1.8 The EIPD will cooperate with local and provincial efforts to preserve heritage resources.
- 3.1.9 The EIPD shall encourage and support public arts, cultural and heritage programs, exhibitions, festivals and community cultural development projects to encourage public awareness and appreciation.

#### ZONING

- 3.1.10 Zoning by-laws shall establish land use restrictions and setback requirements as required to protect heritage resources.

## 3.2 HAZARDOUS MATERIALS

Industrial development generates economic growth and social prosperity. However, industries that use, produce, store or distribute hazardous materials have potential to risk personal health and safety, property and the environment through accidental release of hazardous materials into the air, soil and water.

Land use planning policies must coordinate risk assessment, environmental protection and workplace safety matters to minimize potential for land use conflict and threats to human health and the environment.

### OBJECTIVES

- To locate hazardous materials to protect the environment and public health and safety.

### POLICIES

#### LAND USES

3.2.1 Generally, hazardous land uses include facilities or developments, exclusive of railways and highways, which produce, handle, store or distribute hazardous materials such as, but not limited to, bulk gasoline, oil, propane, chemicals and fertilizers.

3.2.2 Facilities and developments that manufacture, handle, store or distribute hazardous materials and uses that have emissions of any solid, liquid or gaseous contaminant including waste, odour, heat and radiation, are subject to the provisions of *The Environment Act* and Regulations thereunder and any applicable by-law of the member municipalities of the EIPD.

3.2.3 Generally, hazardous land uses should be directed to the Industrial Area or Agriculture Rural Area land use designations, whichever may be appropriate, and away from:

*Environment* (a) Environmentally sensitive areas that are susceptible to surface and subsurface pollution, such as wetlands, waterbodies, shallow bedrock areas and groundwater sensitive areas;

*Hazard* (b) Areas subject to natural disasters such as flooding and other risks, which are expected to be exacerbated by projected increase of extreme weather events due to climate change; and

*Populations* (c) Populated areas in both urban and rural areas to minimize potential for land use conflict, and risk to human health and safety.

3.2.4 *Setbacks* Development involving hazardous materials shall satisfy federal and provincial regulations regarding setbacks and buffers. The Municipality may impose setbacks and/or buffer requirements exceeding federal and provincial regulations, where deemed necessary by Council for reasons of health, safety and protection.

#### SUBDIVISION AND DEVELOPMENT

3.2.5 *Application* Applications for subdivision and where appropriate, development and conditional use approval, involving hazardous materials shall be:

*Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Applications along provincial roads and highways will be reviewed prior to issuance of any approvals or permits to ensure development will not adversely impact highway operation, endanger public safety

or create a potential safety hazard.

- Review* (b) Reviewed to consider the proposal, as well as any information that may be submitted in due process to support or challenge the proposal. Supporting information, prepared at the expense of the applicant/landowner where appropriate, to facilitate review may include information such as:
- (i) Environmental Risk Assessment, prepared by a qualified engineer licensed by Engineers Geoscientists Manitoba (EGM) to describe the proposed activity, potential for environmental impact of the proposed activity, measures to mitigate or eliminate risk of hazard, and monitoring and management programs;
  - (ii) Emergency plans including fire protection, ambulance service and hospital accommodation;
  - (iii) Site Plan to show outdoor storage requirements, proposed security, fencing and distances from residences, as well as commercial, institutional or recreation developments; and
  - (iv) Traffic impact studies to determine truck routes and potential impacts on the transportation network and surrounding land uses.
- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as road construction or improvements and measures to mitigate potential for pollution or threat to public health and safety in the event of accidents involving hazardous substances such as set backs, fencing and landscape buffers.

#### SUPPORT AND COOPERATION

- 3.2.6 The EIPD will cooperate with provincial government departments and watershed districts to:
- (a) Identify and protect against development with potential to cause threat to public health, safety and/or environmental health; and
  - (b) Eliminate storage of potential pollutants where ground or surface water contamination is likely to occur.

#### ZONING

- 3.2.7 Zoning by-laws shall consider hazardous land uses as conditional uses within the Industrial Area and Agriculture Rural Area land use designations. Development standards may be established. Setback requirements may exceed federal and provincial regulations, where deemed necessary by Council for reasons of health, safety and protection. Development standards must be consistent with applicable national laws, regulations, policies and legislation.

### 3.3 INFRASTRUCTURE AND SERVICES

Municipal infrastructure and services support the economy, connect people, enhance quality of life and promote health and safety. Federal reports indicate municipalities own and manage approximately 60% of the public infrastructure in Canada, and according to recent reviews, over 35% of that is in need of repair or replacement.

Provincial governments set standards for service provision. Municipalities support infrastructure and services primarily through property taxes, followed by provincial transfer funds, federal or provincial grants, user fees for services, licensing systems and other discretionary tax tools and development charges. Property tax is based upon value of land and improvements (buildings and other fixtures). Municipalities determine annual service and infrastructure expenditures, and revenue sources to fund expenditures. Tax apportionment to each property class is determined to establish tax rates sufficient to generate tax revenue to meet annual budgetary needs. Municipalities cannot run an operation deficit and borrowing is restricted.

Land use planning plays a critical role in infrastructure and service planning and management, and vice versa. Land use plans establish development patterns, which determine long-term infrastructure and service needs and investment. Conversely, existing and proposed future investment in infrastructure can direct community growth and development.

Land use and infrastructure planning must be integrated to ensure development occurs according to land use compatibility, public demand and market forces, and according to engineering efficiencies and municipal financial capacity to support infrastructure throughout the full life cycle - from development to operation, maintenance, preservation, disposal and replacement. Overarching all are full cost factors including environmental impacts, greenhouse gas emissions, and public health and safety.

Climate change is challenging infrastructure standards and life cycles. Increased requirements for repair and replacement add to municipal financial burden. Many municipalities are factoring climate change into land use decisions, and are adopting operational principles such as “build-back better,” that draws on knowledge and local experience, to benefit from re-building green and above pre-disaster standards versus re-building to same standards.

Generally, land use patterns that are clustered, compact, complete, connected, and respectful of natural assets and hazards reduce emissions, support economic, social and environmental outcomes, and move toward sustainable and resilient communities.

#### OBJECTIVES

- To recognize climate change and integrate land use planning and engineering processes to provide infrastructure and services in an economical, efficient and sustainable manner.

#### POLICIES

3.3.1 *Conservation* The EIPD and member municipalities shall endeavor to reduce energy consumption and the carbon footprint of operations through conservation measures and management of fleet vehicles, facility design and operation, and waste management.

3.3.2 *Fire* Land use planning shall consider the suitability of proposed development sites with regard for emergency and protective service vehicle access, response times and year-round availability of water fill-points for fire fighting, to minimize risk of hazard and support service capacity.

Climate change has created conditions for longer, hotter and drier summers, which combine to extend the fire season and result in more frequent and intense fires. Natural Resources Canada estimates the fire protection costs could double in Canada by 2040. Manitoba Conservation and Climate Wildfire Service is responsible for the prevention, detection and suppression of wildfires. Manitoba municipalities are responsible for local fire protection, and implementation and maintenance of local burning restrictions and mutual aid agreements. Land use plans and municipal emergency plans - including mitigation, preparedness, response and recovery plans - must be mutually supportive.

- 3.3.3 *Infrastructure* Land use planning processes shall collaborate with infrastructure planning and management to ensure community growth and development are serviced in an efficient and sustainable manner. See Natural Infrastructure below.

Independent decisions and uncoordinated planning can result in community growth dictated by location of existing infrastructure, or conversely land use planning decisions can result in inefficient extension of infrastructure to service new development. Land use revenue and population densities should be sufficient to support the cost of infrastructure on a life cycle basis and municipal fiscal health. Decisions should consider full-cost factors such as environmental impacts, greenhouse gas emissions and public health and safety.

- Existing* (a) Investment in infrastructure that supports existing neighbourhoods shall be prioritized over expansion into new areas to maximize existing investment in infrastructure. Additionally, design features that support conservation, efficiency and on-site facilities shall be encouraged to reduce infrastructure demand.
- Sewer* (b) Municipal sewer service, where available, must have sufficient capacity to accommodate new development. New development shall connect to services where available, except where it is demonstrated that extension of services to particular development is physically impractical.
- (c) Where sewer service is not available, developable lots shall be serviced, in compliance with Manitoba Regulation, by:
- (i) Onsite wastewater management systems on lots 2 acres or more in size, with suitable soil conditions to support proper functioning; or
  - (ii) Pump-out holding tanks on lots with unsuitable soil conditions or insufficient size.

- 3.3.4 *Lagoons* Development in proximity to sewage lagoons should be limited to uses that would not be adversely affected by odour such as agriculture and open space uses to minimize potential for land use conflict. Set back from a lagoon should be 1000 feet for a single residence and 1500 feet for a population centre, as recommended by the Department of Conservation and Climate operational policy.

- 3.3.5 *Natural Infrastructure* Natural infrastructure should be incorporated into land use and development designs to adapt to climate change, improve stormwater management by reducing demand on fixed-capacity systems, reduce impact of extreme heat on grey infrastructure and human health, improve air quality, contribute to bird and pollinator habitat, and improve connectivity between natural heritage features such as forests and wetlands.

Conventional stormwater systems drain runoff through gutters, storm sewers and other engineered collection systems for discharge into nearby water bodies. Green or natural infrastructure uses plants and soils to filter contaminants and absorb water, prior to excess flowing into receiving water bodies. It is an efficient use of limited municipal financial resources with multiple benefits.



**3.3.6** Transportation, utility and communication services should be coordinated to support efficient shared-use of rights-of-way and coordinated service delivery. Multi-lot development may require staging programs to facilitate installation, operation and maintenance of utilities and services, and minimize costs.

*R.O.W  
Coordination*

The EIPD will cooperate and liaise with Manitoba Hydro, Bell MTS, and other similar utilities to ensure economical, efficient and orderly provision of their services, and to minimize potential for conflict with the orderly provision of municipal sewer, water and roadway services.

**3.3.7** Development in proximity to solid waste disposal grounds should be limited to uses that would not be adversely affected such as agriculture and open space uses to minimize potential for land use conflict. Set back of residences from solid waste disposal grounds is 1312 feet per provincial regulation.

*Solid Waste*

**3.3.8** Waste reduction and diversion programs and practices such as re-use, recycling, and composting, should be implemented to promote conservation and reduce landfill waste. Residential development shall be setback from waste disposal grounds in accordance with provincial regulation.

*Waste*

**3.3.9** New development shall connect to water services where available. Un-serviced lots shall have an adequate supply of potable water.

*Water*

#### SUBDIVISION AND DEVELOPMENT

**3.3.10** Applications for subdivision and where appropriate, development and conditional use approval, shall be:

*Application*

*Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Councils should also consult municipal engineers and fire department to ensure the proposed development can be efficiently and effectively provided with infrastructure and protective services.

*Review* (b) Reviewed to consider the proposal, as well as any information that may be submitted in due process to support or challenge the proposal. Supporting information, prepared at the expense of the applicant/landowner where appropriate, to facilitate review may include information such as:

- (i) Drainage Plans, including natural infrastructure;
- (ii) Emergency and Protective Service Plans;
- (iii) Infrastructure and Servicing Plans; and
- (iv) Transportation Plans, including active transportation and road networks.

*Conditions* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as staged development, natural infrastructure, roads and active transportation paths, sewer and water infrastructure, and fire protection.

#### SUPPORT AND COOPERATION

**3.3.11** Municipalities may collaborate with neighbouring municipalities in areas of mutual interest such as disaster preparedness, emergency response, regional growth, service provision (e.g. sewer and water service agreements), transportation networks and watershed management.

*Intermunicipal  
Cooperation*

The Municipality of Bifrost-Riverton and Town of Arborg are partners with the RM of Fisher in the North-East Interlake Emergency Measures Region. The organization

serves to prepare for and manage serious emergencies or disasters. The program is administered by the Municipal Emergency Coordinator under the supervision of the North-Interlake Emergency Measures Board.

#### ZONING

- 3.3.12 Zoning by-laws shall allow emergency services such as fire and ambulance, and public utilities as permitted uses in all zones to provide for efficient service delivery, subject to development standards to support neighbourhood compatibility. Development standards should consider building design and scale, parking and potential safety and nuisance factors such as lighting, noise, and traffic speed and safety. Existing facilities shall be protected from land uses with potential to adversely affect their operation.

## 3.4 RENEWABLE ENERGY

*Renewable energy is derived from natural processes that are replenished constantly. In its various forms, it derives directly from the sun, or from heat generated deep within the earth, included in the definition is electricity and heat generated from solar, wind, ocean, hydropower, biomass, geothermal resources, and biofuels and hydrogen derived from renewable resources.*

*International Energy Agency*

The EIPD relies mostly on hydro electricity, with supplemental biomass heat systems. Manitoba Hydro is the electric power and natural gas utility in the province. It operates 15 interconnected hydroelectric generating stations, which supply 96% of the electricity, as well as 2 thermal generating stations, 4 remote diesel generating stations, wind power purchases from 2 large-scale independent wind farms at St. Joseph in the RM's of Montcalm and Rhineland and St. Leon in the RM's of Lorne and Pembina, and agreement for solar power purchases from a proposed solar farm at the Fisher River Cree Nation.

The Made-in-Manitoba Climate and Green Plan recognizes the province's advantage of abundant clean, renewable hydro electricity, and opportunities to convert from fossil fuel heating systems (natural gas or oil) to geothermal, solar or biomass heating systems. The "green heat" options present opportunities to reduce carbon emissions and stimulate the local economy through job generation.

The Bifrost Bio-Blends Ltd. manufacturing facility near Arborg, which was established in 2007 and expanded in 2010, used a transesterification process to produce biodiesel fuel from canola oil. However, the operation discontinued, but other renewable energy facilities include Sprucewood Loggers (wood pellets) and the Prairie East Sustainable Agriculture Initiative (forage seeds residue pellets).

The EIPD supports sustainable and responsible development of alternative energy sources at both commercial and private scale.

### OBJECTIVES

- To support and encourage the development and use of renewable energy sources to promote environmental sustainability.

### POLICIES

3.4.1 *Energy* Investment, exploration and development of alternative energy opportunities, such as bio-energy, geothermal, solar and wind energy, will be encouraged to reduce reliance on carbon-based energy sources.

3.4.2 *Solar* Generally, commercial-scale solar farms shall be directed away from prime agricultural land.

3.4.3 *Wind Farms* Generally, commercial-scale wind farms shall be directed away from:

- (a) Airports and aircraft landing strips;

Wind farm turbines have potential to adversely impact air navigation aides, communication systems, and aerial application of agricultural pesticides and other

crop inputs. Consultation with NavCanada and the Canadian Aerial Applicators Association is recommended.

- (b) Heritage and cultural resources - archeological, cultural or historic landscapes or sites – either designated or publicly significant;
- (c) Parks - municipal, provincial or federal parks;
- (d) Residential development in rural residential clusters and urban centres;
- (e) Significant bird migratory and staging areas due to potential for direct bird collision with turbines, alteration of migratory paths and behaviour, and degradation or destruction of habitat. The National Audubon Society advocates proper siting, and recognizes transition to renewable carbon-free energy is an essential means to curb climate change, which would harm bird populations on a global scale.
- (f) Wildlife habitat – significant forests, wetlands, breeding areas and prime feeding areas; as well as Ecological Reserves, Wildlife Management Areas and voluntarily protected areas such as by Conservation Agreement.

#### SUBDIVISION AND DEVELOPMENT

**3.4.4** Applications for subdivision and where appropriate, development and conditional use approval, involving or in proximity to solar or wind farm development shall be:

*Application*

- Circulation* (a) Circulated to the responsible provincial government departments and the watershed district for review and comment to facilitate local decisions. Wind farm conditional use applications shall be circulated to provincial departments responsible for agriculture, wildlife, and Canada’s air navigation service provider, Nav Canada.

Applications for development permits and/or conditional use approval for large-scale solar or wind farms should include a site plan and description of proposed development, including construction, restoration and decommissioning plans; and any means proposed to minimize impacts on farming operations, drainage, roads, and waterfowl and wildlife habitat and migratory routes.

- Review* (b) Reviewed to consider the proposal and supporting information, prepared at the expense of the applicant/landowner where appropriate, to facilitate review such as:
- (i) The report generated through *The Environmental Act* licencing process, or environmental assessments prepared by a qualified engineer licensed by Engineers Geoscientists Manitoba (EGM) to describe the proposed activity, potential for environmental impact of the proposed activity, measures to mitigate or eliminate risk of hazard, and monitoring and management programmes; and
  - (ii) Interconnect, and surface and sub-surface use agreements.

- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as remediation for any municipal road/drain/culvert damage that may occur during construction, medical emergency and fire response services, disposal of non-reusable waste and sanitary waste and bird and wildlife habitat and migratory route protection. A development agreement may specify particular conditions that may relate to each wind turbine comprising a wind farm.

#### SUPPORT AND COOPERATION

- 3.4.5 The EIPD will cooperate with provincial government departments, First Nations, watershed districts and other public or private conservation-oriented organizations in efforts to locate wind energy turbines away from areas negatively impacted by wind energy development.
- 3.4.6 The EIPD shall support public awareness of alternative energy sources through education programs and promotion.

#### ZONING

- 3.4.7 Zoning by-laws should prescribe standards and requirements for development of commercial scale solar farms and wind energy farms, as well as individual scale solar and wind energy developments for private use.

## 3.5 SCHOOLS

Schools primarily function as educational institutions, but have potential to play many roles within the community at large. Multiple and extended use of both indoor and outdoor facilities can serve to unite neighbourhoods and maximize public investment.

School sites add valuable community green space, and offer playgrounds, sports fields and courts. School buildings have potential for use beyond student education, including daycare, senior programs, evening and weekend extension classes, recreation programs, cultural events and social gatherings.

Generally, a new school is required when the projected enrolment would result in 40-50% occupancy initially, and 100% in the near future. School site selection involves various stakeholders, but should always be accessible, central and safe - to maximize use, minimize travel by school bus or personal vehicle, and strengthen a sense of community. Safe transportation routes to schools are critical, and should include traffic-calming measures near schools, safe intersection crossings, and highly visible bicycle parking - all of which encourage active transportation.

The EIPD recognizes the integral role of schools within communities, and supports active participation in school location and function to maximize economic, environmental and social potential.

### OBJECTIVES

- To integrate school site and school bus route planning into the land use planning process.

### POLICIES

#### LAND USE

3.5.1 Larger schools shall locate in the Institutional Area, and away from airports, highways, railways and industrial land uses to minimize potential for land use conflict and safety hazard. Smaller schools may integrate into Residential Areas, depending on nature and scale.

3.5.2 *Existing* The use of existing school buildings and facilities shall be encouraged over establishment of new school buildings and facilities where possible and practical, to support existing neighbourhoods and maximize potential of existing infrastructure.

3.5.3 *New School Consult* Where a new school is required:

(a) Site selection shall involve various stakeholders including the EIPD, municipal government(s), public school finance board (PSFB), school division and developer(s). The consultation process should be coordinated and recorded.

(i) Site selection shall consider the overall impact of school location upon the community at large.

(ii) The goal of walkable communities shall be prioritized to minimize need for students to be transported by school buses or parent in vehicles.

*Co-Locate* (b) Co-location of schools with other public facilities and larger active parks or public reserve areas shall be encouraged where appropriate and feasible; to maximize efficiencies through shared use of facilities and amenities.

*Connect* (c) New school sites shall be connected by:

- AT* (i) Active transportation paths to neighbourhoods to increase accessibility, encourage active living, and reduce greenhouse gas emissions from vehicular travel; and
- Traffic* (ii) Public roads to accommodate student drop-off and school bus transit, with drop-off areas, school bus loops and staff parking located away from residential neighbourhoods to minimize traffic disruption, nuisance and hazard in residential neighbourhoods.
- Design* (c) New school sites should adhere to:
  - LEED* (i) Leadership in Energy Efficient Design (LEED) Silver rating or higher standards, and consider allocation of space to accommodate ground-source heating during the site acquisition stage of the school siting process; and
  - Safety* (i) Crime Prevention through Environmental Design Principles (CPTED) to maximize accessibility and safety.

### SUBDIVISION AND DEVELOPMENT

3.5.4 Applications for multi-lot residential subdivision and development of school sites shall be:

- Circulation* (a) Circulated to the responsible provincial government departments and school division (generally school boards for creation of 1-4 new lots and Public School Finance Board for larger subdivisions) for review and comment to facilitate local decisions.
- Review* (b) Reviewed to consider the proposal and supporting information, prepared at the expense of the applicant/landowner where appropriate, to facilitate review such as dwelling unit number projections, build-out expectations, and any other relevant community characteristics that may affect student populations.

The review by the school division should ensure area schools have capacity to accommodate projected student numbers resulting from housing development. Municipal councils should have opportunity to review proposed school sites to ensure location supports goals for walkable communities.

- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as school and neighbourhood transportation connection to prioritize safe, active transportation routes and minimize reliance on vehicular travel.

### SUPPORT AND COOPERATION

3.5.5 The EIPD and member municipalities will integrate school divisions into the planning process to promote quality community development, shared resources and minimization of vehicular travel.

3.5.6 The EIPD and member municipalities will encourage mutual sharing of beneficial information with the school division and Public Schools Finance Board (PSFB), such as population projections, school requirements, school and community sport and recreation facilities, transportation plans and school bus routes, and active transportation plans, to create safe and walkable communities.

### ZONING

3.5.7 Zoning by-laws may consider allowing small-scale schools within residential zones as a

conditional use, otherwise schools shall locate within the Institutional Area and corresponding Institutional zone.

- 3.5.8 Zoning by-laws shall establish development standards to minimize negative impacts of school development such as traffic volume and noise. Development standards shall ensure neighbourhoods and schools are connected by safe active transportation paths to encourage healthy living and minimize reliance on personal vehicles and school buses.

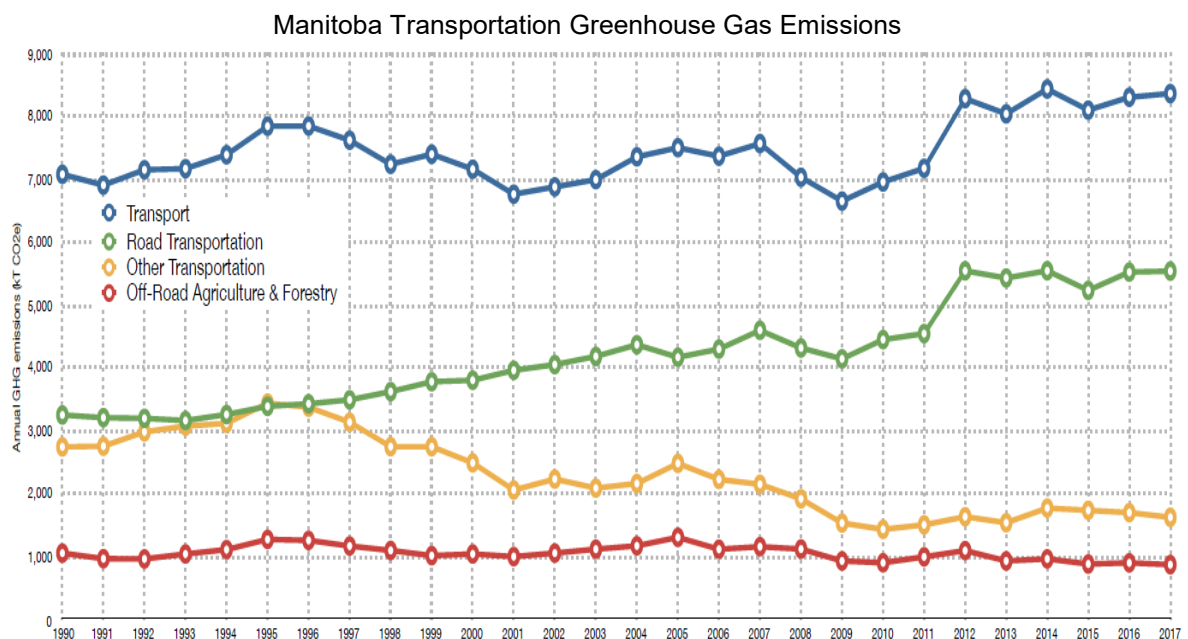


## 3.6 TRANSPORTATION

The EIPD is connected by local and regional transportation networks crucial to the movement of goods, services and people, and includes travel by air, rail, road and trail.

- The Gimli Industrial Park Airport is a former military field located west of the Gimli urban area, which now operates as a civilian airport. One of the original parallel runways is decommissioned and now forms part of the Gimli Motorsports Park.
- The Lake Line Railroad Inc. is a shortline railway between Gimli and Selkirk, and Beausejour and Molson. The Superintendent of Railways is responsible for providing oversight of shortline railways in Manitoba, in accordance with the 2019 *Traffic and Transportation Modernization Act*.
- Provincial Trunk Highway (PTH) 8 is a primary north-south connector route between Winnipeg, Winnipeg Beach, Gimli, Riverton and Hecla-Grindstone Provincial Park. PTH 9 runs from Winnipeg to Gimli.
- Provincial Trunk Highway (PTH) 68 is a primary east-west connector route within the Interlake region between PTH 8 at Riverton and PTH 6 at Eriksdale, and beyond to Ste. Rose du Lac.
- Travel by boat on Lake Winnipeg is generally for private or commercial fishing, as well as recreational purposes.
- Manitoba trails include the Fox Den, Pincherry, Ravine, Birch and Steeple trails north of Gimli, proximate to the Camp Morton Provincial Park. Cycling and walking paths are increasing in numbers in various communities.

Roads serve as the primary means of transportation in the EIPD due to geographic location, predominant technologies and customary practice. In Manitoba, 93% of transportation relies on fossil fuels. In 2015, the transportation sector registered as the largest source of carbon pollution, accounting for 39% of the province's total carbon output.



Data source: Environment Canada, Canada's Greenhouse Gas Inventory, <http://www.ec.gc.ca/ges-ghg>  
 Chart by: Climate Change Connection, <http://climatechangeconnection.org>

The Made-in-Manitoba Climate and Green Plan proposes to reduce greenhouse gas emissions through improved fuel efficiencies and clean transportation fuels such as biofuels and electricity. The 2018-2021 GHG emission reduction goals were set in accordance with *The Climate and Green Plan Implementation Act*. In 2019, the federal and provincial government announced incentives to improve fuel efficiency of heavy-duty trucks, and Manitoba increased the biodiesel mandate for diesel fuel to 5%, which is the highest in the country, and is considering increasing the use of biofuels across the province.

Local government is the most accessible level of government and is in a position to provide leadership, engage the public and stimulate local action. The integration of land use planning and transportation planning can produce better communities, improve transportation systems and mitigate climate change. Policies that promote compact communities comprised of complete neighbourhoods, with multi-modal connections (roads, active transportation paths, car-share hubs etc.) and green or natural infrastructure maximize investment, and encourage conservation and active life styles. Public awareness campaigns, inter-jurisdictional cooperation and investment in transportation options can strengthen rural transportation systems.

## OBJECTIVES

- To create safe, economical and efficient multi-modal transportation functions, and integrate transportation planning with land use planning.

## POLICIES

### ACTIVE TRANSPORTATION

3.6.1 Active transportation such as walking and cycling will be promoted to reduce vehicular travel and associated greenhouse gas emissions, and improve public health by incorporating the following into community design:

- Increased densities and mixed land uses at appropriate locations;
- Increased linkages between streets, sidewalks, river corridors, pathways and green spaces to form an interconnected network;
- Increased connectivity and more direct routes between neighbourhoods to reduce walking times;
- Use of abandoned transportation corridors for public trails; and
- Incorporation of bicycle paths and walkways in existing built-up areas and in the design of new developments.

### AIR

3.6.2 Airports and intermodal facilities will be protected from incompatible land uses that may adversely impact their operation, endanger public safety or create a potential safety hazard.

- The development of airstrips and aerodromes will be supported based on potential off-site impacts and compatibility with adjacent land uses. Transport Canada will be consulted on registered airstrips and aerodromes to ensure compatibility and compliance with current design and consultation guidelines.
- Aircraft landing strips shall be directed away from incompatible or potentially incompatible land uses that may adversely affect the landing strip operation and/or endanger public safety; or where the landing strip operation may negatively affect urban centres or rural residential development.

Development that may be incompatible with aircraft operations and/or create potential for safety hazard includes development that attracts birds, reduces

visibility with smoke or dust generation, interferes with radio signals or is sensitive to noise and vibration.

- (c) Multi-lot subdivision and development proposals associated with airports and aerodromes may be planned as part of a Concept Plan or Secondary Plan; and may be subject to federal, provincial and municipal requirements.

## RAIL

- 3.6.3 New development or land uses should be planned and designed to minimize need for at-grade crossings, and to provide sufficient separation distance from rail corridors for reasons of public safety and efficient rail operation. New development should have regard for “Railway Proximity Guidelines” prepared for Federation of Canadian Municipalities.

## ROAD

- 3.6.4 Development shall have frontage or legal access onto a developed public road.

### Access

#### Direct

- (a) Development decisions must take into consideration the requirements of *The Transportation Infrastructure Act* that apply to direct access to provincial highway system.

#### Intersection Internal Rd.

- (b) Development should be directed to areas that have an existing improved intersection to a provincial highway in place or rely on an internal road system.

#### Strip Dev.

- (c) Strip development, or a development that contributes to the evolution of a row of lots, that fronts on and requires direct connection to a provincial highway should not be permitted.

- 3.6.5 Land use planning must consider the access needs, and traffic and safety implications of development.

### Development

#### Detrimental

- (a) Proposed developments that may have a detrimental impact on the operation, safety, function or expansion of provincial highways must not be permitted unless appropriate mitigative measures can be incorporated into the development.

#### Drainage

- (b) Permission is required from the responsible provincial government department to drain any water into the provincial highway drainage system. Any revisions required to the highway ditch system, which are directly associated with a particular development, will be the responsibility of the developer.

#### Improvements

- (c) Any on-highway improvements that may be required to accommodate development and to ensure the safety and efficiency of the provincial highway, and any upgrades or improvements to an existing municipal road or construction of a municipal road will be the responsibility of the developer.

#### One-side

- (d) Expansion of existing development that is bordered on one side of a transportation corridor, such as a provincial highway, major road or rail line, should be kept to the developed side of the corridor so as not to jeopardize user safety and efficiency.

#### Structures

- (e) Under *The Transportation Infrastructure Act*, permits are required from the responsible provincial government department for any structure/development proposed within the controlled area adjacent to provincial highways, excluding those highways within communities where the local jurisdiction is the traffic authority.

- Widening* (f) Development that may negatively affect plans for road widening or expansion must not be permitted unless provisions are made to accommodate future widening or expansion.

3.6.6 Traffic type, speed and volume must be compatible with neighbourhood zoning.

*Municipal Speed & Routes*

- Speed* (a) Manitoba Transportation and Infrastructure sets speed limits on provincial highways, provincial roads and roads within unorganized territories. Municipalities can make a request to Manitoba Transportation and Infrastructure for speed limit changes on provincial highways. This does not include provincial highways where the local jurisdiction is the traffic authority.

- (b) *The Traffic and Transportation Modernization Act* amended *The Highway Traffic Act* to allow municipalities and local authorities to have authority to set speed limits on municipal roads through bylaws as specified in the Traffic Authority Speed Limit Regulation 30/2019.

- School Bus Routes* (c) School bus routes are the responsibility of the local school board, and should be integrated into community planning to minimize concentration of school bus traffic volumes and associated negative impacts on individual residential neighbourhoods per [Section 3.5 – Schools](#). Consolidation of services must be balanced against neighbourhood function and good land use planning.

3.6.7 Larger communities may prepare “Transportation Plans and Complete Street Plans” to cover street and parking design standards per [Section 3.7 – Urban Form](#).

3.6.8 New developments or land uses should be planned and designed so that new at-grade rail crossings are minimized. See Policy 3.6.3.

3.6.9 Traffic type, speed and volume must be compatible with neighbourhood zoning.

*Truck*

- Load* (a) Development that will generate truck traffic requiring heavier loading than is allowed on a provincial highway or local road must not be permitted unless provisions are made to ensure that appropriate load improvements for the highway or road are incorporated into any plans for the development.

- Routes* (b) Truck routes may be established within communities by municipal by-law, and should be integrated into community planning. Effective truck routes promote safe and efficient movement of goods in and around the community, and minimize negative community impacts such as noise, road deterioration and safety hazard.

- Traffic* (c) Development that may generate significant amounts of truck traffic should be located in proximity to major roadways, and away from areas that could be negatively impacted by traffic noise and volume, such as residential areas. The impact of traffic generation on adjacent land uses shall be considered.

Such development may be required to incorporate mitigative measures to maintain the integrity of the existing and future provincial highway system, as described in [Policy 3.6.5\(a\)](#). The impact of traffic generation on adjacent land uses shall be considered.

SUBDIVISION AND DEVELOPMENT

3.6.10 Applications for subdivision and where appropriate, development and conditional use approval, involving or in proximity to provincial highway and roads, rail and airports shall be:

- Circulation* (a) Circulated to the responsible provincial government departments to facilitate local decisions. Applications involving or in proximity to registered airports or rail corridors shall be circulated to NAV Canada or the Superintendent of Railways,

as may be applicable.

- |                 |   |
|-----------------|---|
| <i>Review</i>   | (b) Reviewed to consider the proposal and supporting information, prepared at the expense of the applicant/land owner where appropriate, to facilitate review such as: <ul style="list-style-type: none"> <li>(i) Active transportation, road and drainage plans; and</li> <li>(ii) Truck routes.</li> </ul>                        |
| <i>Decision</i> | (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as access, setbacks, drainage or measures to mitigate potential negative impacts such as dust, lights or noise. |

#### SUPPORT AND COOPERATION

- 3.6.11 The EIPD will cooperate with the responsible provincial government department to protect the safe and efficient operation and future enhancement of the provincial transportation system; and balance traffic movement and land access at the local level.
- 3.6.12 The EIPD shall increase public awareness and encourage transportation options including active transportation, drive-share programs and medical transportation to strengthen rural transportation systems.

#### ZONING

- 3.6.13 Zoning by-laws shall establish requirements for access, parking and loading, and active transportation paths appropriate for particular land uses and zones.

## 3.7 URBAN FORM

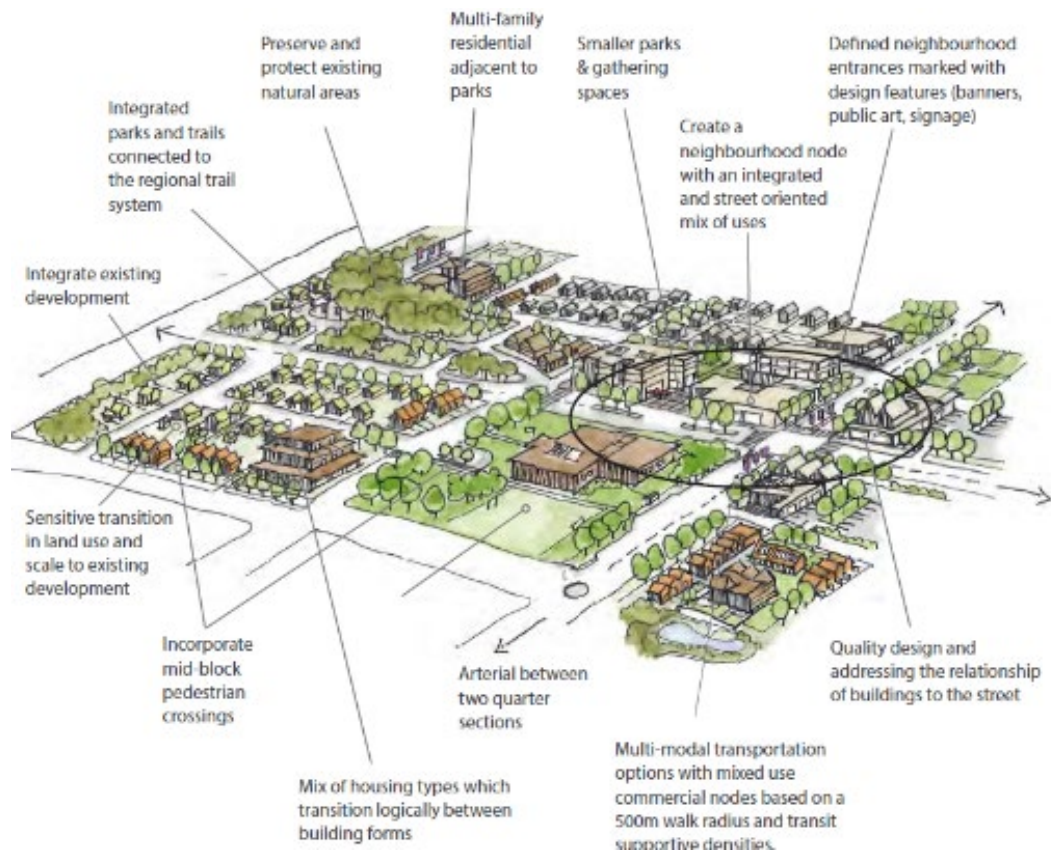
The EIPD includes four larger communities, considered “urban centres”: Arborg, the urban area of the RM of Gimli, Riverton and Winnipeg Beach. Although each community is unique in heritage and character, they share common issues and values. Each strive to improve liveability through housing diversification and park development, expand employment opportunities through economic growth, and manage municipal infrastructure and service provision.

### OBJECTIVE

- To support existing communities to serve regional populations as administrative, commercial, employment, health, industrial, institutional, recreational and social centres.

### POLICIES

3.7.1 *Sustainable* The EIPD will guide land use planning to create complete, compact and energy efficient communities. The general community policies apply to urban centres, where appropriate, regardless of specific land use designation. Community growth and development shall be consistent with Sustainable Development policies in [Section 3.8 – Climate Change](#). The illustration below highlights desirable community features.



### COMPACT FORM

3.7.2 *Direct to* New urban-scale commercial, industrial, institutional and urban residential development should be directed to existing urban centres to maximize existing investment in municipal infrastructure and services, and strengthen communities with historical, social and economic significance. Subdivision and development proposals which would have the effect of creating a new community should not be approved.

**3.7.3**  
*Infill*                      Infill and “brown-field” development should be prioritized over expansion of development into “green-fields” to revitalize existing neighbourhoods, maximize investment in existing infrastructure and support operational efficiencies.

Generally, infill development should be consistent with the neighbourhood in character and scale, subject to compliance with zoning by-laws. However, infill proposals that vary from existing neighbourhood character and design may be considered, subject to:

- (a) general compatibility;
- (b) improving or complimenting existing standards;
- (c) sensitive transitioning of land use and building scale from existing to new; and
- (d) compliance with municipal zoning by-laws.

**3.7.4**  
*Infill then Adjacent*                      Where infill opportunities do not exist or are unsuitable; new development should be directed to areas adjacent to existing developed areas to accommodate logical extension of infrastructure and operational efficiencies. See [Section 3-3 – Infrastructure and Services](#).

**3.7.5**  
*Infrastructure*                      New development must be located where sufficient drinking water, wastewater, stormwater and transportation infrastructure exists or can be provided in an efficient and economical manner per [Section 3.3 – Infrastructure and Services](#).

**3.7.6**  
*One-side of Highway*                      Where urban centres are established on one side of a provincial highway, new development should occur on that same side of the highway to promote safety and efficiency of the transportation corridor.

**3.7.7**  
*Periphery*                      Generally, development of areas outside infill or “brown-field” opportunities, and in the periphery or “fringe” of urban centres should not be allowed to ensure development does not impede future orderly expansion of urban centres; create incompatibilities with adjacent urban land uses; or result in inefficient and costly extension of urban services.

The following may be established to prevent negative impacts of “fringe” development:

- Buffer*                      (a) “Buffer” zones” of approximately 1 mile outside of urban centre boundaries; or
- Urban*                      (b) Designated Urban Hold Areas to preserve land in a relatively undeveloped state to minimize potential for land use conflict and obstacles to future growth and logical expansion of urban centres. See [Section 4.9 – Urban Hold Area](#).
- Hold Area*

Generally, Urban Hold Areas should be directed away from prime agricultural lands, agricultural operations and other valuable resource or resource-related uses so as not to inhibit land use or prematurely take land out of production. However, where servicing and land availability make urban expansion into these areas the best option, urban expansion may take precedence over other uses.

**3.7.8**  
*Plans*                      Notwithstanding, infill, “brown-field” and periphery or “fringe” development policies, development may occur in areas forming part of an adopted Concept Plan, Secondary Plan or an approved and underway Infrastructure and Servicing Plan. Any incremental development of areas affected by aforementioned plans or strategies shall be consistent with the plans so as not to adversely impact or block intended development.

COMPLETE

**3.7.9**  
*Complete*                      Urban centres should be comprised of complete neighbourhoods that offer a variety of compatible land uses to serve the local and regional populations, minimize vehicular travel requirements, provide employment opportunities and facilitate sustainable economic growth.

**3.7.10**                      Neighbourhood design should incorporate universal design principles to accommodate

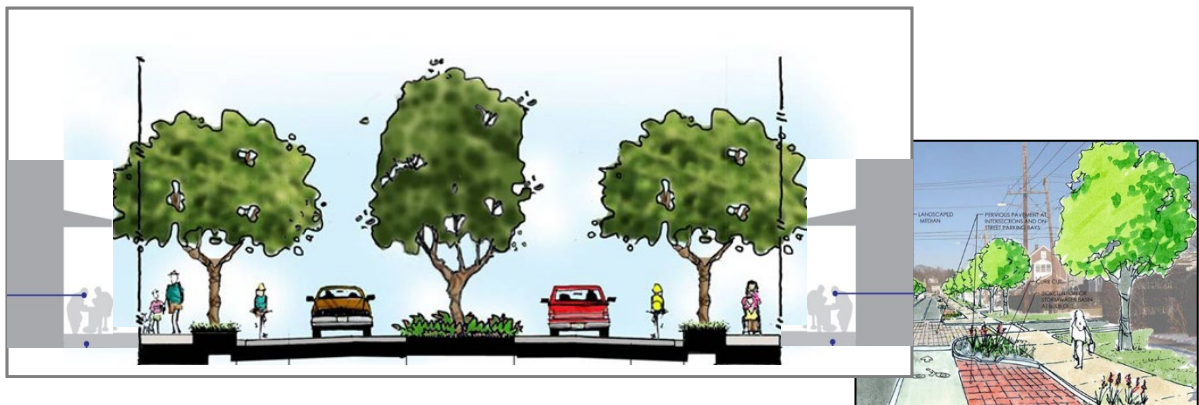
*Design* people of all ages and abilities, safety and crime prevention through environmental design (CPTED), and “sense of place” through architecture scale and character, and street art, furniture, landscaping and signage.

**3.7.11**  
*Land Use Compatibility* Generally, land uses will be grouped or mixed according to compatibility to minimize potential for land use conflict or detrimental impacts on health, safety and general welfare of residents, but will be flexible enough to allow for a variety of uses conveniently located for residents.

CONNECTED

**3.7.12** Urban centres should be connected by “complete streets” designed for all users and uses. Complete Street guidelines should be adopted to guide the design and construction, re-construction and improvement of roads to address the multiple zones and functions including:

- (a) Frontage zone for outdoor cafes and street furniture;
- (b) Pedestrian movement, including sidewalks, crossings and curb extensions;
- (c) Landscaping for aesthetics, buffers, green or natural infrastructure (permeable surfaces, storm drainage, tree canopy), street furniture, public art, mailboxes, waste/recycling receptacles and fire hydrants;
- (d) Bicycle lanes (mobility options) to encourage active lifestyles for personal health and reduction of greenhouse gas emissions for environmental health;
- (e) Parking, including on-street, shared parking lots and ride-share hubs; and
- (f) Travel lanes for safe and efficient movement, speed and volume management.



Street right-of-ways provide for safe and efficient movement, as well as streetscapes and public spaces that contribute to community identity, liveability, economic vitality and environmental function. See [Section 3.6 – Transportation](#).

**3.7.13** Parking Lot standards should be adopted to guide the design of efficient, safe and landscaped parking lots within communities. Standards should address requirements for:

- (a) Access and lighting to improve safety;
- (b) Bicycle parking to encourage active living;
- (c) Buffers and setbacks to minimize potential for land use conflict due to traffic volume, speed, lights and noise;
- (d) Landscaping to improve appearance, buffer noise, provide shade, manage stormwater, and sequester carbon from the atmosphere;
- (e) Pedestrian circulation to improve accessibility and safety; and
- (f) Sharing of customer and visitor parking spaces to improve efficiency and minimize the amount of land in communities consumed for parking.

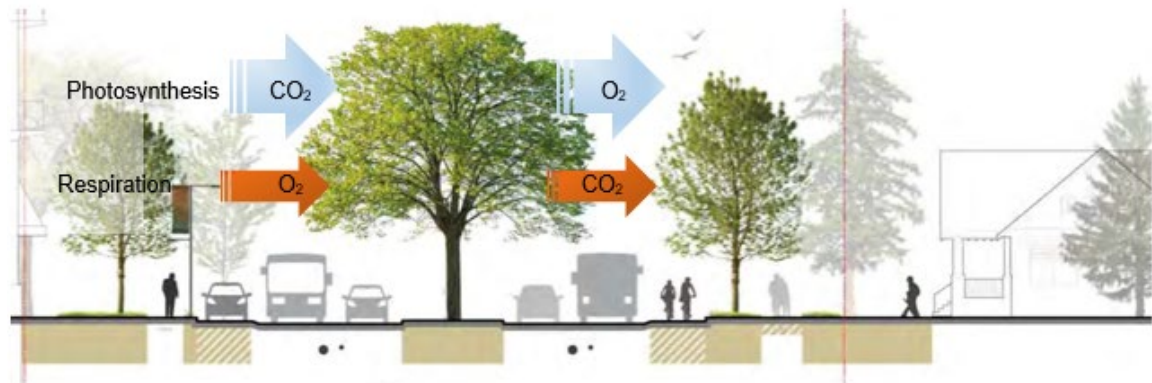


## GREEN SPACES

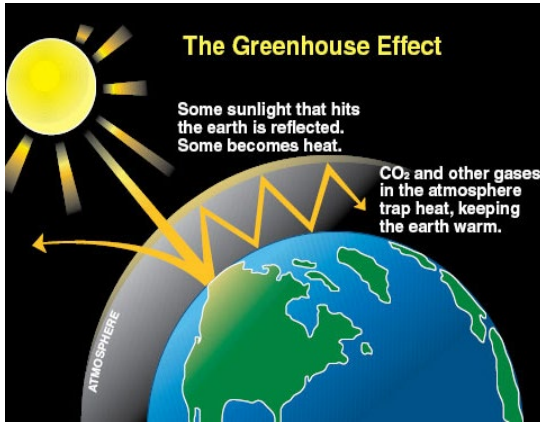
3.7.14 Urban centres should include green spaces to balance the built-form. Urban growth and densification should not result in loss of green space and public amenity. The following contribute to urban green spaces and should be promoted:

- (a) Community gardens;
- (b) Natural areas of ecological, historical or scenic significance preserved as public spaces or green infrastructure;
- (c) Parks and active transportation paths to connect neighbourhoods, support physical and mental health and add visual attractiveness;
- (d) Private commercial, industrial, institutional and residential development and parking areas that are landscaped; and
- (e) Streetscapes and public spaces with landscaping and natural features.

Trees are a natural solution to climate change. They store carbon, provide clean air, offer shade and shelter, prevent soil erosion and give people a sense of well-being. Public green spaces also offer forums for arts, cultural and heritage displays and events, and craft and farmer's markets.



## 3.8 CLIMATE CHANGE



### *The Greenhouse Effect*

*Climate change is the alteration of weather conditions and patterns resulting from global warming. The globe both absorbs solar radiation and reflects it in the form of infrared light. Greenhouse gases (GHG) in the atmosphere reflect infrared light back to earth, which further warms the planet. As GHG concentration intensifies, the amount of infrared light reflected back increases, which raises global temperature.*

*GHGs include the naturally and human-made carbon dioxide, methane, nitric oxide and water vapour; and human-made hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Carbon dioxide emission from burning fossil fuels (oil, gas and coal) for energy is the main cause of increased GHG concentration.*

Climate change is a critical issue with ecological, social, economic and health impacts. Canada is warming at twice the global rate due to its large land mass and northerly location. It is directly affected by Arctic snow and ice melt, which reduces reflective white surface area and increases heat absorbing land and water area, perpetuating a cycle of warming. The Arctic is warming at three times the global rate.

Manitoba is expected to experience earlier and more severe changes in climate due its central location in North America and distance from temperature moderating oceans. The typical continental climate of cold winters and hot summers is changing. Manitoba is experiencing longer, warmer and drier summers; warmer and wetter winters; and more severe and frequent extreme weather events such as heat waves, droughts, storms, fires and floods.

In recent years, the province and municipalities have variously declared states of emergency or agriculture disaster to access funds and assistance to deal with extreme weather events and associated economic hardship, property damage or loss, evacuation, strained social and emergency resources and ecological devastation. Many sectors of the provincial economy are weather-dependent: agriculture, forestry, tourism, energy, fisheries and transportation. The Centers for Disease Control and Prevention concluded climate change impacts human health and results in increased respiratory illnesses, mental health impacts, cardiovascular failure and more.

The federal and provincial governments have set clear domestic goals regarding pollution, clean air, greenhouse gas emission and energy efficiency. The Pan-Canadian Framework on Clean Growth and Climate Change is Canada's national plan to meet the nation-wide emissions reduction target of 30% below 2005 levels by 2030. The 'Made-in-Manitoba' Climate Action Plan is the provincial plan to reduce greenhouse gas emissions and address the effects of climate change, promote sustainable development, improve the management and protection of water resources, and preserve and protect natural habitat and biodiversity.

Local governments are positioned to address climate change through integration of operations, policies and practices. *The Planning Act* and building codes are practical long-term means for raising performance standards of communities and buildings, and allowing for innovation.

The EIPD and member Councils can facilitate climate change mitigation and adaptation at the local level through leadership and advocacy, land use policies and regulations, municipal service delivery and development standards, workforce development and civic engagement.

**OBJECTIVE**

- To mitigate climate change and adapt to the demands of a changing climate.

**POLICIES**

## IDENTIFICATION AND PROTECTION

- 3.8.1 *Climate Change* The EIPD acknowledges that climate is changing and Manitoba is expected to experience increased temperatures overall, hotter summers and increased frequency of extreme weather events such as drought, flood and storms. The EIPD recognizes:
- (a) Emission of green house gases into the atmosphere is a primary contributor to climate change; and
  - (b) Altered weather conditions and extreme weather events have ecological, economic and social impacts.
- 3.8.2 *Fed. – Prov.* The EIPD supports the *Pan-Canadian Framework on Clean Growth and Climate Change* and the *Made-in-Manitoba Climate and Green Plan*.
- 3.8.3 *Local* Local governments are positioned to mitigate and adapt to climate change through considered land use planning and sustainable development practices. The EIPD encourages federal and provincial government assistance in the form of funding and climate change tools to facilitate:
- Assessment* (a) Climate Risk and Vulnerability Assessments to identify impacts of climate change and ability of the municipality to respond to the impacts.
  - Adaptation* (b) Climate Change Adaptation Plans to guide planning and investment decisions, and 5-year reviews to update and ensure continued relevance and effectiveness.
  - Mutually Reinforcing* (c) Integrated and mutually reinforcing climate change adaptation and mitigation policies, regulations, practices and procedures. The EIPD or member municipalities may adopt plans on specific topics that prioritize opportunities and risks of climate change such as parks and recreation plans, transportation plans and water management plans.

## LAND USE

- 3.8.4 *Agriculture* The EIPD supports efforts to adapt and demonstrate climate leadership activities such as the adoption of beneficial management practices to reduce greenhouse gas emissions, improve nutrient use efficiencies, protect water quality and quantity, sequester carbon, the adoption of improved livestock production systems and the development of renewable energy strategies.

Agriculture is highly dependent on weather and climate. Crop choices and livestock management decisions are influenced by length of growing season, typical average temperatures, and timing and severity of hot and cold periods. Climate change modelling indicates shorter winters and longer growing seasons with higher temperatures and increased risk of severe climatic events including flooding, drought, crop heat stress and pest problems.

- 3.8.5 *Forests Wildfire* The EIPD supports forestry management, wildfire risk management, emergency preparedness, and planning standards that recognize the importance of forest retention to mitigate and adapt to climate change. See [Section 3.11 – Forestry](#).

The EIPD will gauge urban/wildland interface to mitigate potential for human activities to alter ecosystems and wildlife habitat, or cause wildfire, which presents risk to the environment, wildlife, and human health and safety. The increased number and intensity of wildfires has led to investigation into the health implication of prolonged exposure to smoke. Current public health guidelines are premised on exposure to smoke for shorter periods.

Forests have cultural, economic and recreational value, and play a critical role in climate regulation. Forests:

- Provide habitat to support biodiversity;
- Support ecosystems;
- Purify air by absorbing gases, including carbon, which is transformed into biomass through photosynthesis and stored;
- Regulate atmospheric temperature through evapotranspiration and provision of shade; and
- Protect watersheds by filtering water to improve quality and regulating flow to reduce flooding and erosion.

However, forests are increasingly threatened by climate change and the resulting longer, hotter summers, which serve to increase frequency, intensity and extent of forest fires, drought and pest outbreaks.

**3.8.6** The EIPD supports efforts to protect the health of Lake Winnipeg, including research efforts, lake and watershed management, and collaborative climate change mitigation and adaptation planning. See [Section 3.14 – Watershed and Hazard Lands](#).

*Lake Wpg*

Lake Winnipeg is a primary feature of Manitoba, and provides an ecosystem that supports fishing, recreation, tourism, and community and economic development. Climate change affects lake water level, temperature, nutrient load, oxygen content, and ice thickness; which in turn impacts lake productivity, biodiversity and overall health.

**3.8.7** The EIPD endeavours to direct development to suitable locations through long-range planning that includes consideration of potential hazards, impact on emergency services and demand for infrastructure.

*Rural  
Development*

Manitoba has a long history of floods and droughts. Climate models project wetter springs and drier summers, which increases likelihood of municipalities having to cope with floods, droughts, heatwaves and fires in the same year. Lake Winnipeg and natural areas attract people, which leads to development, which in turn creates potential for human exposure to hazard.

## SUBDIVISION AND DEVELOPMENT

**3.8.8** The EIPD will guide sustainable and resilient community development to support and encourage the principles below.

*Compact* (a) **Compact Urban Form** – That prioritizes infill and brownfield development over new development and sprawl, or where not available, that directs new development to areas adjacent to developed areas to support accessibility and operational efficiencies, and maximize investment in existing infrastructure or accommodate efficient extension of infrastructure and services.

*Complete* (b) **Complete Neighbourhoods** – That provide a mix of compatible uses to meet daily needs, located within walking or cycling distance to increase accessibility for people of all ages and abilities, improve personal health through exercise and socialization, and reduce greenhouse gas emissions.

- Connected* (c) **Connected Municipality** - That provides a transportation network of complete streets that is safe and efficient for all users including motorists, cyclists, and pedestrians. In Manitoba, *Complete Streets* policies can be adopted at the municipal level through official policy documents such as this Development Plan, transportation plans, secondary plans and site plans. Transportation planning is pivotal to behaviour change for better environmental outcomes, improved public health and stronger communities. Land consumed for parking should be minimized, and designed with permeable surfaces and landscaping for stormwater management and carbon sequestering. See [Section 3.6 – Transportation](#).
- Green Development* (d) **Green Development** – That supports sustainability through development standards, conservation practices and natural infrastructure programs, such as:
- Development* (i) Development standards and programs including:
- EcoUrban Neighbourhoods – harmonious/balanced built environments;
  - Living Building Challenge - net positive environmental impact through renewable energy production and integration with the local ecosystem;
  - Leadership in Energy and Environmental Design (LEED) - certification for new or retrofitted building construction; and
  - Passive House Standard - energy efficient construction.
- Energy* (ii) Renewable energy resource development and use, including geothermal, solar, wind, and community micro grids and energy storage to reduce dependence on fossil fuels and reduce greenhouse gas emissions. See [Section 3.4 – Renewable Energy](#).
- Natural Infrastructure* (iii) **Municipal Natural Assets Initiative** – to measure, value and manage the services natural assets provide to lower community infrastructure cost and facilitate resilience or adaptation to climate change.
- Natural systems provide major benefits at little cost, reduce dependency on built infrastructure and contribute to resilience. For example, aquifers store and filter water; ditches and natural drainage courses such as creeks relay drainage and rainwater; and wetlands filter and store water, sequester carbon, provide habitat and offer natural landscapes.
- Existing public infrastructure was built to established design values that were based upon historical climate data under the assumption the average and extreme conditions of the past would represent conditions over the lifespan of the structure. Climate change challenges that assumption, as evidenced by the increased rate of maintenance, repair or re-construction of the built-infrastructure. Climate change forecasting and streamflow modelling can identify at-risk roads, bridges and other infrastructure, and inform new design to reduce vulnerability to weather events.
- Waste Management* (v) **Waste reduction policies and development guidelines** serve to reduce waste generation through diversion (re-use, recycling and composting) and support responsible management of waste locally and regionally. The most effective way of reducing impacts of solid waste is through the “waste management hierarchy”:
- » rethinking and reducing product purchase;
  - » reducing or eliminating amount of consumable product not used;
  - » re-using products; recycling (i.e. turning the waste into a new product);
  - » recovering residual energy and material value from the product; and
  - » environmentally sound final disposal of the residual waste

*Green Spaces* (e) *Green Spaces* – That improve air quality, lower temperatures, absorb and relay stormwater, support ecosystems and biodiversity, and store carbon that would otherwise contribute to global warming.  
*Natural Assets*

SUPPORT AND COOPERATION

- 3.8.9 The EIPD supports the national climate adaptation strategy, and will support:
- (a) Disaster mitigation and climate resilience projects for wildfire mitigation, drought reduction, flood prevention and restoration of wetlands and shorelines; and
  - (b) Regional climate modelling and natural hazard map updating to include climate impacts in asset management and infrastructure planning.
- 3.8.10 The EIPD will support climate change awareness through education, training and outreach to strengthen our common purpose in climate change mitigation and adaptation.

ZONING

3.8.11 Zoning by-laws shall serve to implement climate change and sustainable development policies through specific land use regulations and design standards for active transportation paths, parks and recreation areas, streetscapes, and shared landscaped parking areas.  
*Standards*

## 3.9 CROWN LAND

In Canada, 89% of the total land base is Crown land, with 41% federal Crown land and 48% provincial Crown land (includes water).

The Province gives full consideration to the PLUPS when undertaking planning activities and making land use decisions on Crown lands. *The Crown Lands Act* provides discretionary power to the Minister to:

- issue permits, licences and leases that grant an interest to use, access or occupy Crown lands; or
- purchase, exchange or sell Crown lands; or
- designate particular areas where certain activities and/or uses are permitted or prohibited, such as provincial parks, provincial forests, wildlife management areas, game reserves, bird sanctuaries, public shooting grounds or public resorts; or
- designate for public use such as wharves or piers, market places, jails, court houses, highways, historic sites, town sites, hospitals or schools.

Crown land is exempt from *The Planning Act* and is instead governed by various Acts of the Legislature under the jurisdiction of the Province: *The Forest Act*, *The Provincial Parks Act*, *The Ecological Reserves Act*, *The Wildlife Act* and *The Crown Lands Act*.

A Committee of Assistant Deputy Ministers is responsible for all Crown land use classification and planning in southern Manitoba. The committee considers recommendations by regional Block Planning Committees. If Crown lands are sold to private ownership, the land is subject to *The Planning Act*.

### OBJECTIVES

- To encourage compatible land uses in and in proximity to Crown land through consultation and cooperation.

### POLICIES

#### IDENTIFICATION AND PROTECTION

- 3.9.1 Crown lands are shown in [Part 7 - Maps](#) are administered through *The Crown Lands Act*, *The Wildlife Act*, *The Forest Act*, and *The Provincial Parks Act*.

#### LAND USE

- 3.9.2 The Province classifies, manage, and administers Crown lands.
- (a) Applications to use, lease or purchase Crown lands may be circulated to the EIPD for review and comment. The Board may recommend that the “use, permitting or leasing” of Crown land be compatible with surrounding land uses and complementary to the Development Plan objectives and policies.
  - (b) The EIPD may support expansion of agricultural activities into unimproved Crown Lands in suitable locations, subject to provisions of the Crown Land Plan and consideration of evaluation criteria as listed below:
    - (i) Canada Land Inventory - Agricultural Capability Rating: Lands should exhibit high capability for agricultural use, including shallow peat soils.

- (ii) **Municipal services:** Affected lands should be serviced by developed roads and drains where necessary, or be located such as to accommodate logical extension of road and drainage infrastructure at a reasonable cost.
  - (iii) **Land Use Compatibility:** The proposed agricultural use must be compatible with resource related and other neighbouring land uses. Where an agricultural use is proposed in proximity to a designated Residential Area, the provisions contained herein shall inform the Board's comment and local decisions.
  - (iv) **Wildlife Habitat:** The proposed agricultural use should not interfere with significant bird and wildlife habitat as shown on the Resource Maps in Part 7.
- (c) The EIPD will encourage Crown land to be used in a manner that is complementary to rural land uses such as agriculture, open space and recreation uses; and discourage vegetation and tree clearing in areas identified as significant waterfowl or wildlife habitat.
  - (d) The EIPD should encourage restriction on sale of Crown lands that contain permanent or semi-permanent wetlands or land that is prone to flooding to minimize the loss of natural areas and the need for drainage improvements and the associated impacts to downstream residents.

**SUBDIVISION AND DEVELOPMENT**

**3.9.3** Applications for subdivision, development, and where appropriate conditional use approval, on lands in proximity to Crown lands shall be:

- Circulation* (a) Circulated to the responsible provincial government department and to the Crown Lands Agency for review and comment to facilitate local decisions.
- Review* (b) Reviewed to consider the proposal and supporting information.
- Conditions* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to protect Crown lands.

**SUPPORT AND COOPERATION**

**3.9.4** The EIPD will encourage and participate in ongoing consultations between the EIPD Board, Councils, the responsible provincial government departments, users of Crown land and landowners affected by Crown land use activities.

**3.9.5** The EIPD will cooperate with provincial government departments, First Nations, watershed districts and other public or private conservation-oriented organizations to achieve high standards of conservation practice in efforts to protect and enhance the Crown land resource.

**ZONING**

**3.9.6** This Development Plan and zoning by-laws do not apply to Crown lands.



## 3.10 FISHERIES

The commercial inland fishery has been active in Manitoba for over 100 years, with Lake Winnipeg and Lake Manitoba accounting for the majority of production.

Lake Winnipeg is the largest fishery in Western Canada in terms of production and economic return, and has been commercially fished as both a summer and winter fishery since 1921. It accounted for 74.5% of fishing production between 2009 and 2015, with an average yearly value of \$17,823,093.35. In 2015, there were 766 licensed fishers, with an average income per license of \$23,337.00.

Recreational angling is popular along the Lake Winnipeg shoreline and in the tributary of streams; however, most occurs at Gimli harbour in summer or in the form of ice fishing at various locations.

Fish are a renewable Crown resource, and the Province and municipalities are the resource stewards. Spawning occurs at inshore reefs and shoals in Lake Winnipeg, as well as the Icelandic River, Drunken River and Willow Creek. Fish habitat can be retained and rehabilitated by judicious land and water management.

First Nations in Canada have inherent and Treaty rights protected in the Canadian Constitution that include the right to traditional and customary governance of traditional lands, waters and resources, including fisheries.

### OBJECTIVE

- To protect fish populations and habitat, and support commercial and sport fishing opportunities.

### POLICIES

#### IDENTIFICATION AND PROTECTION

- 3.10.1 The protection, ownership, allocation, use and management of fish and fish habitat in Manitoba are governed by the Canadian constitution, duly signed treaties and federal and provincial legislation.
- 3.10.2 *Climate Change* The Climate Change Vulnerability Assessment should identify vulnerabilities of the fisheries resource such as fish kills resulting from low water levels and increased water temperatures, where information be available.

#### LAND USE

- 3.10.3 Fisheries habitat, including significant fish spawning sites and nursery areas, as identified by government departments, should be protected from incompatible or potentially incompatible land uses to prevent environmental damage and recreational interference to promote survival of fish at all stages in life.
- 3.10.4 Fisheries habitat can be protected, retained or rehabilitated by judicious use of land and water.
- Buffer-Clearing* (a) Land clearing, cultivation and development to the shore of significant natural water bodies shall be prohibited to protect and preserve the riparian area, which can prevent or mitigate erosion, siltation and runoff. A riparian buffer strip should be maintained, optimally 100 feet wide as measured from the ordinary high water mark (OHM).

- Ditching* (b) Ditching and stream modification should not be permitted in areas identified as important spawning sites and nursery areas. The use of dykes instead of channel deepening and straightening shall be encouraged.
  - Nutrient Load* (c) Shorelines subject to intensive use and development should be protected from excessive erosion and organic loading. Activities that discharge pollutants are illegal under the *Federal Fisheries Act*. Excessive nutrient loading of natural waters as a result of agricultural, municipal and private practices shall be discouraged.
  - Pollution* (d) Any work in or near water with potential to harmfully alter, disrupt or destroy fish habitat and riparian areas, or deposit deleterious substances including sediment, into any fish bearing waters must be in accordance with *The Fisheries Act* and shall be reviewed by the appropriate provincial government department, and where necessary, the Department of Fisheries and Oceans (DFO).
- 3.10.5 Public fishing opportunities should be encouraged through provision of sport fishing programs, protection of existing points of public access and provision of additional points of public access to fishing areas.

SUBDIVISION AND DEVELOPMENT

- 3.10.6 Applications for subdivision, development, and where appropriate conditional use approval, on lands in proximity to significant fish habitat shall be:
- Circulation* (a) Circulated to the responsible provincial government department, and if appropriate DFO, for review and comment to facilitate local decisions.
  - Review* (b) Reviewed to consider the proposal and supporting information.
  - Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to protect significant fish habitat and populations.

SUPPORT AND COOPERATION

- 3.10.7 The EIPD will cooperate with provincial government departments, First Nations, watershed districts, Department of Fisheries and Oceans, and other public or private conservation-oriented organizations to protect the fisheries resource and encourage conservation practices.
- 3.10.8 The EIPD shall support public awareness of the fisheries resource, sustainable practices and impact of climate change on fish populations.

ZONING

- 3.10.9 Zoning by-laws shall refer to the responsible provincial government departments for recommendations regarding such matters as land use restrictions and setback requirements.

## 3.11 FORESTRY

Manitoba forests cover approximately 64.9 million acres of the province's 135.4 million acre land base; and are owned by the Province (94%), federal government (1%) and private sector (5%). The forested part of the province is divided into 10 Forest Sections generally based on forest conditions, which are further divided into Forest Management Units based upon characteristics. The Forest Management Units are analyzed to determine allowable harvest limits of softwood and hardwood trees.

The EIPD lies within the Interlake Forest Section and Forest Management Units 40, 41 and 42 as defined by the Manitoba forest inventory classification system (1980). It lies within the Boreal Forest Ecozone, and primarily within the Interlake Plain Ecoregion. The Moose Creek Provincial Forest is located within the Municipality of Bifrost-Riverton.

Sustainable forest management in Canada has evolved from a narrow commercial model into a multidisciplinary approach with economic, social and environmental considerations, and flexibility to adapt to changing conditions. Forests support a lumber industry, as well as mitigate overland flooding, support ecological systems and provide wildlife habitat, which creates spin-off tourism and recreational opportunities such as birding, hiking and hunting.

Forests are increasingly valued for their critical role in climate change mitigation and adaptation. Forests have the ability to absorb and store approximately 30% of current levels of carbon emissions from fossil fuels and industry into their biomass, soils and wood products; and have potential to store much more through conservation, restoration and improved land management actions. Natural climate solutions enhance biodiversity habitat, water filtration, flood control, air filtration and soil quality, and enhance climate resilience.

### OBJECTIVE

- To preserve, conserve, restore and manage forest resources for environmental, economic, recreational and social benefit.

### POLICIES

#### IDENTIFICATION AND PROTECTION

3.11.1 Forest resources are shown on the Forest Cover and Land Cover Resource Maps in [Part 7 - Maps](#). The provincial *Forest Act* and *Environment Act* regulate forestry activities in Manitoba.

3.11.2 *Climate Change* The Climate Change Vulnerability Assessment should, where information is available, identify vulnerabilities of forest areas and potential solutions to ensure forests stay resilient to a changing climate.

#### LAND USE

3.11.3 *Access* Forested areas should have adequate road access and water supplies for wildfire response and evacuation purposes.

Forest productivity and distribution is affected by changes in temperature, precipitation and carbon dioxide levels. Climate change is expected to alter the frequency and intensity of forest disturbances such as periods of drought or excessive precipitation, insect infestations or invasive species, and wildfires.

3.11.4 *Clearing* Forested areas, wood lots and existing tree cover should be valued and protected from unnecessary clearing to support ecological health, maintain the area's natural appeal and support recreation and tourism potential.

- 3.11.5 Sustainable forest management practices shall be encouraged on public and private lands to protect forest health, promote efficient forest use as a cash crop where appropriate, mitigate overland flooding and soil erosion, preserve wildlife habitat and benefit from its carbon sequestration potential.
- Manage*

#### SUBDIVISION AND DEVELOPMENT

- 3.11.6 Applications for subdivision, development, and where appropriate conditional use approval, on lands with or in proximity to significant forested areas shall be:
- Application*
- Circulation* (a) Circulated to the responsible provincial government department, and where appropriate to watershed districts, for review and comment to facilitate local decisions.
- Review* (b) Reviewed to consider the proposal and supporting information.
- Conditions* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to preserve, protect or rehabilitate forested areas.

#### SUPPORT AND COOPERATION

- 3.11.7 The EIPD will cooperate with provincial government departments, First Nations, watershed districts and other public or private conservation-oriented organizations to protect and enhance the forestry resource.
- 3.11.8 The EIPD will encourage public awareness of forestry issues including climate change impacts such as drought, fire, invasive species and diminishing wildlife habitat, through education programs and postings at public recreation sites.

#### ZONING

- 3.11.9 Zoning by-laws should refer to significant forest areas on Resource Maps in Part 7 of the Development, and establish land use restrictions and setback requirements as necessary.

## 3.12 GROUNDWATER

The EIPD obtains its groundwater from a carbonate rock aquifer (limestone and dolomite), 900 feet thick in some areas, that covers an area from north of The Pas, through the Interlake, and east of the Red and Rat rivers into Minnesota. It is the largest freshwater aquifer in the province, and supplies water for agricultural, industrial, residential and municipal land uses in southern Manitoba.

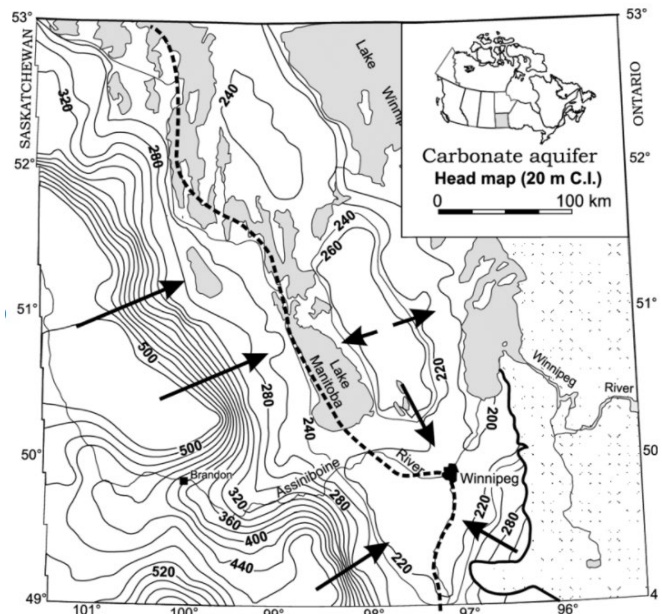
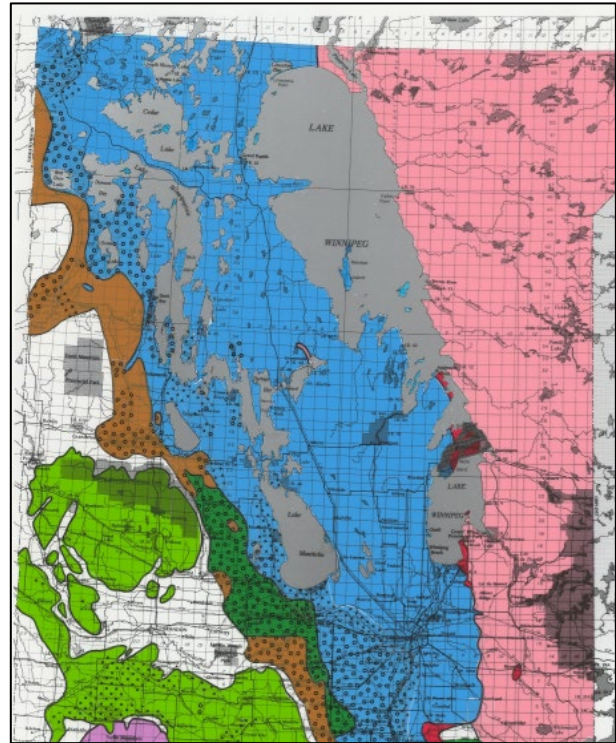
Groundwater flows from the primary aquifer recharge area in central Interlake west towards Lakes Winnipegosis and Manitoba and east to Lake Winnipeg. The water quality is generally good, albeit naturally high in hardness, iron and manganese. However, quality is poorer near the regional fresh water-saline water boundary by Lake Manitoba, west of the Red River and near the Town of Arborg. The saline groundwater is part of the continental flow system that has origins in the upland areas of Montana and the Dakotas.

Flowing artesian wells occur throughout the watershed, specifically along Lake Winnipeg, Washow Bay and the Icelandic River basin area. Uncontrolled discharge can create drainage issues or leave areas vulnerable to groundwater pollution. Areas with shallow, coarse or punctured overburden, such as quarries, gravel pits and poorly constructed or unsealed abandoned well sites, are vulnerable to pollution. Potential contaminants include septic fields, sewer lines, landfills, livestock wastes and improper storage, handling and disposal of toxic substances such as industrial chemicals and petroleum products.

Municipal water service is available in Arborg, Winnipeg Beach and the Gimli urban area (former town area), Aspen Park, Industrial Park, Pelican Beach, Gimli Business Park and the Autumnwood subdivision.

There are five public drinking water systems (potable water system with more than 15 connections) within the RM of Gimli at Camp Morton, Camp Neustadt, Shorepointe Village, Pelican Beach and Sandy Hook RV Resort; and many semi-public drinking water systems (potable water system with 15 or less connections). The distillery is a major groundwater user in the watershed. Groundwater licencing endeavours to ensure groundwater withdrawals do not exceed recharge capacities.

Climate change projections for Manitoba indicate increasingly warmer temperatures, and increased frequency and duration of extreme flood and drought conditions. These changes can lead to deficits in soil moisture content; and disruption of hydrological cycles and groundwater recharge processes.



**OBJECTIVES**

- To protect groundwater source, supply and quality; and promote water conservation practices.

**POLICIES**

## IDENTIFICATION AND PROTECTION

- 3.12.1 Groundwater information is shown on Resource Maps in [Part 7 - Maps](#). Drinking water is protected under *The Water Protection Act*, which complements *The Drinking Water Safety Act*. Supply is managed under *The Groundwater and Water Well Act* and *The Water Rights Act*.

## LAND USE

- 3.12.2 *Hazard Area* Development shall generally be directed away from identified groundwater pollution hazard areas to protect the groundwater resource.

- 3.12.3 *Pollution* Land uses with potential to cause pollution, such as chemical and fertilizer storage, industrial factories, petroleum storage, septic systems, waste disposal grounds and wastewater facilities, shall be restricted in source water protection zones around all public drinking water systems and in areas with less than ≈20 feet (6 metres) of overburden – as determined by the responsible provincial government department.

However, land uses may be considered where investigation and reports by a qualified hydrogeological engineer/hydrogeologist licensed by Engineers Geoscientists Manitoba (EGM) have proven to the satisfaction of Council and the responsible provincial government that:

- The proposed development will not cause pollution of existing or potential groundwater supply in the area; or
- Precautionary measures would mitigate the risk of pollution of existing or potential groundwater supply in the area.

See [Section 3.2 – Hazardous Materials](#).

- 3.12.4 *Protection* Emergency Protection Plans for groundwater supplies should be prepared, with review by a qualified hydrogeological engineer/hydrogeologist licensed by Engineers Geoscientists Manitoba (EGM).

- 3.12.5 *Supply* Groundwater consumption shall not exceed the total sustained yield of an aquifer in compliance with provincial regulation. Intensive development and high capability wells should only be allowed in areas where it would not result in a reduction in water supply for existing users. Water conservation shall be encouraged.

- 3.12.6 *Wastewater* The EIPD shall encourage proper construction, maintenance and decommissioning of wastewater systems upon cessation of use to minimize potential for contamination of the groundwater resource, as well as surface water.

- 3.12.7 *Wells* Wells shall be constructed and installed in a manner that will not have any detrimental effects on aquifers, and shall have approval from the responsible provincial government department.

- Abandoned* (a) The location and sealing of abandoned wells by property owners, in accordance with provincial standards, will be encouraged and facilitated.

*Flowing* (b) Wells in identified flowing well areas should be constructed in a manner that would facilitate control of discharge. Municipalities may pass by-laws under *The Municipal Act* to regulate construction, closure and operation of flowing wells.

*Sealing* (c) Existing wells shall be sealed when properties become serviced by public water systems. The EIPD will support well sealing programs through provision of information to ratepayers and cooperation with the responsible provincial government department and watershed district.

SUBDIVISION AND DEVELOPMENT

3.12.8 Applications for subdivision, development, and where appropriate conditional use approval, in proximity to identified groundwater pollution hazard areas, or involving land uses with potential to cause pollution or with high supply demand, shall be:

*Circulation* (a) Circulated to the responsible provincial government department and the affected watershed districts for review and comment to facilitate local decisions.

*Review* (b) Reviewed to consider the proposal and supporting information.

*Conditions* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to protect the groundwater resource quality or supply.

SUPPORT AND COOPERATION

3.12.9 The EIPD will cooperate with provincial government departments, First Nations, watershed districts and other public or private conservation-oriented organizations to:

- (a) Protect groundwater resource and encourage water conservation;
- (b) Support well inventory and well sealing programs; and
- (c) Eliminate storage of potential pollutants where ground or surface water contamination is likely to occur.

3.12.10 The EIPD shall encourage water conservation and sustainable water management practices of its ground water resource.

ZONING

3.12.11 Zoning by-laws shall identify any groundwater pollution hazard areas on zoning maps or reference Development Plan maps where applicable or where information is available; and shall establish land use restrictions and setback requirements as necessary to protect the groundwater resource.

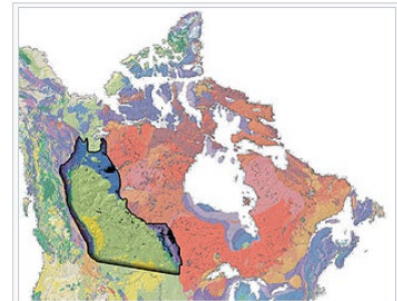
### 3.13 MINERAL RESOURCES

The EIPD lies within on the eastern edge of the Western Canada Sedimentary Basin, within the Williston/Elk Basin, and is underlain by Paleozoic bedrock formations of the Silurian and Ordovician periods.

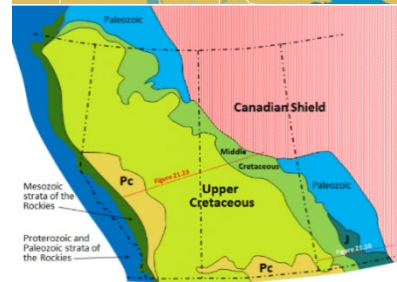
Multiple advances and inundations of glacial Lake Agassiz provided a surface geology of gently undulating ground moraine in western and central Interlake. The Eastern Interlake has quaternary deposits of calcareous silt diamicton from Paleozoic dolomite and limestone inland, sand and gravel deposits on beach ridges at the margin of glacial Lake Agassiz, and offshore glacio-lacustrine clay, silt and minor sand sediments along Lake Winnipeg.

Gimli is one of the lowest elevation beaches in the southern Lake Agassiz basin, and is a distinct ridge composed of bedded sand and gravel rising above the lake plain and extending over 24 miles. The demand for aggregate is primarily for road construction, concrete aggregate, asphalt aggregate, and railway construction and fill.

In Manitoba, surface and mineral rights can be separate and owned by different parties, which creates potential for access, use and occupation conflict. It is essential that lands containing medium to high quarry mineral potential be protected from land uses that could prohibit or restrict mineral extraction or create potential for land use conflict. Rehabilitation of abandoned, exhausted or orphaned sites is a responsible action to address health and safety hazards, contamination risks; and return land to or near to its natural state.



Outline of the Western Canadian Sedimentary Basin



Physical Geology, Steven Earle <https://opentextbc.ca/geology/>

#### OBJECTIVES

- To protect high and medium potential aggregate and quarry mineral resources and rehabilitate abandoned, orphaned and exhausted extraction sites to minimize construction and environmental costs.

#### POLICIES

##### IDENTIFICATION AND PROTECTION

- 3.13.1 Areas of aggregate and mineral potential are shown on Resource Maps in [Part 7 - Maps](#). *The Mines and Minerals Act* encourages, promotes and facilitates exploration, development and production of minerals and mineral product, consistent with the principles of sustainable development.

##### LAND USE

- 3.13.2 *Active* Land uses that may be sensitive to impacts of surface mining shall not be permitted in proximity to active mineral extraction operations.
- 3.13.3 *Potential* Areas identified on the Resource Map as having:



- High* (a) High aggregate and mineral potential shall be protected from incompatible and potentially incompatible land uses, which would restrict exploration, development and extraction. The dominant land use should be exploration and extraction.

Land uses shall be limited to non-intensive uses such as grazing, cropping, forestry, temporary uses or other uses that permit access and development of the resource, until the resource is exhausted or determined forever uneconomical to extract; and the site is rehabilitated.

- High Discovery Potential* (b) High discovery potential for aggregate resources should be limited to non-intensive uses such as agricultural grazing and cropping, or forestry; temporary uses; or other uses that will permit access and development of the resource.

- Medium* (c) Medium aggregate and mineral potential may accommodate incompatible and potentially incompatible land uses, only after provincial consultation and approval.

- Low* (d) Low aggregate and mineral potential may accommodate incompatible, potentially incompatible and compatible land uses.

3.13.4 *Rehabilitation* Lands disturbed by quarry mineral extraction activities shall be rehabilitated in accordance with *The Mines and Minerals Act*.

#### SUBDIVISION AND DEVELOPMENT

3.13.5 *Application* Applications for subdivision, development, and where appropriate conditional use approval, involving or in proximity to quarry mineral resources shall be:

- Circulation* (a) Circulated to the responsible provincial government department and the affected watershed districts for review and comment to facilitate local decisions.

- Review* (b) Reviewed to consider the proposal and supporting information.

Applications for conditional use approval to establish an aggregate quarry shall include additional information including a site plan, operation plan and emergency plan, to facilitate Council review and consideration. Under *The Planning Act*, Councils are required to provide copies of conditional use applications and supporting documentation to the Department of Municipal Relations (care of the regional community planning office) sixty-days prior to the conditional use hearing. The department will provide a technical review report to Council prior to the public hearing to facilitate local decisions.

- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation.

- (i) Applications for subdivision approval in proximity to active quarries or areas with high and medium potential aggregate resources may require development agreements, as a condition of approval, to address matters such as land use.

- (ii) Council decisions to reject an application for conditional use approval to establish an aggregate quarry or to impose conditions may be appealed by the applicant to the Municipal Board, in accordance with *The Planning Act*. The decision of the Municipal Board is final and not subject to appeal.

#### SUPPORT AND COOPERATION

3.13.6 The EIPD will cooperate with local and provincial efforts to protect quarry mineral resources.

ZONING

- 3.13.7 Zoning by-laws shall consider aggregate quarries a conditional use within agricultural zones; and prescribe standards, in consultation with responsible provincial government departments, regarding matters such as setbacks, buffering and rehabilitation.

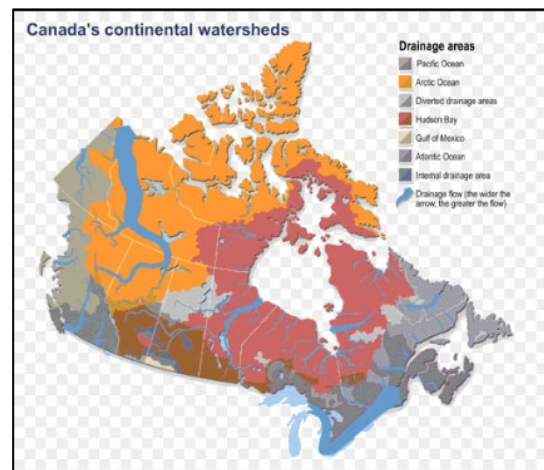
### 3.14 WATERSHED AND HAZARD LANDS

Drainage in Manitoba flows according to large continental divides and watersheds, and smaller provincial basins.

North America is defined by six hydrological continental divides, which generally divide the continent into seven principal drainage basins that span three oceans (Arctic, Pacific and Atlantic) and one endorheic basin (water retained in lakes or swamps, with no outflow to external water bodies).

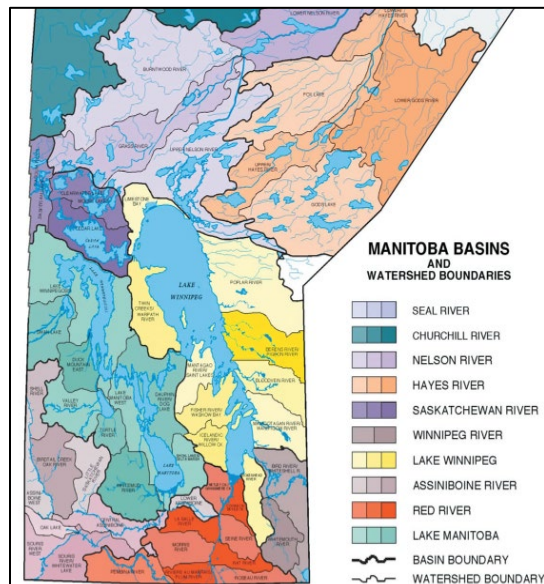
Manitoba lies within the Hudson Bay Basin, which drains to Hudson Bay on the Labrador Sea. Southern Manitoba is divided into smaller basins: Red River, Assiniboine River, Saskatchewan River, Winnipeg River, Lake Manitoba and Lake Winnipeg Basins.

The EIPD drains into the Lake Winnipeg Basin primarily through the Icelandic River, Willow Creek, Fish Lake drain and tributary ditches. Lake Winnipeg has the largest watershed of any lake in Canada, measuring over one million km<sup>2</sup>, in four provinces and four states. It drains northward into the Nelson River as part of the Hudson Bay drainage basin.



Floods have been recorded in southern Manitoba since the early 1800s. Despite past investment in flood mitigation, flooding has continued in recent years including in 1950, 1997, 2005, 2009, 2011 and 2014.

In 1966, natural drainage was altered to realize the hydro-electrical potential of the Nelson River. The Churchill River was diverted to increase water flows on the Nelson River to a generating station at Kettle Rapids, while Lake Winnipeg acted as a natural reservoir – the third largest in the world.



The Lake Winnipeg Regulation Project mitigates frequency and severity of flooding and low water levels on the lake, and enhances power production on the Nelson River. The Jenpeg control structure and two additional outlets were constructed, restrictions were removed on existing outlets and a dam was built at Kiskitto Lake to prevent water back up into Lake Winnipeg.

Despite regulation, waters levels on Lake Winnipeg fluctuate seasonally and according to in and outflow, precipitation levels and weather conditions. The shoreline is subject to flooding and erosion, the extent and rate of which is dependent upon a number of variables including surface wind set-up, water drainage, water depth, as well as bank height, slope, geology and vegetative cover. The province and landowners attempt to curb shoreline erosion through various means and methods from diking, steel walls and rock armouring to preservation of riparian area, use of erosion control blankets and shoreline sloping. Historically, land adjacent to the Icelandic River is also at risk of flooding.

Climate change contributes to altered precipitation patterns and river flows with warmer and wetter winters and springs, and more severe summer storms, which contribute to flooding and erosion. The increases in snowmelt, flooding and summer storms flush phosphorus and bacteria from land to lake, which encourages eutrophication, while warmer temperatures accelerate algal growth.

The largest remaining coastal wetland in North America is the Netley-Libau Marsh at the south end of Lake Winnipeg, but altered hydrology, prolonged climactic wet cycles, minimal low-water levels and re-direction of the Red River flow have combined to compromise its ecological integrity. Re-direction of river flow is caused by siltation - particularly at the mouth of the river since discontinuation of dredging, icebreaking efforts to prevent river ice jams and flooding of properties, and finally, erosion of the Netley Cut. The original intent of the Netley Cut was to drain hay land. The Netley-Libau Marsh Restoration Pilot Project proposes to restore the function of the wetland by transferring dredged material from the river to Hardman and Netley Lakes to re-create shallow-water habitat for wetland vegetation. Vegetation improves water quality by slowing water flow velocities to allow suspended particles to settle and be trapped in soil, absorbed by vegetation or converted to less harmful chemical forms by biological processes or exposure to sunlight.

The EIPD supports the Lake Winnipeg Stewardship Board position that the health of Lake Winnipeg is a responsibility to be shared by all levels of government and the people of the watershed. In 2008, the EIPD and RM of Gimli collaborated to assess stormwater from the Gimli urban area and found bacterial levels well in excess of recommended guidelines. The East Interlake Conservation District (now Watershed District) recommended continued monitoring and several actions to improve stormwater quality including upgrading or expansion of the urban sewer system and public education to reduce bacteria sources such as improper, defective or unmaintained septic systems, pet waste and use of household fertilizers. The RM of Gimli incorporated nutrient reduction at its waste treatment plant and extended water service to Pelican Beach.

A proposed Nutrient Targets Regulation under *The Water Protection Act* would establish nutrient loading targets for the Red, Winnipeg, Saskatchewan and Dauphin Rivers flowing into Lake Winnipeg, and nutrient concentration targets for total phosphorus and total nitrogen in Lake Winnipeg. The Canada-Manitoba Memorandum of Understanding Respecting Lake Winnipeg and the Lake Winnipeg Basin was renewed for ten years in August of 2021.

Lake eco-system health, function and economic value is also challenged by aquatic invasive species such as zebra mussels native to Europe and Asia. The mussels were introduced to North America in 1986 through the discharge of contaminated cargo ship ballast into the Great Lakes, and into Lake Winnipeg in 2013 through overland movement of watercraft and water-related equipment. Zebra mussels were included on the Manitoba Fisheries Regulation Prohibited Species list in 1987. In 2015, they were grandfathered into the Federal Aquatic Invasive Species Regulation under *The Fisheries Act* and designated an aquatic invasive species under the Manitoba *Water Protection Act*.

The EIPD appreciates the ecological, social, and economic value of Lake Winnipeg, and understands the world-class beaches, fishing, and reservoir function to be central to resident enjoyment, tourism and recreation, commercial and sport fisheries, and hydroelectric generation, and endeavours to support lake health and responsible land use.

**OBJECTIVES**

- To preserve, protect and restore wetlands and shorelines, and ensure development is appropriate, sustainable and resilient.

**POLICIES**

## IDENTIFICATION AND PROTECTION

- 3.14.1 The Lake Winnipeg Watershed and Basin, and flows are shown on Resource Maps in [Part 7 - Maps](#). At the time of this Development Plan, the 200-year Flood Risk maps for the Icelandic River from west of Arborg to Lake Winnipeg were being updated.
- 3.14.2 Hazard lands include:
- Land that would be flooded by the 200-year flood or by a recorded flood exceeding the 200-year flood;
  - Lands that would be eroded or become unstable within a 50-year period due to the action of water contained in an adjacent waterway or waterbody; and
  - Lands subject to other hazards such as landslides or subsidence, which includes those lands where actual effects of such hazards have occurred or are predicted.

## LAND USE

- 3.14.3 Generally, land uses in hazard areas shall be limited to low intensity uses such as open space, forestry and agricultural uses such as cropping and grazing, subject to setback from waters edge and preservation of riparian areas.
- 3.14.4 Development shall be directed away from hazard areas to protect against flood-related:
- Personal hardship and inconvenience;
  - Risk or adverse effects on personal/public health and safety;
  - Property damage; and
  - Public expenditure for relief and protection.
- 3.14.5 *Development* Development shall not occur on hazard lands; however, where it may not be practical or desirable to restrict development in all hazard lands for economic or social reasons, development may be allowed, subject to:
- Protection of development against the hazard or elimination of the hazard, in accordance with a geotechnical report prepared by a qualified professional engineer licensed by Engineers Geoscientists Manitoba (EGM) at the expense of the applicant/landowner, and to the satisfaction of Council and the responsible provincial government department;
  - Protection of structures and services against damage so to be fully functional during hazard conditions;
  - Development not causing obstruction, increase or other adverse alteration to water flow velocities or stages; and
  - Development not causing acceleration or promotion of shoreline erosion or bank instability.

- 3.14.6 Generally, development in proximity to sensitive areas such as waterbodies and wetlands shall occur in a manner that ensures proper setbacks and application of Low Impact Development principles, which are to:
- (a) Conserve natural areas;
  - (b) Minimize development impacts;
  - (c) Maintain site runoff rate and control small storms;
  - (d) Use integrated management practices to control volume and pollutant loads; and
  - (e) Implement pollution prevention, maintenance and public education programs.

3.14.7 *Flood Protection* The flood protection level on Lake Winnipeg is 722 feet (235.31 metres) Canadian Geodetic Vertical Datum of 1928 (CGVD28). Land below that elevation shall not be developed. Any development allowed under Policy 3.14.5 and specific land use designations shall satisfy the following:

- Erosion* (a) Lot lines, permanent structures and roads should be set back from the existing top of shoreline embankment a sufficient distance to allow for a stable slope plus 50-years of erosion.
- Lot* (b) No portion of any lot ½ acre or less in size shall be below elevation 719.5 feet CGVD28 after development is completed. Larger lots shall contain an area around the building site not less than ½ acre in size, which is at least 719.5 feet CGVD28.
- Roads* (c) Access roads shall be at least at 719.5 feet CGVD28, and increased to 722 feet CGVD28 if exposed to wave uprush.
- Structures* (d) Permanent structures shall be located on land that is at least at elevation 722 feet CGVD28 or raised by fill to that elevation, with preservation or enhancement of riparian vegetation in accordance with Policy 3.7.7.
- Vegetation* (e) Development sites shall increase water volume storage, detention and filtration capacity by retaining and enhancing tree and vegetative cover, and minimizing impervious surfaces to reduce runoff and sediment pollution of Lake Winnipeg.

*Note: In 2015, Canada adopted a new height reference system –CGVD2013 replaced CGVD28. However, CGVD28 are still published to assure a smooth transition.*

3.14.8 *Shoreline* Measures shall be taken to minimize negative impacts of development and climate change on watercourses and Lake Winnipeg, and to preserve and enhance beach connectivity, shoreline ecology and ecosystem services.

- Setback Vegetation* (a) Shoreline development shall be setback from the ordinary high water mark (OHM) a sufficient distance to accommodate preservation, enhancement or establishment of natural riparian areas to serve as filtrate for drainage into surface water, maintain bank stability and reduce erosion, and provide bird and wildlife habitat. Native vegetation should be left undisturbed for:
  - (i) 50-feet adjacent to first and/or second order drains; and
  - (ii) 100-feet adjacent to third and/or higher order drains and/or waterbodies.
- Alteration* Alteration to the above is limited to an approximate maximum of 25% of the shoreline length on each lot to accommodate a path dock or other structure (for example: 25 feet per 100 feet of shoreline).
- Natural or Sloped* (b) Shorelines should remain in a natural state or be sloped versus hard-armouring wherever possible, to retain beach connectivity, accommodate wave action and proper shoreline processes, and increase resilience to erosion and flooding. Generally, shallower bank slopes withstand wave up-rush.

- Reserves* (c) Shoreline reserves of 99 feet minimum should be established to provide access to the lake, and to protect the riparian area for purposes shoreline stabilization, drainage filtration and habitat diversity. Where shoreline reserves are not established, a restrictive covenant should be placed on title to protect the riparian area.

3.14.9 Natural wetlands and associated riparian lands should be conserved and enhanced to support their significant role in watershed management.

*Water Storage*

3.14.10 Natural wetlands and associated riparian lands should be conserved and enhanced to support their significant role in watershed management. Development will occur in a manner that maintains a conserved wetland's hydrology by ensuring proper setbacks, application of Low Impact Development principles, and adoption of other land use planning tools, such as conservation easements, tax incentives and other applicable policy instruments.

*Wetlands*

Wetlands and riparian areas have capacity to improve water quality, retain sediments, absorb nutrients, degrade pesticides; reduce flooding and soil erosion, recharge groundwater aquifers, moderate climate and increase biodiversity by providing critical habitat for many species. Wetlands also contribute to the aesthetic appeal of landscapes, and provide recreational, educational and economic opportunities for current and future generations.

#### SUBDIVISION AND DEVELOPMENT

3.14.11 Applications for subdivision, development, and where appropriate conditional use approval, on land proximate to Lake Winnipeg and wetlands shall be:

*Application*

*Circulation* (a) Circulated to the responsible provincial government department, and where appropriate to the Department of Fisheries and Oceans (DFO) and watershed district, for review and comment to facilitate local decisions. Landowners may submit proposals to alter or modify the shoreline to the Shoreline Erosion Technical Committee for review and comment.

*Review* (b) Reviewed to consider the proposal and supporting information, where appropriate, to facilitate review such as:

- (i) Drainage Plans, including natural infrastructure;
- (ii) Emergency Service Plans for such matters as flood and fire;
- (iii) Geotechnical report per Policy 3.14.5 to verify to the satisfaction of Council and the responsible provincial government department, that any risk of hazard and negative impact will be mitigated or eliminated through environmentally sensitive measures;
- (iv) Shoreline erosion protection measures; and
- (v) Water storage plans for temporary storage of flood waters or seasonal stormwaters.

*Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as flood protection levels, temporary surface water storage, setbacks, and preservation and enhancement of wetlands and riparian areas - to minimize potential for flood hazard, maintain bank stability and mitigate potential for erosion, siltation and nutrient loading.

**SUPPORT AND COOPERATION**

- 3.14.12 The EIPD will support efforts to understand and protect the water quality and ecological health of Lake Winnipeg and its basin through support for such organizations as the:
- (a) Lake Winnipeg Research Consortium - a registered charity coordinating scientific research and educational opportunities on Lake Winnipeg;
  - (b) Lake Winnipeg Foundation - an environmental non-government organization; and
  - (c) Watershed district.
- 3.14.13 The EIPD will increase public awareness of the critical ecological and economic functions of wetlands and riparian areas, and support and encourage conservation and stewardship projects.
- 3.14.14 The EIPD will increase public awareness of the potential for pollutants to enter Lake Winnipeg through such means as lawn fertilizers and faulty septic fields, and encourage conservation practices.

**ZONING**

- 3.14.15 Zoning by-laws shall establish land use regulations to:
- (a) Protect and enhance wetlands and riparian areas;
  - (b) Restrict development of hazard lands;
  - (c) Prohibit land uses that accelerate shoreline erosion or pollute Lake Winnipeg;
  - (d) Strengthen conservation practices; and
  - (e) Retain natural shorelines or provide for slopes that strengthen beach connectivity and withstand flooding and erosion challenges.



### 3.15 WILDLIFE HABITAT AND NATURAL AREAS

The biggest threat to wildlife is loss of habitat. *Human activity alters natural areas like wetlands, grasslands and forests, and is the main cause of species endangerment and declining wildlife in Canada.*

*Ducks Unlimited*



Canada has seven physiographic regions. The EIPD lies within the Manitoba Plain, which is the first step in the Interior Plains. The Manitoba Plain is the lowest and flattest of the three prairie steps (elevations under 1312 ft.), and is largely covered by lakes, including most of Lake Winnipeg. The underlying Palaeozoic rocks are covered by glacial lake silts and clay deposited by Lake Agassiz.

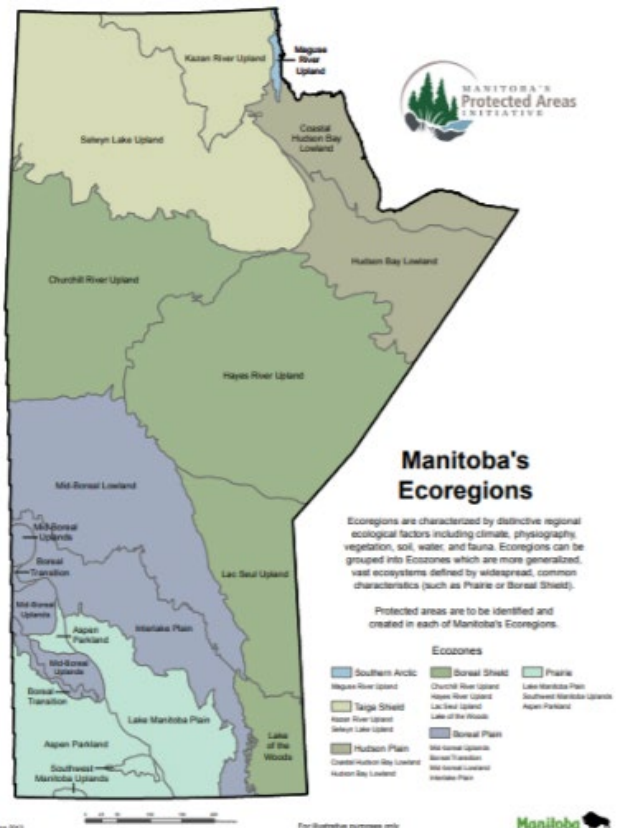
The Canadian landscape is also divided by ecological land classification for a holistic physical description. Generalized ecozones are further divided into progressively detailed ecoprovinces, ecoregions and ecodistricts.

The EIPD is located within the Boreal Plains Ecozone, and more specifically, within the Interlake Plain Ecoregion. It is characterized by a sub-humid low boreal eco-climate that supports a deciduous boreal forest, with trembling aspen, balsam poplar, white spruce and stands of balsam fir or jack pine on dry sandy sites. This provides natural areas and significant wildlife habitat for white-tailed deer, black bear, moose, beaver, coyote, snowshoe hare and waterfowl.

Areas of typical vegetation are designated as Wildlife Management Areas (WMA's) for the purposes of wildlife management, conservation and enhancement of provincial wildlife resources. Protected lands include designated WMA's on Crown land and a bird refuge:

- 🌀 Lee Lake WMA with two large lake basins;
- 🌀 Lee Lake Game Bird Refuge;
- 🌀 Moose Creek WMA;
- 🌀 **David G. Tomasson (formerly Washow Bay) WMA**
- 🌀 Rembrandt WMA; and
- 🌀 The Skylake WMA.

The EIPD recognizes the importance of protecting wildlife habitat and biodiversity conservation in the midst of competing land uses.



**OBJECTIVES**

- To protect, enhance and restore significant natural lands, and wildlife habitat and corridors to support wildlife and ecosystems.

**POLICIES**

## IDENTIFICATION AND PROTECTION

- 3.15.1 Designated wildlife management areas (WMAs), refuges and significant bird areas are shown on Resource Maps in [Part 7 - Maps](#). The wildlife resource, including conservation of species and ecosystems, is protected under *The Wildlife Act*, *The Endangered Species and Ecosystems Act* and the *Conservation Agreements Act*.
- 3.15.2 The identification and protection of natural areas and habitat will be encouraged.

## LAND USE

- 3.15.3 *Nuisance* Landowners are encouraged to contact the responsible provincial department to report incidence of nuisance and areas of depredation by beaver, muskrat or waterfowl, in efforts to mitigate damage and costs.
- 3.15.4 *Protection* Natural areas and habitats should be protected from incompatible or potentially incompatible land uses, which may affect the sustainability of the land or the resident flora and fauna where:
- Rare or endangered flora and fauna have received provincial or federal designation and protection under the Manitoba Endangered Species Act or the federal Species at Risk Act respectively;
  - Lands have been designated as Wildlife Management Areas, Provincial Park, Provincial Forest or Community Pasture;
  - Lands have been designated with Protected Areas status; and
  - Private or public lands have been voluntarily protected by landowners.
- 3.15.5 *Public Access* Public access to natural areas must not lead to levels and types of activity that jeopardize ecological integrity or interfere with wildlife habitat and movement.

The EIPD landscape provides opportunity for public education and appreciation of natural areas and our shared responsibility to wildlife, as well as tourism and recreational uses.

- 3.15.6 *Urban/Wildland Interface* Wildlife habitat shall be preserved by limiting direct urban/wildland interface and disruption of habitat and corridors. Land uses shall be compatible with the rural setting and preservation of habitat, including deer-wintering habitat. A sufficient urban/wildland separation distance shall be respected.

Many unprotected ecosystems risk degradation and fragmentation. Encroachment of human activity into wildlands increases potential for habitat clearing, modified wildlife behaviour and wildfire. Human activity accounts for a very high percentage of wildfire starts. Climate change will create longer, hotter and drier summers, which extends and intensifies the fire season. Manitoba Conservation and Climate Wildfire Service is responsible for the prevention, detection and suppression of wildfires.

- 3.15.7 *Wetlands* Natural wetlands and associated riparian lands shall be conserved and enhanced wherever possible to support bird and wildlife populations. Land uses within a quarter mile of the ordinary high water mark of any wetland located within a delineated significant waterfowl area should be compatible with preserving the integrity of the

wetland. Generally, agricultural land uses and farm site subdivisions may be considered appropriate, subject to wetland and riparian area preservation versus draining and clearing.

Grassland and wetland habitat loss has disrupted species and populations. However, white-tailed deer populations have benefited from the development of arable agriculture, which provides a varied habitat.

- 3.15.8 Land uses adjacent to designated Wildlife Management Areas and Wildlife Refuges should be compatible to preserve the integrity of wildlife habitat, corridors and rural setting.  
*WMA*  
*Wildlife Refuge*

#### SUBDIVISION AND DEVELOPMENT

- 3.15.9 Applications for subdivision, development, and where appropriate conditional use approval, in proximity to areas of significant bird and wildlife habitat shall be:
- Circulation* (a) Circulated to the responsible provincial government department and the affected watershed districts for review and comment to facilitate local decisions.
- Review* (b) Reviewed to consider the proposal and supporting information.
- Conditions* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to protect the bird wildlife habitat quality or supply.

#### SUPPORT AND COOPERATION

- 3.15.10 The EIPD will cooperate with community and regional partners, and government departments in the protection, management and stewardship of natural areas, parks, ecological reserves and wildlife management areas.  
*Cooperation*
- 3.15.11 The EIPD will support responsible and ethical hunter conduct to increase understanding of obligations to hunters, resources and landowners.  
*Hunting*
- 3.15.12 The EIPD will support efforts to increase public awareness about wildlife and wildlife management practices, and encourage conservation practices and stewardship projects to protect, restore or enhance natural areas, including opportunities for conservation agreements involving landowners, the watershed district and/or the Manitoba Habitat Heritage Corporation or similarly mandated agencies.  
*Public Awareness*

#### ZONING

- 3.15.13 Zoning by-laws shall ensure only compatible land uses are located in proximity to significant bird areas and wildlife habitat to protect bird and wildlife populations and integrity of the habitat. Development and land uses with potential to stress significant natural areas and sensitive environmental areas should either not be allowed or be listed as conditional use. The zoning by-law may establish sufficient urban/wildland land use separation distances.

# LAND USE DESIGNATIONS 4

The Eastern Interlake Planning District is divided into different land use designations based upon predominant land resources, economic base and characteristics supportive of certain types of development. Objectives and policies are provided for each land use designation to guide land use decisions. Land use decisions shall be based upon land use designation policies, and applicable policies within Part 3 – General Policies. Land use designation boundaries are shown in [Part 7 - Maps](#).

<a href="#">Agriculture Rural Areas</a>	4.1
<a href="#">Commercial Areas</a>	4.2
<a href="#">General Development Area</a>	4.3
<a href="#">Industrial Areas</a>	4.4
<a href="#">Institutional Area</a>	4.5
<a href="#">Parks, Recreation and Open Space Area</a>	4.6
<a href="#">Residential Areas</a>	4.7
<a href="#">Restricted Development Area</a>	4.8
<a href="#">Urban Hold Area</a>	4.9
<a href="#">Waterfront Area</a>	4.10

## 4.1 AGRICULTURE RURAL AREAS

The Agriculture Rural Areas land use designations include productive agricultural lands and other rural lands, including valuable wildlife habitat and corridors. By land area, agriculture is the dominant land use in the EIPD, particularly throughout the Municipality of Bifrost-Riverton and west of PTH 8 in the RM of Gimli.

Agriculture has been a primary economic driver in Manitoba since settlement days. In 1882, the province counted 9,077 farms, usually mixed and averaging 263 acres in size. By 1941, immigration peaked and the number of farms increased to 58,024. In 1946, for the last time, more people lived in rural areas than urban areas. Farms mechanized during WWII, and began the trend of farm consolidation and specialization. By 2016, the number of farms had decreased to 14,791 and increased in size to an average 1,193 acres.

Today, agriculture is a major contributor to the Manitoba economy and accounts for 7% of the provincial Gross Domestic Product. The Made-in-Manitoba Climate and Green Plan supports sustainable, competitive and innovative growth in both agriculture production and processing sectors, and recognizes climate change will present challenges and opportunities for change.

Climate change is resulting in conditions harmful to crops and livestock such as reduced insulating snow cover, more freeze-thaw cycles, soil erosion from drought and flooding, heat-stress, feed shortages, increased weed growth, and more and varied pests and insects.

More positively, climate change has extended the growing season, which could accommodate new crop varieties, increased appreciation of natural processes on agricultural and natural lands to sequester carbon, and renewed interest in local food production. Large and small-scale farms, including organic farms and berry farms, offer opportunity for direct sales through farmers markets, farm-gate sales or on-farm sales to support the local agricultural economy and reduce food miles.

Like many municipalities across Canada and beyond, the EIPD membership recognizes the opportunity for peri-urban agriculture at choice locations, as a means of growing, making and distributing local food and agricultural products to the local and tourist market. However, it also recognizes the need for strong guiding policies to prevent random fragmentation of agricultural land, disruption of wildlife habitat and corridors, and inefficient provision of municipal infrastructure and services.

### OBJECTIVES

- To preserve land for agriculture and resource-based land uses, protect the environment, and accommodate rural lifestyles.

### POLICIES

#### DESIGNATIONS

- 4.1.1  
*Intent*
- The Agriculture Rural Area is divided into two agriculture rural land use designations as described below. These designations must be considered in combination with [Part 3 – General Policies](#) regarding, but not limited to, mineral resources, watershed and wildlife.
- |      |   |
|------|---|
| AR-G | (a) Agriculture Rural – General Area (AR-G) provides for the widest range of agriculture and resource-based land uses; and the  |
| AR-L | (b) Agriculture Rural – Limited Area (AR-L) provides for agriculture land uses, with limitations on livestock operations and windfarms to minimize potential for land use conflict in proximity to residential development and urban centres. |

#### 4.1.2 The Agriculture Rural Area generally includes:

##### Location

- (a) Land with existing agricultural operations;
- (b) Prime agricultural land; and
- (c) Viable lower class land that is suitable for different types of mixed farming enterprises including crop production, forage production and livestock grazing, provided that agricultural use of the land is consistent with its natural limitations and does not contribute to negative environmental impacts, such as soil degradation; and
- (d) Significant natural areas.

#### LAND USE

#### 4.1.3 The Agriculture Rural Area is intended for:

##### Uses

*Agriculture.* (a) Primarily, a wide range of agricultural, horticultural or silvicultural activities conducted as commercial operations, such as:

- (i) Livestock operations per [Policy 4.1.5](#) and as further regulated in municipal zoning by-laws;
- (ii) Crop production, such as grains, oil seeds, hay and forages; horticultural crops such as vegetables, fruit, mushrooms, sod, trees, shrubs; and greenhouse crops;
- (iii) Eggs, milk and honey production;
- (iv) Operation of agricultural machinery and equipment for tillage of land and application of fertilizers, manure, soil amendments and pesticides, whether ground or aerial application;
- (v) Storage, use or disposal of organic wastes for agricultural purposes; and
- (vi) Market-oriented operations in proximity to communities to support local restaurants and local sustainability efforts.

##### *Agro-Com-Ind I*

(b) Rural commercial or industrial uses - only where demonstrated essential to be located in an agricultural area due to the nature of activity or use - that:

- (i) Provide services, machinery, equipment or goods specifically required by agricultural operations;
- (ii) Store or process products grown or raised by an agricultural operation; or
- (iii) Accommodate farm-based tourism, such as petting farms, corn mazes and farm-event venues.

##### *Renewable Energy and Resource*

(c) Renewable energy development and resource-based land uses such as aggregate quarries and forestry, subject to compliance with applicable sections in [Part 3 - General Policies](#).

#### 4.1.4 The Agriculture Rural Area may accommodate home-based businesses or home-based industries as conditional uses when secondary to the primary agricultural or residential use, if small in scale and would not have adverse effects on the environment or neighbouring land uses through:

##### Secondary Uses

- (a) Impact on agricultural land;
- (b) Negative impacts on air quality, or ground and surface water;
- (c) Nuisance due to matters such as generation of dust, noise or vibration; or
- (d) Traffic generation.

For information, a permit may be required for Manitoba Transportation and Infrastructure to change or intensify the use of an existing structure within the controlled area adjacent to a provincial highway and to intensify the use of an existing access to a provincial highway.

Re-location of the home-based businesses or home-based industry to a commercial or industrial land use designation as may be appropriate, may be required if the operation grows significantly in scale and activity.

LIVESTOCK

4.1.5 Livestock Livestock operations may be established or expanded as listed below.

LIVESTOCK OPERATIONS					
Designation / Size		0 to <10 AU	10<100 AU	100<300 AU	300 AU and >
AR-G		P	P	P	CU
AR-L	Bifrost-Riverton	P	P	CU	CU
	Gimli	P	NP	NP	NP
RR		P*	NP	NP	NP

P = Permitted CU = Conditional Use NP = Not Permitted < = Less than \*Subject to site area requirements

4.1.6 300 AU or greater Proposals for large-scale livestock operations 300 AU or greater in size shall require conditional use approval. The EIPD office shall receive applications and forward a copy plus any supporting material to the Minister (care of the regional community planning office). A provincial Technical Review Committee (TRC) will provide a report to Council to assist local planning and land use decisions. Council may request comment from the watershed district as well.

Public Hearing (a) Council shall hold a public hearing to consider all information and representations made, including the TRC report and recommendations.

Decision Approve (b) Council shall make an order to either approve or reject an application. Council may approve an application subject to conditions to address only:

- (i) Measures to ensure conformity with the applicable provisions of the Development Plan, the zoning by-law and any applicable secondary plan;
- (ii) Measures to implement recommendations of the TRC;
- (iii) Covers on manure storage facilities and/or establishment of shelterbelts to reduce odours from the livestock operation; and
- (iv) Requirement for the owner of the affected property to enter in a development agreement to address:
  - The timing of construction of any proposed building;
  - Control of traffic;
  - Construction or maintenance - at the owner's expense or partly at the owner's expense - of roads, traffic control devices, fencing, landscaping, shelter belts or site drainage works required to service the livestock operation; or payment of a sum of money to the planning district or municipality to be used to construction any of the aforementioned.

No development or expansion of a livestock operation shall occur until the application is approved, and the applicant has obtained every approval including any permit or license required under an Act, regulation or by-law in respect of the proposed operation or expansion, and complies with, or agrees to comply with any condition attached to approvals.

Reject (c) Decisions to reject an application for conditional use approval for a large-scale livestock operation or to impose conditions may be appealed to the Municipal Board in accordance with *The Planning Act*.

Non-Conforming (d) Existing livestock operations that are not in compliance with this Development Plan, but were in compliance with the development plan and zoning by-law in place at the time of establishment, are considered legal non-conforming uses and may continue as is at the current location.

The owner-operator may apply to the EIPD for a Certificate of Non-Conformity to confirm the buildings, use of land and/or intensity of use was lawfully in existence prior to enactment of the Development Plan and zoning by-law.

- Siting Setback* (e) New or expanding livestock operations shall satisfy siting and setback requirements that are consistent with those established in the Provincial Planning Regulation. Separation distances for livestock operations may be varied in accordance with *The Planning Act*.

#### SUBDIVISION AND DEVELOPMENT

- 4.1.7 *Parcel Size* Generally, parcel size in the Agriculture Rural – General Area and Agriculture Rural – Limited Area will be a minimum of 80-acres to minimize farmland fragmentation, which can render large-scale farming impractical and uneconomical.

- 4.1.8 *Consolidation* Consolidation of existing smaller agricultural holdings with larger agricultural holdings is encouraged as a means of assembling fragmented parcels to create larger, more economically viable agricultural parcels.

- 4.1.9 *Subdivision Policies* Notwithstanding Policy 4.1.7, single lot subdivisions may be allowed as listed below.

- Boundary* (a) Subdivision of land around drains, rivers, streams and highways and other features, may be subdivided where deemed necessary for agricultural purposes, provided no new titles are created. Consolidation of titles would be required to ensure no new titles are created.

- Commercial-Industrial* (b) Single-lots for commercial or industrial use intended to provide services, machinery, equipment or goods specifically required by agricultural operations; or store or process products grown or raised by an agricultural operation, if demonstrated that due to the nature or activity of the use it is essential that it be located in an agricultural area per [Policy 4.1.3](#) (b), may be subdivided, provided there is no conflict with adjacent land uses.

- Isolated* (c) Parcels of land that are physically isolated by a transportation route or watercourse etc. and are impractical to farm due to its size, shape or nature, may be subdivided.

- Residential* (d) Single-lots for residential purposes, generally one per 80-acre parcel or maximum of two per quarter section, may be subdivided for:

- Farmstead* (i) Existing farmstead sites when:

- Another agricultural operation has acquired the farmland and farmstead, and the farmstead site is no longer required; or the
- Agricultural producer wishes to retire and continue to reside in the existing farm residence.

Generally, farmstead sites should be 2-10 acres in size - but not be wasteful of land, and should include any existing residence, outbuildings, heavily treed uncultivated areas and existing shelterbelts that define the site.

- Farm Worker* (ii) Individuals who significantly participate in the agricultural operation on an ongoing basis and derive an income from it.

- Rural Res. Population Decline* (iii) Rural residential purposes, if located in a municipality that has experienced continuous population decline over the past 15 years. Large existing



farmstead lots may be re-subdivided under this policy to create an additional lot for rural residential purposes.

Residential lots subdivided under Policy 4.1.9 (d) shall generally be 2-10 acres in size, and have frontage or legal access to a developed all-weather public road, adequate supply of potable water, and suitable soil conditions to accommodate the proper functioning of an onsite wastewater management system in accordance with Manitoba Regulations.

*Specialized Agriculture* (e) Specialized agricultural operations, generally one per 80-acre title, in which high value, lower volume and intensively managed agricultural products are produced and require a smaller land holding such as apiaries, market gardens, nurseries or greenhouses may be subdivided.

4.1.10 *Application* Applications for subdivision, development, and where appropriate conditional use approval, involving agricultural or natural lands shall be:

*Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Applications with potential to impact provincial roads and highways will be reviewed prior to issuance of any approvals or permits to ensure development will not adversely impact highway operation, endanger public safety or create a potential safety hazard.

*Review* (b) Reviewed to consider matters such as:

- (i) Compatibility with surrounding area;
- (ii) Drainage, including preservation and integration of natural drainage;
- (iii) Environmental and watershed impact per General Policies;
- (iv) Municipal infrastructure - existing capacity and development requirements;
- (v) Municipal services - existing capacity and development requirements; and
- (vi) Traffic implications, including connection to existing roads and highways, and parking requirements.

*Conditions* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as such as highway access and drainage.

## SUPPORT AND COOPERATION

4.1.11 The EIPD will cooperate with provincial government departments, First Nations, watershed districts and other public or private conservation-oriented organizations in conservation activities and sustainable management efforts to protect and enhance the agriculture and natural resources.

4.1.12 The EIPD should support public awareness of issues such as farmland fragmentation and land use conflict; and opportunities such as carbon-sink and economic diversification potential of rural lands.

## ZONING

4.1.13 *Standards* Development standards for agro-commercial and agro-industrial development may be included to address matters such as buffers, drainage and road improvements, lighting, road connection and signage.

4.1.14 *Zones* The Agriculture Rural – General and Agriculture Rural – Limited land use designations shall correspond with appropriate agriculture zones in the zoning by-laws.

- 4.1.15  
*Overlay* The Restricted Development Overlay land use designation around the lagoon near Winnipeg Beach and the distillery in the RM of Gimli shall correspond with a Restricted Development Zone. The Restricted Development Overlay in the RM of Gimli extends 2640 feet (0.5 mile) around the distillery property, excluding the easterly 1370 feet of SE 20-19-4 EPM to accommodate the existing Shorepointe Village condominium development.

## 4.2 COMMERCIAL AREAS

A region's long-term economic viability and sustainability relies upon a supply of land suitable for commercial development. Generally, commercial development is concentrated in existing communities to strengthen their role as service centres, maximize existing investment and minimize public expenditure. The EIPD provides two commercial land use designations, focused on the communities of Arborg, Gimli urban area, Riverton and Winnipeg Beach, to accommodate various sizes and types of commercial development.

- The **Central Business District (CBD)** land use designation applies to the downtown areas, which is the heart and focus of a community. It is the most visible indicator of a community's economic vitality, as well as cultural identity and social well-being.
- The **Commercial General Area (CG)** land use designation accommodates commercial development at locations outside of the Central Business District, generally in clusters that benefit from larger lots and exposure to target markets.

### OBJECTIVES

CBD	To support commercial and community service provision, encourage civic vitality and strengthen community identity.
CG	To accommodate commercial development that complements the Central Business District.

### POLICIES

#### DESIGNATION – LAND USE

- 4.2.1 Generally, commercial development will be directed to urban centres to maximize and sustain existing investments in communities, and minimize public expenditures. The commercial land use designations are intended to provide for various sizes, intensities and types of commercial development.
- 4.2.2 The Central Business District (CBD) is the downtown and “focus” of a community, generally intended for small to medium-scale development that serves the whole community such as commercial development, civic facilities and display, public services and institutional facilities, scale-appropriate recreation facilities, and mixed commercial-residential or medium density residential development, and potentially, small-scale light industrial development. The Central Business District should be protected and enhanced by:
- |                           |     |  |
|---------------------------|-----|--|
| <i>Arts &amp; Culture</i> | (a) | Investment in arts, cultural and heritage in public spaces to support local identity and create a “sense of place;”  |
| <i>Connection</i>         | (b) | Provision of safe, visible and effective active transportation and road networks to the Central Business District, and welcoming streetscapes;                         |
| <i>Heritage</i>           | (c) | Preservation and integration of heritage resources and significant structures within the downtown or Central Business District;  |
| <i>Re-use</i>             | (d) | Rehabilitation and re-use of existing buildings and encouragement of multiple use of buildings and mixing of different housing options with other compatible uses; and |
| <i>Revitalize</i>         | (e) | Revitalization of older neighbourhoods contiguous to the downtown or Central Business District.  |

- Streetscape* (f) Streetscaping to support community identity, public interaction and connection to the Waterfront Area.
- 4.2.3 The Commercial General Area (CG) accommodates commercial facilities or services outside of the Central Business District where it is demonstrated the primary function or service is to serve:
- CG*
- Distinct* (a) A distinct district or neighbourhood, where development is generally:
- (i) Clustered in form and served by collector or arterial streets; and
  - (ii) Complementary to the Central Business District, and does not duplicate or directly compete with the downtown.
- The Commercial General Area may include larger developments with outdoor display and storage needs such as automobile sales, agricultural machinery sales, recreational vehicle sales, building supply centres or garden centres.
- Travelling* (b) The travelling public, such as gas stations and drive-in restaurants, provided the facility or service is located on a corridor identified for use or a node that connects multiple modes of transportation.
- Zoning by-laws shall further define zones regarding commercial uses within the Commercial General Area land use designation, such as a Highway Commercial zone for uses that cater to the travelling public to ensure protection of the safe and efficient function of the transportation corridor.
- 4.2.4 Land uses with potential to create hazard or nuisance by way of noise, smoke or dust, vibration or the like shall not be allowed in commercial land use designations. Existing land uses that are incompatible due to hazard or nuisance, insufficient lot size or incompatible scale of development will be encouraged to relocate to appropriate areas.
- Nuisance*

#### SUBDIVISION AND DEVELOPMENT

- 4.2.5 Applications for subdivision, development, and where appropriate conditional use approval, shall be:
- Application*
- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Applications with potential to impact provincial roads and highways will be reviewed prior to issuance of any approvals or permits to ensure development will not adversely impact highway operation, endanger public safety or create a potential safety hazard.
- Review* (b) Reviewed to consider matters such as:
- (i) Active transportation connections to neighbourhoods and Waterfront Area;
  - (ii) Compatibility with surrounding area;
  - (iii) Drainage, including preservation and integration of natural drainage;
  - (iv) Municipal infrastructure - existing capacity and development requirements;
  - (v) Municipal services - existing capacity and development requirements;
  - (vi) Streetscaping, particularly in the Central Business District;
  - (vii) Supply of commercial lots in relation to demand for commercial lots; and
  - (viii) Traffic implications, including connection to existing roads and highways, and parking requirements. See [Section 3.6 – Transportation](#).
- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as access, active

transportation and road network, drainage and landscaping, including landscape buffers to mitigate potential for land use conflict.

#### SUPPORT AND COOPERATION

4.2.6 The EIPD will:

- (a) Cooperate with provincial and local efforts to strengthen rural economies through entrepreneurship and community economic development;
- (b) Encourage sustainable development principles and practices to build strong, complete communities; and
- (c) Support investment in the Central Business District to strengthen community identity and local economy;

#### ZONING

4.2.7 *Standards* Development standards for commercial areas may be included to address matters such as active transportation and road network, parking area design, signage, streetscaping, and building siting, scale and character.

4.2.8 *Zones* The Central Business District Area and Commercial General Area shall correspond with appropriate commercial zones in the zoning by-laws. For example, a Highway Commercial zone shall be created under the Commercial General Area, where appropriate per [Policy 4.2.3](#).

Notwithstanding the aforementioned, lands may be zoned to reflect current land use pending demand for development. Land shall be zoned appropriately at the time of subdivision and development.

## 4.3 GENERAL DEVELOPMENT AREA

The General Development Area designation is an all-encompassing land use designation that is suitable for areas that require the most generalized policy approach to guide land use decisions. It is a suitable designation for the smaller communities of Mennville, Morweena and Okno that evolved beyond farming to include religious, educational and recreational facilities.

### OBJECTIVE

- To guide compact and contiguous development of small communities through support of a compatible mix of land uses.

### POLICIES

#### DESIGNATION

4.3.1 *Intent* The General Development Area is intended to provide an all-encompassing designation for all small-scale, compatible urban-type land uses.

4.3.2 *Location* The General Development Area designation is appropriate for existing small communities and historical clusters of development. Generally, development should focus on one side of a major transportation corridor per [Section 3.6 - Transportation](#).

This land use designation may also be appropriate in areas within the larger urban centres for which no specific land use has been identified.

#### LAND USE

4.3.3 *Land Use* The General Development Area provides for a mix of compatible land uses including: commercial, cultural and heritage, light industrial, parks and recreation, and single-family or low-density residential development. The mix of land uses shall be located, and where necessary buffered, to minimize potential for land use conflict between adjacent uses.

4.3.4 Land uses with potential to create:

*Hazard* (a) Hazardous situations or that are subject to environmental hazard; or

*Nuisance* (b) Nuisance by way of noise, smoke or dust, vibration or the like

shall not be allowed unless the hazard or nuisance can be removed or mitigated to the satisfaction of Council and the responsible provincial government department. Existing land uses that are incompatible due to hazard or nuisance, insufficient lot size or incompatible scale of development will be encouraged to relocate to appropriate areas.

#### SUBDIVISION AND DEVELOPMENT

4.3.5 Individual lots in the General Development Area require:

*Lots*

*Access* (a) Frontage or legal access to a developed all-weather public road;

*Site Area* (b) Lot sizes to accommodate wastewater in compliance with [Section 3.3 - Infrastructure and Services](#), [Policy 3.3.3](#) and

*Water* (c) Adequate supply of potable water.

- 4.3.6 Applications for subdivision, development, and where appropriate conditional use approval, shall be:
- Application*
- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Applications involving land in proximity to provincial roads and highways, and with potential to generate traffic including truck traffic, shall be circulated to the responsible provincial government department for review and comment prior to issuance of approvals or permits.
  - Review* (b) Reviewed to consider matters such as:
    - (i) Compatibility with surrounding area; and
    - (ii) Traffic implications, including connection to existing roads and highways, and parking requirements.
  - Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to mitigate any potential hazard or nuisance.

#### SUPPORT AND COOPERATION

4.3.7 The EIPD will cooperate with provincial government departments to strengthen communities and the rural economy.

4.3.8 The EIPD shall encourage sustainable development principles and practices to build strong, complete communities, and to mitigate contributions to climate change and adapt to impacts of climate change.

#### ZONING

4.3.9 Development standards may be included to address matters such as measures to minimize potential for land use conflict between the varied land uses.

4.3.10 The General Development Area land use designations shall correspond with an appropriate General Development zone in the zoning by-laws.

Notwithstanding the aforementioned, lands may be zoned to reflect current land use pending demand for development. Land shall be zoned appropriately at the time of subdivision and development.

## 4.4 INDUSTRIAL AREAS

The long-term economic viability and sustainability of a region relies upon a supply of land suitable for industrial development. The EIPD provides for industrial development in three land use designations: Agriculture Rural Area, Industrial Area and Industrial Park Area.

- The **Agriculture Rural Area (AR)** land use designation accommodates limited industrial development to support the agricultural economy, or diversify the rural economy per [Policy 4.1.3](#). Development of rural areas must be balanced against preservation of prime agricultural land, protection of provincial highway system safety and efficiency, and efficient extension of infrastructure and services.
- The **Industrial Area (I)** land use designation accommodates industrial development that requires large lots, access to provincial highways, raw materials and/or separation from populated areas for reasons of safety or nuisance. Seagram's selected its location in the RM of Gimli in 1968 because of the abundant supply of high quality, magnesium-rich, "smooth" water produced by the limestone aquifer. The plant, owned by Diageo since 2001, primarily produces Crown Royal whiskey, operates 24/7, employs approximately 76 people and includes the distillery and 51 warehouses holding about 1.4 million barrels, and continues to grow annually with the addition of several warehouses over the last decade.
- The **Industrial Park Area (IP)** land use designation supports industrial development that is generally compatible with community land uses. Industrial parks are located in the communities of Arborg, Riverton, and west of the Gimli urban area at the former Royal Canadian Air Force (RCAF) Base Gimli. The latter location served in World War II, functioned as an airport until closure in 1971, and provided safe landing to Air Canada Flight 143, otherwise known as the "Gimli Glider," in 1983. Today, an active runway accommodates the provincial government water bomber squadron, Gimli Cadet Flying Site, Interlake Aviation flight school and charter service, helicopter charter and training company, Transport and Rescue Squadron training, Skydive Manitoba and a Regional Gliding School. The other runway was decommissioned and forms part of the Gimli Motorsports Park, while the rest of the site accommodates a mix of light industrial and compatible uses.

The policies within this section apply to the Industrial Area and Industrial Park Area.

### OBJECTIVES

- To accommodate industrial development and support economic growth and prosperity.

### POLICIES

#### DESIGNATION – LAND USE

- 4.4.1 The industrial land use designations are intended to provide for various sizes, intensities and types of industrial development. Generally, industrial development will be directed to locations based upon specific industry needs, servicing requirements and compatibility with the surrounding area.
- 4.4.2 The Industrial Area land use designation is intended to accommodate a range of industrial land uses that are unsuitable for urban locations because of requirements for:
- (a) Large lots to accommodate the scale of operation and/or outdoor storage;
  - (b) Access to raw materials;
  - (c) Access to the provincial highway system to accommodate truck loads and traffic volumes; and/or
  - (d) Separation from populated areas for reasons of:



- (i) Public health and safety due to hazardous nature of the operation or materials used; and
  - (ii) Land use conflict due to unsightly premises and/or nuisance factors such as dust, emissions, noise, odour, traffic, and/or vibration either from normal operations, procedures, maintenance or storage activities or from associated traffic/transportation.
- 4.4.3 *IP* The Industrial Park Area land use designation is intended to accommodate a range of industrial development that is generally compatible with community land uses, require smaller lots and present minimal risk of hazard or land use conflict.
- 4.4.4 *Location* Generally, lands designated for industrial development should:
- (a) *Avoid* Avoid:
    - (i) Prime agricultural land (agricultural capability rating Class 1-3), viable lower class land, other valuable resource-related uses, and existing livestock operations - in accordance with required separation distances to prevent fragmentation and minimize potential for land use conflict;
    - (ii) Hazard lands per [Section 3.14 – Watershed – Hazard Lands](#); and
    - (iii) Significant bird and wildlife habitat, and natural features per [Section 3.15 – Wildlife Habitat and Natural Areas](#).
  - (b) Be directed to:
    - Intersection*  
*Internal Road* (i) Locations that provide access to the provincial highway system at existing controlled intersections or rely on an internal road system;
    - One-side* (ii) The same side of a provincial highway or major road as the existing urban centre, where applicable, to minimize cross-traffic and protect the safety and efficiency of the transportation corridor; and
    - Urban Centre* (iii) Proximate to urban centres and in clusters where appropriate, to facilitate economical and efficient extension of infrastructure and services; and benefit from urban amenities and access to skilled labour.
- 4.4.5 *Supply* A supply of serviced or un-serviced industrial lots should be maintained to satisfy existing and projected demand to accommodate economic opportunity, and provide local employment opportunities.

#### SUBDIVISION AND DEVELOPMENT

- 4.4.6 *Application* Applications for subdivision, development, and where appropriate conditional use approval, shall be:
- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Applications with potential to impact provincial roads and highways will be reviewed prior to issuance of any approvals or permits to ensure development will not adversely impact highway operation, endanger public safety or create a potential safety hazard.
  - Review* (b) Reviewed to consider matters such as:
    - (i) Compatibility with surrounding area;
    - (ii) Drainage, including preservation and integration of natural drainage;
    - (iii) Hazard potential per [Section 3.2 – Hazardous Materials](#), including where necessary, a report prepared, at the expense of the applicant/landowner, by a qualified engineer, licensed by Engineers Geoscientists Manitoba (EGM);

- (iv) Municipal infrastructure - existing capacity and development requirements;
- (v) Municipal services - existing capacity and development requirements;
- (vi) Supply of industrial lots in relation to demand for industrial lots; and
- (vii) Traffic implications, including connection to existing roads and highways, and parking requirements. See [Section 3.6 – Transportation](#).

- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as access, drainage, landscape buffers to minimize potential for land use conflict, and other measures to mitigate any potential hazard or nuisance.

#### SUPPORT AND COOPERATION

- 4.4.7 The EIPD will cooperate with regional and provincial efforts to strengthen the local and provincial economy; protect prime agricultural lands and valuable natural resources, and ensure safe and efficient operation of the provincial transportation system.

#### ZONING

- 4.4.8 *Standards* Development standards may be included to address matters such as buffers, lighting, road connections and improvements and signage.

- 4.4.9 *Zones* The Industrial Area and Industrial Park Area land use designations shall correspond with appropriate industrial zones in the zoning by-laws. Generally, industrial and commercial development is differentiated by level of public interaction. Zoning by-laws may provide for flexibility within the Industrial Park zone, as may be appropriate and compatible.

Notwithstanding the aforementioned, lands may be zoned to reflect current land use pending demand for development. Land shall be zoned appropriately at the time of subdivision and development.

## 4.5 INSTITUTIONAL AREA

The communities of Arborg, Gimli urban area, Riverton and Winnipeg Beach serve as regional service centres in the EIPD and provide most institutional services.

Institutional land uses that should be located within Institutional Area land use designation are usually defined by larger scale and impact on the greater community, such as the Arborg and District Health Centre and Gimli Community Health Centre (Johnson Memorial Hospital), arenas and larger high schools. Smaller scale institutional uses such as small libraries or elementary schools can often be integrated directly into residential areas.

### OBJECTIVE

- To provide a sufficient supply of well-located institutional lots to support and strengthen the urban centres as regional service centres and provide employment opportunities.

### POLICIES

#### DESIGNATION

**4.5.1**  
*Intent* Generally, the Institutional Area is intended to accommodate local and regional education, emergency and protection, health facilities and personal care homes, cultural and recreation facilities and services, and may include public or privately owned and operated facilities.

**4.5.2**  
*Location* Generally, lands designated Institutional Area should have:

- Access primarily from arterial or regional roads to minimize potential for traffic generated nuisance or hazard in residential neighbourhoods;
- Minimal potential for land use conflict with adjacent land uses; and
- Sufficient size to provide adequate buffering from adjacent land uses, landscaping, drop-off parking, and space for associated facilities.

#### LAND USE

**4.5.3**  
*Land Use* The Institutional Area provides for a variety of institutional land uses that serve the larger area and are suited for location within urban centres, but are not particularly suited to location within residential or commercial neighbourhoods, due to building scale and character, and parking requirements. This may include institutional land uses such as large major government, cultural or community facilities, educational facilities, hospitals and clinics, personal care homes, public safety buildings, indoor recreation facilities such as arenas, and places of worship.

Smaller scale institutional uses such as small libraries or elementary schools can often be integrated directly into residential areas. Small-scale health care services and offices such as chiropractor clinics and naturopath services, may be compatible in commercial areas.

**4.5.4**  
*Compatible* Land uses within the Institutional Area shall be compatible with the surrounding area. Institutional development that may generate excessive traffic and nuisance by way of noise or lighting shall incorporate landscape berms and screening or other measures to mitigate potential land use conflict. See Policy 4.5.2.

**4.5.5**  
*Transportation* Transportation connection to and within the Institutional Area shall include active transportation paths and safe and secure bicycle storage facilities.

## SUBDIVISION AND DEVELOPMENT

4.5.6 Applications for subdivision, development, and where appropriate conditional use approval, shall be:

- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Applications with potential to impact provincial roads and highways will be reviewed prior to issuance of any approvals or permits to ensure development will not adversely impact highway operation, endanger public safety or create a potential safety hazard.
- Review* (b) Reviewed to consider matters such as:
- (i) Compatibility with surrounding area;
  - (ii) Connection by active transportation network to increase accessibility and reduce vehicular travel;
  - (iii) Drainage, including preservation and integration of natural drainage;
  - (iv) Municipal infrastructure - existing capacity and development requirements;
  - (v) Municipal services - existing capacity and development requirements;
  - (vi) Supply of institutional lots in relation to demand for institutional lots; and
  - (vii) Traffic implications, including connection to existing roads and highways, and parking requirements, as well as potential for nuisance and hazard in adjacent neighbourhoods. A Traffic Impact Study, prepared, at the expense of the applicant where appropriate, by a qualified engineer, licensed by Engineers Geoscientists Manitoba (EGM) may be necessary.
- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as measures to mitigate potential negative impacts of development.

## SUPPORT AND COOPERATION

4.5.7 The EIPD will cooperate with provincial government departments and neighbouring municipalities to strengthen local and regional education, health, cultural and recreation facilities and services.

## ZONING

4.5.8 Development standards may be included to address matters such as buffers, lighting, active transportation and road connections, parking and signage.

4.5.9 The Institutional Area land use designation shall correspond with an appropriate institutional zone in the zoning by-laws.

However, lands may be zoned to reflect current use pending demand for institutional development. Land shall be zoned appropriately at the time of subdivision and development.

## 4.6 PARKS, RECREATION & OPEN SPACE AREA

The EIPD has many natural areas that support environmental health through biodiversity and natural processes, and personal health through opportunities for active lifestyles.

The reality of climate change has increased public awareness and appreciation of the environment, which translates into a need for policies that both protect and provide access to green space. As stated by The Prairie Climate Centre, “protection of natural areas addresses multiple challenges and offers multiple benefits.”

The Chief Public Health Officer of Canada, documented the demonstrated benefits to human health and well-being from trees, parks and natural areas in her 2017 Report “Designing Healthy Living.” Trends indicate a demand for unstructured activities that can be integrated into daily wellness routines, such as hiking and biking, as well as continued interest in organized activities, such as golf and team sports.

Beyond environmental and health benefits, areas of natural significance and nature-based facilities attract people, which stimulates the economy, provides employment opportunities, increases commerce, draws outside capital, and increases property values and tax revenues.

The Parks, Recreation and Open Area land use designation plays a critical role in balancing development and nature. It provides public and semi-public access to natural areas for passive, non-invasive recreation and educational purposes, and secondly, access to commercial development that provides accommodation and recreation within a natural setting.

### OBJECTIVE

- To provide for a balanced and equitable system of parks, recreation and natural areas to support environmental and community health.

### POLICIES

#### DESIGNATION

4.6.1 *Intent* The Parks, Recreation and Open Area is intended to both preserve habitat and provide public access to natural areas and parks for ecological, educational, passive and active recreation and tourism purposes.

4.6.2 *Location* Generally, the Parks and Recreation Area designation should be located in areas such as:

- |                   |     |   |
|-------------------|-----|---|
| <i>Connection</i> | (a) | Connecting routes between neighbourhoods and green spaces;                        |
| <i>Landmarks</i>  | (b) | Scenic landscapes and viewpoints;   |
| <i>Natural</i>    | (c) | Significant natural areas, including forested areas, waterfronts and beaches; and |
| <i>Recreation</i> | (d) | Recreational areas including golf courses and hiking trails.                      |

#### LAND USE

4.6.3 The Parks, Recreation and Open Area designation provides for:

- |                                       |     |   |
|---------------------------------------|-----|---|
| <i>Non-profit<br/>Parks &amp; Rec</i> | (a) | Non-profit Park and Recreation Facilities, owned by private non-profit organizations, that serve primarily a recreation function, such as scout camps, religious camps, sports-training camps, day camps and music camps. |
| <i>Private &amp;</i>                  | (b) | Private or Commercial Park and Recreation Facilities, owned by private  |

- Commercial* businesses and operated for commercial remuneration, that serve a recreation function such as private beaches, campgrounds, golf courses and stables, and may include resort or tourist resort and accommodations as a conditional use.
- Public Parks & Recreation* (c) Public Park and Recreation Facilities, owned by the municipality, province or public agencies or non-profit organizations that provide for public recreational use, support educational use and/or protect sensitive or ecological areas and wildlife habitat that may support nature-based non-invasive recreational use and/or educational use. Such facilities include, but are not limited to, nature preserves, public beaches and/or campgrounds, summer camps and local or regional parks for birding, eco-tourism, biking/hiking trails, environmental education and scenic viewpoints.
- Public Parks* (c) Public Park and Recreation Facilities, owned by public agencies or non-profit  
Note: Smaller-scale rural community halls, which are located adjacent to outdoor sports grounds such as ball diamonds, may be included within this land use designation.

## SUBDIVISION AND DEVELOPMENT

4.6.4 *Development* The development of a system of parks, recreation and open space areas should consider:

- (a) Connectivity – A well-designed and safe network of active transportation paths and trails should connect a system of parks with neighbourhoods and key community nodes, such as waterfront access points including public docks, beaches and boat launches.

The primary mode of transportation for short and long journeys in the EIPD remains the individual vehicle. The transportation sector is a large contributor of greenhouse gas emissions, which indicates and supports the need for a system of active transportation paths and trails to facilitate integration of movement into daily life.

- (b) Ecological Integrity - The development of a system of parks and open spaces should be based upon protecting and strengthening ecological integrity, encouraging broad community stewardship and supporting sustainable recreational use. Environmental guidelines should be developed to identify and manage vegetation, wildlife, tree hazards, fire risk, debris, waste, and water conservation. Trails and other recreational land uses should be designed, constructed and maintained to enhance user safety and minimize impact to sensitive ecosystems.

Generally, support for the protection of green spaces increases as climate change becomes reality, and concern for the environment heightens. Opportunities should be provided for public participation in conservation of forests, removal of invasive species and other environmental support services.

- (c) Public reserve dedication – The dedication of land for public reserve purposes provides means to expand or strengthen existing parks, recreation and open space networks.
- (d) Rights-of-ways - Unopened or closed road right-of-ways and rail right-of-ways provide opportunity to expand, enhance and connect existing parks through use and conversion.
- (e) School sites – School sites, including idle public school sites, contribute to the community inventory of parks, recreation and open space. The EIPD should work

with the school district to retain playgrounds, sports courts, playing fields and trail linkages, as well as parking areas.

4.6.5 A Parks and Recreation Plan should be adopted to address items listed in Policy 4.6.4 and to:

*Plan*

- (a) Connect green spaces to neighbourhoods with active transportation paths;
- (b) Guide assembly, development and maintenance of green spaces within urban centres based upon community improvement demand and need;
- (c) Inventory current and proposed green spaces, including parks, rail and utility right-of-ways, school grounds, sport fields and natural areas with significant habitat or which are undeveloped due to physical constraints such as poor drainage and flood or erosion risk; and
- (d) Integrate with Transportation Plans and applicable adopted Secondary Plans or Concept Plans.

#### SUPPORT AND COOPERATION

4.6.6 The EIPD will cooperate with adjacent municipalities, provincial and federal governments, First Nations, watershed districts, school districts and community groups to:

- (a) Provide and maintain a coordinated system of park trails, services and facilities, while protecting ecological and cultural resources; and
- (b) Coordinate policies to conserve natural resources.

#### ZONING

4.6.7 Development standards may be included, or adopted park development standards may be referenced, to address:

*Standards*

- (a) Arts, cultural, and heritage displays, interpretive signage, event facilities and outdoor furnishings to encourage social interaction;
- (b) Connection by active transportation network between parks, neighbourhoods and school grounds to increase accessibility and reduce vehicular travel;
- (c) Parking area design to promotes sharing to increase efficiency and reduce land area consumed for parking;
- (d) Protection of significant cultural, heritage and landscape features;
- (e) Protection of ecological systems and environmentally sensitive areas;
- (f) Public stewardship and volunteer citizen participation;
- (g) Safety features such as lighting and visibility; and
- (h) Signage to support wayfinding and interpretation.

4.6.8 The Parks, Recreation and Open Space Area land use designation shall correspond with at least two zones, based upon a balance between intensity of land use, and environmental protection, including protection of scenic areas, natural drainage courses, and wildlife habitat and corridors. Zoning shall be consistent with any applicable adopted Parks, Recreation and Open Space Plan, and/or Secondary Plan.

*Zones*

However, lands may be zoned to reflect current use pending demand for parks or recreation development. Land shall be zoned appropriately at the time of subdivision and development.

## 4.7 RESIDENTIAL AREAS

The EIPD has communities of various sizes set among a diverse landscape ranging from beaches to farmland to forests, each supporting different lifestyles. Generally, there are three forms of residential development: Lake Residential, Rural Residential and Urban Residential.

- The **Lake Residential Area (LR)** represents a mix of seasonal and permanent residential development along the shores of Lake Winnipeg, with its scenic surroundings, recreational opportunities and proximity to urban amenities in the Gimli urban area and city of Winnipeg. However, lake residential development must be balanced against environmental protection of the beach and lake from alteration and over-development, protection of property and personal safety from hazard, and fiscal accountability related to the ability of the municipality to provide infrastructure and services in an efficient and economical manner.
- The **Rural Residential Area (RR)** represents residential development within the transition area between urban and rural that is not oriented to Lake Winnipeg. The EIPD recognizes it as a distinct lifestyle that can support quiet sustainability and the local economy. It is proximate to urban centres for convenience, but distant enough to accommodate orderly and logical expansion of urban centres, without interference or obstruction. It provides for an urban/rural lifestyle blend, with scale and intensity that complements local rural culture and environment. However, rural residential development must be balanced against preservation of agricultural and natural lands, the realities of climate change and, as with lake residential development, the ability of municipalities to extend municipal infrastructure and services to more distant and less densely populated areas.
- The **Urban Residential Area (UR)** represents residential neighbourhoods within established urban centres. Traditionally, communities have a central main street offering goods and services, surrounded by residential neighbourhoods. This traditional organization has gained renewed appreciation as it embodies the principles of sustainable community design: human scale, walkability and mix of compatible land uses. In the EIPD, the predominant form of housing is single-family dwellings on conventional urban sized lots. However, in recent years, communities have introduced greater diversity to allow people to remain in their communities as they pass through the various stages and conditions of life.

### OBJECTIVE

- LR To accommodate sustainable lake residential development in proximity to Lake Winnipeg, while protecting against flood and erosion hazard and preserving bird and wildlife habitat;
- RR To accommodate a sustainable rural residential development as a lifestyle alternative to urban centres and lake residential; and
- UR To create compact, connected and complete residential neighbourhoods within existing communities.

### POLICIES

#### DESIGNATIONS

- 4.7.1 The residential land use designations are intended to provide for various lifestyles:
- Intent*
- LR (a) The Lake Residential Area (LR) accommodates a lake lifestyle as alternative to rural or urban lifestyles, and includes un-serviced and in proximity to the Gimli urban area and Winnipeg Beach, serviced residential lots.
- RR (b) The Rural Residential Area (RR) accommodates a rural lifestyle alternative to urban centres and lake residential development; and



- UR* (c) The Urban Residential Area (UR) accommodates a mix of residential housing development within existing communities, as well as a mix of supportive and compatible land uses.

4.7.2 Generally, residential development should avoid:

*Locations*

- Agriculture* (a) Prime agricultural land (agricultural capability rating Class 1-3), viable lower class land and existing livestock operations - in accordance with required separation distances and valuable natural lands, to prevent fragmentation and minimize potential for land use conflict;
- Hazard Land* (b) Hazard lands to minimize risk to human health and damage to personal property per [Section 3.14 - Watershed and Hazard Lands](#).
- Lagoons-* (c) Lagoons and solid waste disposal grounds per [Section 3.3 - Infrastructure and Services](#).
- Quarries* (d) Active quarries and areas of identified high and medium quarry mineral potential to protect the valuable quarry mineral resources per [Section 3.13 - Mineral Resources](#), and existing resource-related uses or potential expansion of those uses;
- Urban Boundaries* (e) Urban boundaries, when located in rural areas outside of urban boundaries, so as not to impede the orderly expansion of communities, except where in accordance with an adopted Concept Plan or Secondary Plan; and
- Wildlife* (f) Significant bird and wildlife habitat and sensitive environments to prevent barriers to wildlife movement, decline in quality of habitat or loss of habitat per [Section 3.15 – Wildlife Habitat and Natural Areas](#).

#### LAND USE

4.7.3 Generally, housing development shall be:

*Housing*

- LR RR* (a) Single-family residential dwellings in the Lake Residential Area and Rural Residential Area; and
- UR* (b) Diversified housing types in the Urban Residential Area to provide choices to meet the needs of various ages, stages of life, range of abilities, income levels and market demands. Housing types that provide for a range of affordability, density and tenure include:
- (i) Assisted living and seniors housing – ideally proximate to community amenities to facilitate access and community participation;
  - (ii) Live-work units as an option for small businesses;
  - (iii) Manufactured, modular, mobile homes and tiny homes;
  - (iv) Multi-family housing;
  - (v) Secondary suites;
  - (vi) Single-family dwellings;
  - (vii) Special needs housing such as group homes and nursing homes; and
  - (viii) Tenure options such as full ownership, rental, subsidized affordable units and co-operative housing.

4.7.4 Non-residential land uses that are compatible, complementary and supportive of resident's daily needs, small in scale, compatible in character, and have minimal potential to create land use conflict through such matters as nuisance, traffic generation or parking requirements, may be allowed, including:

- Commercial* (a) Commercial uses that support daily needs, tourism and recreation;

- Emergency* (b) Emergency and protective service facilities such as fire and police services to provide neighbourhood presence and efficient service delivery - with consideration of design and scale of development, traffic generation, parking requirements and related issues of lighting, noise, speed and safety;
- Institutional* (c) Institutional land uses such as small neighbourhood churches and schools within urban centres;
- Parks-Rec* (d) Parks and outdoor recreation areas to encourage active living and healthy lifestyles; as well as contribute to environmental health through provision of shade, carbon capture and natural stormwater absorption.
- Public Reserves* (e) Public reserves and shoreline reserves to provide:
- (i) Public access to scenic areas and beaches, with larger access areas providing waste receptacles and public washrooms;
  - (ii) Protection from development for environmentally sensitive or significant areas, and hazard lands prone to flooding or erosion. In areas of high quality beaches, shoreline reserves should be a minimum of 100 feet where possible, to provide public access and environmental protection.
- Larger areas providing public access may be designated Parks, Recreation and Open Space where appropriate.

4.7.5 *Secondary Uses* The Lake Residential Area and Rural Residential Area may accommodate home-based businesses as conditional uses when secondary to the primary residential use, if small in scale and would not have adverse effects on the environment or neighbouring land uses through:

- (a) Impact on agricultural land;
- (b) Negative impacts on air quality, or ground and surface water;
- (c) Nuisance due to matters such as generation of dust, noise or vibration; or
- (d) Traffic generation.

However, re-location of the home-based businesses to the commercial or other land use designation as may be appropriate, may be required if it grows significantly in scale and activity.

Note – for information purposes: At the time of adoption of this Development Plan, Airbnb operations are not regulated the same as licenced lodges, hotels and Bed & Breakfast operations, which must comply with provincial and municipal regulations and must collect and remit taxes. Regulatory options to address short-term rentals such as Airbnb's are currently under discussion, including requirements for licensing and appropriate insurance. The province of Manitoba advises that no provincial regulations are needed under *The Condominium Act*, as a condominium board has the power to create by-laws that would ban short-term rentals.

## SUBDIVISION AND DEVELOPMENT

4.7.6 *Character* New rural residential and lake residential development should be located in compliance with [Policy 4.7.2](#), and must be designed and planned to:

- Character* (a) Preserve the agrarian or lake character of the area through preservation of natural features and/or conservation subdivision design in accordance with the Province of Manitoba Conservation Subdivision Manual;

- Cumulative Impact* (b) Consider the cumulative impact of additional rural residential development to ensure additional development densities will not lead to evolution of a new urban centre;
- Infrastructure* (c) Accommodate efficient and economical infrastructure and service provision;
- Lot Size* (d) Provide lots that are larger than urban lots, and capable of supporting onsite water and wastewater systems per [Section 3.3 – Infrastructures and Services, Policy 3.3.3](#), but not so large as to be wasteful of land; and
- Plans* (e) Comply with any applicable Secondary Plan or adopted Concept Plan.
- 4.7.7 *Supply* A supply of residential lots should be maintained to satisfy existing and projected demand to support sustainable growth and diversified residential development.
- 4.5.8 *Application* Applications for subdivision and where appropriate, development and conditional use approval, shall be:
- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions, including those departments responsible for roads, water management and wildlife.
- Review* (b) Reviewed to consider matters such as:
- (i) Access and road requirements per Subdivision Regulation;
  - (ii) Character to preserve lake, rural or community character;
  - (iii) Compatibility with surrounding area;
  - (iv) Concept Plan or Secondary Plan, where applicable;
  - (v) Connection by active transportation and road networks to support walkability, and manage traffic flow and safety per [Section 3.6 – Transportation](#) and [Section 3.8 – Climate Change](#);
  - (vi) Drainage, including preservation and integration of natural drainage per [Section 3.8 – Climate Change](#);
  - (vii) Environmental and watershed impact per [Section 3.14 - Watershed and Hazard Lands](#) and [Section 3.15 – Wildlife Habitat and Natural Areas](#);
  - (viii) Hazard potential per [Section 3.14 – Watershed and Hazard Lands](#), including where necessary, a geotechnical report prepared by a qualified hydrogeological engineer/hydrogeologist licensed by Engineers Geoscientists Manitoba (EGM);
  - (ix) Municipal infrastructure - existing capacity and development requirements;
  - (x) Municipal and regional services - existing capacity and development requirements, including emergency and protective services per [Policy 3.3.2](#);
  - (xi) Natural features to be preserved;
  - (xii) School proximity and capacity per [Section 3.5 - Schools, Policy 3.5.3](#).
  - (xiii) Supply and demand for residential lots; and
  - (xiv) Urban proximity, where applicable, for convenient access to amenities and services.
- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as active transportation networks to improve community walkability, road networks, drainage – including natural drainage, riparian area establishment or protection, natural area preservation, landscape buffers to minimize potential for land use conflict, and measures to mitigate any potential hazard or nuisance.

## SUPPPORT AND COOPERATION

- 4.7.9            The EIPD will cooperate with provincial government departments to promote sustainable development, and will encourage water conservation and sustainable water management practices.  
*Support & Cooperation*

## ZONING

- 4.7.10          Development standards may be included to address matters such as building scale, density of development, lighting, retention of native vegetation, and establishment or preservation of riparian areas and development setbacks.  
*Standards*

- 4.7.11          The Residential Area land use designations shall correspond with at least three zones to accommodate lake residential, rural residential and urban residential development.  
*Zones*

However, lands may be zoned to reflect current use pending demand for residential development. Land shall be zoned appropriately at the time of subdivision and development.

## 4.8 RESTRICTED DEVELOPMENT OVERLAY

Restricted Development Overlays are established to protect the viability and safe operation of a land use, as well as minimize potential for land use conflict between adjacent developments. In the EIPD, a Restricted Development Overlay Area extends 2-miles around the distillery in the RM of Gimli, and 1500-feet around the lagoon near Winnipeg Beach.

### OBJECTIVE

- To protect the viability and safe operation of a land uses, and minimize potential for land use conflict.

### POLICIES

#### DESIGNATION

- 4.8.1 *Intent* The Restricted Development Overlay is intended to protect the viable and safe operation of a land use, and minimize potential for land use conflict between land uses.

Two Restricted Development Overlay areas are established at the time of adoption of this Development Plan –in the RM of Gimli and by the town of Winnipeg Beach.

#### LAND USE

- 4.8.2 *Uses* Land uses in the Restricted Development Overlay Areas, which at the time of adoption of this Development Plan, includes a 2-mile radius around the distillery in the RM of Gimli and a 1500-foot setback from the centreline of the lagoon dykes serving Winnipeg Beach, shall be limited to non-intensive land uses, such as:

- Agriculture, open space, parks and recreation;
- Public works facilities (telephone exchange, communication towers, hydro substations, garbage and transfer stations, public works yards);
- Outdoor storage areas; and
- In Winnipeg Beach, certain non-intensive commercial or industrial uses such as landscape/garden supply establishments, car wash, and contractor's establishments where work is mainly conducted off-site.

- 4.8.3 *Wpg Beach Exceptions* Notwithstanding Policy 4.8.2, the following exceptions shall apply within the Restricted Development Overlay Area in the town of Winnipeg Beach:

- Existing commercial, industrial and recreational development on Hamilton Avenue in the Winnipeg Beach downtown area may continue. However, any change in use or intensity shall be subject to the development application review and approval process to determine compatibility with proximity to the lagoon.
- Existing residences are allowed, and may be structurally altered, increased in size, re-built or replaced with a new structure, subject to zoning by-law regulations and building codes. However, intensification of the residential use, such as from a single-family dwelling to a two-family residence or multi-family dwelling shall not be allowed.
- Subdivisions may be considered for the purpose of:
  - Property line adjustment;
  - Non-intensive land uses per Policy 4.8.2 and Policy 4.8.3; and
  - Residential lots south of Kernstead Road and west of PR 232 (Churchill Road) for single-family detached housing development.

- 4.8.4 The Restricted Development Overlay Area land use designations existing at the time of adoption of this Development Plan shall be reviewed if the method of distillery operation or sewage disposal is changed or modified so as to minimize or negate need for the separation distance.

#### SUBDIVISION AND DEVELOPMENT

- 4.8.5 Applications for subdivision and where appropriate, development and conditional use approval, shall be:

- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions.
- Review* (b) The review of applications shall prioritize the long-term viability of the distillery and sewage lagoon. Land uses that would conflict or threaten operations and viability shall not be allowed.
- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval to address matters such as setbacks and land use.

#### ZONING

- 4.8.6 The Restricted Development Overlay designation shall correspond with a Restricted Development Overlay zone in the applicable zoning by-laws.

## 4.9 URBAN HOLD OVERLAY

Urban centres must be prepared for future growth and expansion. The intent of the Urban Hold Overlay is to provide a means to protect tracts of land in strategic locations from premature subdivision and development that would preclude future orderly expansion of urban centres. The locations are selected in adjacent undeveloped or reasonably undeveloped areas that would accommodate urban form, and orderly and efficient extension of infrastructure to optimize economic investment and operational efficiencies.

### OBJECTIVE

- To identify and preserve suitable areas to accommodate future expansion of urban centres.

### POLICIES

#### DESIGNATION

- 4.9.1  
*Intent* The Urban Hold Area is intended to accommodate expansion of urban development and efficient extension of infrastructure and services to optimize economic investment and operational efficiencies.

#### LAND USES

- 4.9.2  
*Uses* Land uses in the Urban Hold Overlay shall be limited to non-intensive agricultural and open space land uses, pending demand and need for conversion to urban land uses.

- Livestock* Expansion of existing livestock operations and establishment of new livestock operations shall not be allowed in the Urban Hold Area. Existing livestock operations however may continue at current size, where deemed legal non-conforming uses, subject to compliance with Section 3.1 – Agriculture Rural Areas, [Livestock Policies](#).

#### SUBDIVISION AND DEVELOPMENT

- 4.9.3  
*Application* Applications for subdivision and where appropriate, development and conditional use approval, shall be:

- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions. Applications with potential to impact provincial roads and highways, and generate traffic, shall be circulated to the responsible provincial government department for review and comment prior to issuance of approvals or permits.

- Review* (b) Subdivision and development proposals in the Urban Hold Area shall be consistent with any applicable Secondary Plan or adopted Concept Plan for the Urban Hold Area. The review of applications shall consider matters such as impact, compatibility and connection to/with adjacent urban development.

Incremental subdivision and development applications shall only be considered if in compliance with an adopted Secondary Plan or Concept Plan, and compatible with existing surrounding land use.

Where no plan is in place, applications for multi-lot subdivision should be accompanied by a Concept Plan to ensure the proposal is consistent with the Board or Council's plans for urban expansion and urban service strategies. Concept Plans shall be consistent with [Section 3.7 – Urban Form](#) and [Section 3.8 – Climate Change](#).

- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as active transportation paths, roads, drainage and re-zoning to reflect use.

## ZONING

- 4.9.4 *Standards* Development shall include limitations on land use within the urban hold zone or overlay zone to prevent development or use that would preclude future efficient and logical expansion of the urban centre.
- 4.9.5 *Zones* The Urban Hold Overlay designation shall correspond with a Urban Hold Overlay zone in the applicable zoning by-laws. Land shall be zoned appropriately at the time of urban subdivision and development.



## 4.10 WATERFRONT AREA

Gimli Harbour is the largest harbour on Lake Winnipeg, and the largest “Class A” harbour between Thunder Bay and the west coast. It was built with federal government funding in 1898, with a permanent dock added in 1900 and lighthouse in 1910. Parts of the original lighthouse, dismantled after ice damage in 1948, form part of a replica built in 1974 as a tourist attraction managed by the New Iceland Heritage Museum.

Today, Gimli Harbour is operated and managed by the Gimli Harbour Authority on behalf of the Department of Fisheries and Oceans. It accommodates the Canadian Coast Guard station and the largest coast guard vessel on Lake Winnipeg - the CCGS Vakta, as well as commercial fishing and recreational activities.

The harbour includes 3 main piers with lights; wharf with fuel and pump-out stations; berthage for commercial fishing skiffs, whitefish boats, powerboats and sailboats; docks with water and power, jet-ski and jet boat ports, boat launch, disposal for garbage and recycling, bike rack and on-site staff. Recreational fishing is permitted outside the harbour, off the main pier.

Gimli was selected as the site for the 1967 Pan American Games yachting competitions, 1999 Pan American Games and 2017 Canada Summer Games. The present day Gimli Sailing Club uses the wharf and finger docks built by the Pan Am Games Society, leases land from the RM of Gimli and occupies a building donated by Camp Shilo. The waterfront has hosted the Icelandic Festival of Manitoba since 1932, Gimli Film Festival, Gimli Ice Festival, Canada Day fireworks and Nuit Blanche activities during the Interlake Wave Artists’ tour.

Gimli Harbour is a prominent feature in the community that has grown into a key attraction for both local residents and tourists. The waterfront experience is one of the key features that defines the history and character of Gimli, and has great potential for enhanced economic development and recreational opportunities.

The Winnipeg Beach waterfront is part of the Winnipeg Beach Provincial Park, which includes a waterfront boardwalk, marina, park and campground.

### OBJECTIVE

- To develop the waterfront as a public destination and maintain or improve existing commercial, recreational and research uses of the harbour.

### POLICIES

#### DESIGNATION

- 4.10.1 The Waterfront Area designation is intended to accommodate development of a scenic, recreational, gathering and destination place for residents and visitors alike, that honors Gimli’s history and integrates with the Central Business District to form an economic driver.

#### LAND USE

- 4.10.2 *Concept Plan* The municipality should adopt a Gimli Waterfront Concept Plan or Secondary Plan to guide development to create a waterfront that is highly accessible, distinct in character and focused on Lake Winnipeg. A Concept Plan must accommodate a mix of land uses as listed in [Policy 4.10.3](#) and guide physical form.

- (a) Architecture should support a waterfront theme, with height and massing to prevent shadowing and obstruction of harbour and lake views, and pedestrian-

scale for comfort and safety. Building location and design should preserve or create vistas to the Waterfront Area, Lake Winnipeg, and focal points such as the Viking statue at Viking Park.

- (b) A substantial percentage of total Waterfront Area should be dedicated to parks and open space for active recreation and passive socialization or relaxation, with signage for wayfinding, emergency response; and interpretation of heritage, nature and Lake Winnipeg. Parks and active transportation paths should inter-connect with neighbourhoods and the Central Business District, and include outdoor event facilities and safe and secure bicycle storage. Designs should provide for shoreline erosion protection and preservation of significant natural areas.
- (c) Transportation networks should provide vehicular access for emergency, delivery/service and visitor drop-off purposes and handicap parking, but prioritize pedestrian movement and other forms of active transportation. Connection to the Central Business District should be highlighted.

Parking areas should be grouped and shared at convenient locations to improve efficiency and reduce required land area. Design and landscaping should promote pedestrian safety, improve appearance and accommodate environmental features to mitigate climate change, such as permeable surfaces for stormwater absorption, trees for shade and plants for carbon dioxide absorption.

#### 4.10.3 The Waterfront Area is intended to support and accommodate:

##### Land Use

- Arts-Culture* (a) Arts and cultural exhibits and events to showcase the area's talent and heritage;
- Boating* (b) Public pleasure boating and the Sailing Club;
- Commercial* (c) Vibrant mix of year-round and seasonal commercial development to attract residents and visitors;
- Education* (d) Opportunities to describe geography, history and the environmental challenges currently facing Lake Winnipeg.
- Fishing* (d) Public pleasure fishing;
- Parks-Trails* (e) Active and passive recreation such as cycling, sight-seeing and relaxing;
- Swimming* (f) Swimming from a public beach; and the
- Working* (g) Working functions of the harbour for the Canadian Coast Guard, research vessels and commercial fishing vessels.

## SUBDIVISION AND DEVELOPMENT

#### 4.10.4 Applications for subdivision and where appropriate, development and conditional use approval, shall be:

##### Application

- Circulation* (a) Circulated to the responsible provincial government department for review and comment to facilitate local decisions.
- Review* (b) Subdivision and development proposals in the Waterfront Area shall be consistent with any applicable Secondary Plan or adopted Concept Plan for the Waterfront Area. The review of applications shall consider matters such as impact, compatibility and connection to/with adjacent urban development.

Where no plan is in place, applications for multi-lot subdivision should be accompanied by a Concept Plan to ensure the proposal is consistent with the Board or Council's plans for development and urban service strategies. Concept Plans shall be consistent with [Section 3.7 – Urban Form](#) and [Section 3.8 – Climate Change](#).

- Decision* (c) Rejected or approved, according to compliance with the Development Plan and Subdivision Regulation. Application approval may require development agreements as a condition of approval, to address matters such as active transportation paths, roads, drainage and re-zoning to reflect use.

#### ZONING

4.10.5 Zoning by-laws may reference any adopted Waterfront Area design standards or  
*Standards* include standards that are consistent with [Section 3.7 – Urban Form](#) and [Section 3.8 – Climate Change](#), and any applicable Secondary Plan or adopted Concept Plan to address such matters as:

- (a) Standards and requirements to provide access to and protection for harbour and lake vistas through regulation of building height, setbacks and massing, and provision of active transportation paths.
- (b) Requirements for landscaping; signage; waste storage; roads and active transportation connections; vehicle and bicycle parking and loading spaces; and passenger drop-off spaces.

4.10.6 The Waterfront Area land use designation shall correspond with a Waterfront zone  
*Zones* in the applicable zoning by-laws.

# IMPLEMENTATION **5**

The Development Plan states objectives and provides long-range policies to guide planning and development decisions towards achieving stated objectives. The Development Plan policies are implemented through a variety of means as described in Part 5- Implementation.

## 5.1 BUILDING CODE AND REGULATIONS

Building construction in Manitoba is regulated by *The Buildings and Mobile Homes Act*, *The Fires Prevention and Emergency Response Act*, *The Planning Act*, and local municipal by-laws.

The Province of Manitoba adopts the National Building Code, the National Plumbing Code, the National Fire Code and the National Energy Code. The adopted codes are amended to provide additional details of compliance specific for the Province of Manitoba.

All permits (building, plumbing and occupancy) related to residential, commercial, multi-family, institutional and industrial buildings under Part 3 and Part 9 of the Manitoba Building Code are issued by the EIPD. As of January 15, 2021, municipalities and planning district with Part 3 authority have jurisdiction for all farm buildings over 6458 square feet (600 square metres).

## 5.2 CAPITAL WORKS AND EXPENDITURE PROGRAM

Municipalities adopt annual financial plans in accordance with *The Municipal Act*. Capital expenditures include municipal capital works projects such as roads, water and wastewater service and recreational facilities.

Investment in social and physical infrastructure is necessary for social and economic prosperity, which influences community growth and physical form. Local governments have the ability to integrate capital expenditure plans with engineering, transportation and land use plans to create mutually supportive planning. The expenditure programs help achieve municipal objectives as defined in the Development Plan.

## 5.3 CLIMATE CHANGE RESILIENCE AND ADAPTATION PLANS

Municipalities are encouraged to work with the Canadian Centre for Climate Services and the Prairie Climate Centre to use climate change projections to assess and mitigate risks. Climate change projections should be incorporated into the policies and actions of the Development Plan, emergency plans, integrated watershed management plans and other local-planning processes to mitigate risks and vulnerabilities, and adapt to climate realities.

Canada and 194 other countries adopted the Paris Agreement in 2015 to address climate change and its negative impacts. Manitoba joined the federal 2016 Pan-Canadian Framework on Clean Growth and Climate Change; and in 2017 developed the Made-in Manitoba Climate and Green Plan as the province's strategic framework.

The federal climate plan entitled "A Healthy Environment and a Healthy Economy – Canada's strengthened climate plan to create jobs and support people, communities and the planet" builds upon the 2016 Pan-Canadian Framework.

## 5.4 CONCEPT PLANS

A concept plan guides the growth and development of a particular area through direction for land use and services such as community services (e.g. parks, recreation and schools), utility services where available, and transportation services (roads and active transportation). It must be consistent with the Development Plan and any applicable secondary plan.

A concept plan must be prepared by a qualified professional, such as a planning consultant or multi-disciplinary firm that includes planning and engineering services. It

generally includes a combination of text, maps and graphics to provide background and a strategy for the location and layout of proposed land uses, parks and open spaces, and utility and transportation networks; and may be accompanied by technical reports to support proposed solutions.

Where multi-lot subdivision and development is proposed, and no secondary plan or concept plan is in place, Council may require a concept plan be prepared to ensure the proposal is consistent with Council's intentions for development and any applicable servicing strategy, or other plan such as a strategic plan, parks and recreation plan, and/or transportation plan.

Concept plans shall be consistent with [Section 3.7 – Urban Form](#) and [Section 3.8 – Climate Change](#), and should indicate development phasing, as well as existing and proposed features such as:

- (i) Access and road requirements per Subdivision Regulation;
- (ii) Civic amenities including libraries, parks, recreation facilities and schools to illustrate access to amenities and travel implications;
- (iii) Compatibility with surrounding area, including character, to strengthen lake, rural or community neighbourhoods, whichever may be applicable;
- (iv) Connection by active transportation and road networks to support walkability, manage traffic flow and safety, and include car hubs to encourage ride-sharing per [Section 3.6 – Transportation](#) and [Section 3.8 – Climate Change](#);
- (v) Drainage, including soil characteristics and preservation and integration of natural drainage per [Section 3.8 – Climate Change](#);
- (vi) Environment features of significance including groundwater sensitive areas; hazard areas, riparian areas, wetlands and wildlife corridors/habitat etc.;
- (vii) Heritage and cultural features of significance;
- (viii) Landscape and streetscape features;
- (ix) Municipal infrastructure - existing capacity and development requirements, including sewer and water, lagoon capacity and landfill capacity;
- (x) Municipal and regional services - existing capacity and development requirements, including emergency and protective services;
- (xi) Natural features to be preserved, including scenic vistas;
- (xii) School proximity and capacity per [Section 3.5 - Schools, Policy 3.5.3](#); and
- (xiii) Supply and demand – market conditions.

## 5.5 CONDITIONAL USES

Conditional uses are land uses that comply with the Development Plan policies, but have potential to create negative impacts on and/or off-site. The conditional use application and public hearing process provides opportunity for Council to receive public input and consider potential positive and negative aspects of the proposal. Applications may be rejected, approved or approved subject to specified conditions to eliminate or mitigate negative impacts, in accordance with *The Planning Act*.

## 5.6 COVENANTS AND EASEMENTS

The use of land may be addressed by way of covenant and easement, in accordance with *The Real Property Act*.

## 5.7 DEVELOPMENT AGREEMENTS

A development agreement may be required as a condition of a conditional use order, variance order or zoning by-law amendment per section 150 of *The Planning Act*, or as a condition of subdivision approval per section 135 of *The Planning Act*.

## 5.8 DEVELOPMENT PERMITS

Zoning by-laws must set out the procedure for applying for, and issuing development permits, including classes of minor development, if any, that do not require a development permit, in accordance with *The Planning Act*. Development must be in compliance with the zoning by-law and may not take place until a development permit has been issued in accordance with the zoning by-law.

## 5.9 DEVELOPMENT PLAN REVIEW AND AMENDMENT

The Development Plan provides continuing policy to guide day-to-day land use decisions. Policies remain relevant through amendment and periodic review of the Development Plan, in accordance with *The Planning Act*.

Any amendment to a development plan by-law or enactment or replacement of a development plan by-law must be generally consistent with the Provincial Land Use Policies within the Provincial Planning Regulation.

## 5.10 GENERAL AND CAPITAL LEVIES AND BY-LAWS

Councils may pass by-laws prescribing and requiring fees be paid upon subdivision of land to compensate the municipality for various technical, administrative or consultative services required in examining or approving an application for subdivision.

## 5.11 GEOTECHNICAL REPORTS

Where development is proposed in areas with potential for hazard, Council may require submission of a report prepared, at the expense of the applicant/landowner, by a qualified geotechnical engineer licensed by Engineers Geoscientists Manitoba (EGM) to verify to the satisfaction of Council and the responsible provincial government department, that any risk of hazard will be mitigated or eliminated through environmentally sensitive measures.

## 5.12 LAND DEDICATION

Councils may require dedication of land or payment of money-in-lieu as a condition approval of subdivision, variance order or zoning amendment, in accordance with *The Planning Act*.

## 5.13 MUNICIPAL BY-LAWS

Developments are subject to compliance with municipal by-laws, including building by-laws, lot-grading by-laws and licensing by-laws.

## 5.14 NON-CONFORMING USES

A building, parcel of land, use of land or the intensity of a use of land may continue, if lawfully in existence prior to enactment of a new zoning by-law, in accordance with *The Planning Act*.

## 5.15 SECONDARY PLANS

The EIPD Board or a Council may adopt a secondary plan by by-law for an area to cover matters within its scope of authority, such as land use and development matters; economic development; or enhancement or special protection of heritage resources or sensitive lands.

## 5.16 STRATEGIC PLANS

Councils may adopt a strategic plan for economic development in a municipality, in accordance with *The Municipal Act*.

## 5.17 SUBDIVISION

Applications to subdivide a parcel of land into two or more certificates of title may be approved if in compliance with Development Plan policies. Application review:

*Additional Info* (a) May require additional information such as a:

- (i) Geotechnical reports where there is potential for hazard per [Section 3.14 – Watershed – Hazard Lands](#), [Policy 3.14.11](#); :
- (ii) Site plan to show the proposed development in context of the broader neighbourhood(s)/community, including active transportation, road and drainage networks, and parks, natural areas and recreation areas etc.
- (iii) Traffic Impact Study to estimate site-generated traffic for assessment of impact on public road network, and to identify on-site and off-site improvements that may be needed as a result of the development.

*Check List* (b) Will consider matters such as listed below, where applicable:

- (i) Compatibility with surrounding land uses;
- (ii) Compact form per [Section 3.7 - Urban Form](#) and [Section 3.8 - Climate Change](#);
- (iii) Connection by active transportation and road network per [Section 3.6 - Transportation](#), [Section 3.7 - Urban Form](#) and in accordance with the Subdivision Regulation;
- (iv) Density to preserve rural character or in urban centres to offer diversity;
- (v) Emergency and protective service capacity and response times per [Section 3.3 - Infrastructure and Services](#) and access per Subdivision Regulation;
- (vi) Environmental and watershed impact per [Section 3.14 - Watershed and Hazard Lands](#) and [Section 3.15 - Wildlife Habitat and Natural Lands](#);
- (vii) Hazard lands per [Section 3.14 - Watershed and Hazard Lands](#);
- (viii) Municipal infrastructure and service demand and capacity per [Section 3.3 - Infrastructure and Services](#);
- (ix) Nature preservation to support rural character, ecological health, wildlife habitat and buffers and riparian areas;
- (x) Neighbourhood character and positive physical attributes;
- (xi) Parks and recreation proximity or capacity to support active lifestyles;
- (xii) Proximity to urban amenity for convenience and to minimize travel and associated greenhouse gas emissions;
- (xiii) School proximity, capacity and active transportation/bus route connections per [Section 3.5 - Schools](#);
- (xiv) Supply and demand – market conditions;
- (xv) Traffic implications, including connection to existing roads and highways per [Section 3.6 - Transportation](#);
- (xvi) Urban/Wildland interface per [Policy 3.15.6](#).

Approval may be subject to conditions necessary to ensure compliance with *The Planning Act*, regulations, secondary plan or concept plan, zoning by-law, municipal by-law and development agreement, as well as dedication of land for public roads, municipal services, Crown or public reserves, or school purposes.



## 5.18 TAX SHARING AND SERVICE SHARING AGREEMENTS

*The Municipal Act* provides for two or more municipalities to enter into an agreement to share taxes or grants in lieu of taxes paid or payable to any of them. It also provides that a municipality that provides a service within its own boundaries may provide it in or to another municipality by agreement.

## 5.19 VARIANCE

A variance is an administrative, discretionary, limited waiver or modification of a zoning requirement. Variances may be approved by Council, or by a designated employee if the variance is no more than 15%. Generally, a variance is granted where strict application of the requirement would result in practical difficulty or hardship, usually due to an unusual physical characteristic of the land parcel.

## 5.20 ZONING BY-LAW

*The Planning Act* requires municipalities adopt either an individual municipal zoning by-law or a regional zoning by-law that is consistent with the Development Plan policies and land use designations.

Zoning by-laws divide the municipality into zones, which are consistent with the Development Plan designations, and provide land use and bulk regulations as the means by which to implement the Development Plan policies.

Zoning maps must be consistent with Development Plan land use designation maps. However, land use designation maps represent long-range goals, and therefore flexibility is provided to allow land to be zoned according to current land use where appropriate, and be re-zoned at the time of development. For example, land may be designated Residential Area in the Development Plan to accommodate intended community expansion, but zoned Agriculture Limited in the zoning by-law to recognize current land use. The land must be re-zoned from the agricultural zone to an appropriate residential zone at the time of residential subdivision and development.

# DEFINITIONS **6**

**Abandoned well** means a well or test hole not in present use and not maintained for future use, and includes a well or test hole declared by the director to be an abandoned well under section 46 of *The Groundwater and Water Well Act*.

**Active Transportation** means any mode of human-powered transportation, most commonly walking and cycling.

**Aggregate** means a quarry mineral that is used solely for construction purposes or as a constituent of concrete other than in the manufacture of cement and includes sand, gravel, clay, crushed stone and crushed rock

**Agricultural Operation** (full range of farming activities) means, per Provincial Planning Regulation, an agricultural, horticultural or silvicultural operation that is conducted in order to produce agricultural products on a commercial basis, and includes the:

- (a) production of crops; including grains, oil seeds, hay and forages, and horticultural crops including vegetables, fruit, mushrooms, sod, trees, shrubs and greenhouse crops;
- (b) use of land for livestock operations and grazing;
- (c) production of eggs, milk and honey;
- (d) raising of game animals, fur-bearing animals, game birds, bees and fish;
- (e) processing necessary to prepare an agricultural product for distribution from the farm gate;
- (f) operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or aerial application; and
- (g) storage, use or disposal of organic wastes for agricultural purposes.

**Aquifer** means a water-bearing geological formation that is capable of producing water to wells or springs in sufficient quantities to serve as a source of water supply.

**Board** means the Eastern Interlake Planning District Board.

**Brownfield Sites** means abandoned, vacant, derelict or under-utilized commercial or industrial sites that may be contaminated.

**Buffer** means an area of land intended to separate one land use activity from another.

**Building Permit** means a permit issued by an authority having jurisdiction authorizing the construction or alteration of all or part of any building.

**Building** means a well, pipe line, conduit, cut, excavation, fill, transmission line and any structure or erection, and any part of any of those things, and also includes an addition to or extension of any building or any of those things and a chattel that is attached to, or installed in or on, any building or any of those things – per *The Planning Act*.

**Canada Land Inventory** means, per Provincial Planning Regulation, the maps prepared by the governments of Canada and Manitoba showing an evaluation of the capability of the land to support agriculture, forestry, wildlife and recreation.

**Compatible Land Use** means land use activities which are able to co-exist without creating undesirable effects or interference

**Carbon Sink** means a natural or artificial reservoir that accumulates and stores some carbon-containing chemical compound for an indefinite period. Bogs are a vital natural carbon sink.

**Climate** means the average weather, usually expressed in terms of the parameters temperature, precipitation and wind.

*Climate Change* means a change in the mean and/or the variability of climate parameters over a period of time ranging from months to thousands or millions years.

- *Adaptation* involves preparing for climate change and the impacts of climate change.
- *Mitigation* refers to reduction of greenhouse gas, particularly through reduction of carbon dioxide emission and expansion of carbon dioxide absorption.
- *Resilience* means capacity of people and systems to absorb negative impacts and respond to changing climate conditions.

*Complete Streets* means streets designed and operated to enable safe use and support mobility for all users.

*Concept Plan* means a plan, which generally shows the arrangement of future roadways, building lots, the site's major physical features, drainage pattern, and open spaces. The concept plan can show how a proposed parcel of land or development is integrated into the existing roadways and services of the area.

*Critical and significant wildlife habitat* means, per Provincial Planning Regulation, habitat that is crucial to the size, distribution or stability of a wildlife species in an area, and includes:

- (a) Land presently wooded or that has an appropriate mix of wooded and open areas with a Canada Land Inventory class designation 1, 1W, 2, 2W, 3, 3W or 4 for ungulates;
- (b) Land with a CLI class designation 1, 2, 3 or 4 for wetlands;
- (c) Areas of unbroken native prairie greater than 20 acres in size; and
- (d) Habitat important to migratory species and for the maintenance of a wildlife population in a local area.

*Crown Land* means land that is vested in the Crown and includes Crown mineral land.

*Deer Wintering Area* means the area of land as defined by the provincial government department responsible for the protection of white-tailed deer.

*Development* means, per *The Planning Act*:

- (a) the construction of a building on, over or under land;
- (b) a change in the use or intensity of use of a building or land;
- (c) the removal of soil or vegetation from land; and
- (d) the deposit or stockpiling of soil or material on land and the excavation of land.

*Drinking Water System* means, per Provincial Planning Regulation, a system used to pump, store, treat and distribute drinking water and includes the facilities and services used in the provision of drinking water.

*Erosion* means, per Provincial Planning Regulation, that, within a 50-year period, may be eroded away or become unstable due to the action of water contained in an adjacent water body.

*Farm-gate Sales or On-Farm Sales* means farmers sell agriculture produce, mostly food, directly to the consumer, restaurants and caterers and to independent retailers, conducted in accordance with provincial registrations, allowable production levels, grading requirements, processing facility standards, safe food handling practices and labelling requirements.

*Farmstead Site* means, per Provincial Planning Regulation, the portion of land of an agricultural operation, usually surrounded by a well-defined shelterbelt, which includes the habitable residence of the agricultural producer and the buildings and facilities associated with the agricultural operation.

*Flood Protection Level* means 2 feet (0.67 m) of freeboard above the design flood water surface elevation; and/or an amount above the design flood level incorporating the effect of wind set-up and wave uprush.

*Flowing Artesian Well* means a well in which water rises above the surface of the ground, either continuously or intermittently.

*Full Range of Farming Activities* means any farming activity within the laws of the Province of Manitoba including all types and sizes of farming fields, and livestock and poultry production operations.

*Green Development* means development that considers social and environmental impacts, environmental responsiveness, resource efficiency and community and cultural sensitivity.

*Greenhouse Gas* means carbon dioxide, methane, nitrous oxide, sulphur hexafluoride and the prescribed categories of hydrofluorocarbons and perfluorocarbons, and includes any other gas or substance or category of gas or substance prescribed by regulation to be a greenhouse gas.

*Green Infrastructure* means an approach to water management that protects, restores or mimics natural water cycle.

*Groundwater* means all water under the surface of the ground, whether in solid or liquid form.

*Heritage Committee* means a group of persons appointed, by by-law by a municipality, to provide advice to the municipality on heritage issues as described in *The Heritage Resources Act*.

*Heritage Resource* means a heritage site, a heritage object, and any work or assembly or works of nature or human endeavour that is of value for its archaeological, paleontological, prehistoric, historic, cultural, natural, scientific or aesthetic features, and may be in a form of sites or objects or combination of them.

*Integrated management practices* means techniques to increase capacity of landscapes to treat, store, detain and filter runoff, such as dry wells, filter strips, grass swales, infiltration trenches, rain gardens, permeable pavement/pavers, vegetated areas and soil amendment to increase moisture absorption and vegetation growth.

*Intensification* means developing at a higher density than currently exists, and includes redeveloping property, expanding or converting existing buildings, reusing brownfield sites, developing under utilized property infill development and mixing compatible land uses.

*Landslides* means all types of localized movements, except subsidence, of the earth's crust caused fundamentally by gravity and taking place because of some inherent instability in the arrangement of the materials.

*Land Subject to Flooding* means land that:

- (a) is inundated by floods up to and including the 200 year flood, or the flood of record, whichever is greater;
- (b) has a known history of flooding; or
- (c) experiences flooding during a flood event of a magnitude specified by the Province in areas protected by flood control works.

*Livestock Operation* means, per *The Planning Act*, a permanent or semi-permanent facility or non-grazing area where at least 10 animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart.

*Low Impact Development* means stormwater management that incorporates plants, soils and natural processes to capture stormwater runoff close to source.

*Mineral* means a substance that is a mineral under *The Mines and Minerals Act* and regulations made under that Act.

*Mobile Home Park* means a parcel of land upon which mobile home spaces are provided and have been approved by the Council.

*Municipal Heritage Committee* means a group of persons appointed, by by-law by a municipality, to provide advice to the municipality on heritage issues as described in *The Heritage Resources Act*.

*Natural Infrastructure* means naturally occurring landscape features and/or nature-based solutions that promote, use, restore or emulate natural ecological processes.

*Ordinary High Water Mark (OHWM)* means the highest level of water that normally occurs; the occurrence of said level being so common as to mark on the soil a character, in respect to vegetation, distinct from that of the bank.

*PLUPs* means the Provincial Land Use Policies within the [Provincial Planning Regulation](#).

*Prime Agricultural Land* means the following:

- (a) land composed of mineral soil determined to be of dryland Agricultural Capability Class 1, 2 or 3;
- (b) a land unit of one quarter section or more, or a river lot, in which 60% or more of the land is dryland Agricultural Capability Class 1, 2 or 3;
- (c) land composed or organic soil determined to be of dryland Agricultural Capability Class 01, 02, or 03; and
- (d) land determined to be of Irrigation Suitability Class 1A, 2A or 2B.

*Pollutant* means any solid, liquid, gas, smoke, waste, odour, heat, sound, vibration, radiation, or a combination of any of them that is foreign to or in excess of the natural constituents of the environment, and:

- (a) affects the natural, physical, chemical, or biological quality of the environment, or
- (b) is or is likely to be injurious to the health or safety of persons, or injurious or damaging to property or to plant or animal life, or
- (c) interferes with or is likely to interfere with the comfort, well being, livelihood or enjoyment of life by a person

*Park* means park designated as such under the authority of *The Provincial Parks Act*.

*Provincial Natural Lands* means, per Provincial Planning Regulation:

- (a) provincial parks, ecological reserves and provincial forests;
- (b) land designated under *The Wildlife Act* as a refuge special conservation area and wildlife management area;
- (c) land freshwater and marine areas designated under an enactment as a protected area; and
- (d) private land owned by conservation agencies that are recognized as protected areas under an agreement.

*Public Services* means, per Provincial Planning Regulation, all infrastructure, services and amenities provided to the public, including:

- (a) infrastructure used for water and wastewater, transportation, solid waste and other utilities;
- (b) water control works, including dykes, dams, surface or subsurface drains, improved natural water bodies, canals, tunnels, bridges, culverts, boreholes or contrivances for carrying or ducting water that: temporarily or permanently alters or may alter the flow of water or the level of a water body, or change or may change the location or direction of the flow of water.
- (c) parks, schools and recreation facilities; and
- (d) health and social services and police, fire and other emergency services.

**Quarry** means, per *the Mines Act*, a mine that is an open excavation from which quarry mineral is removed.

**Quarry Mineral** means, per *the Mines Act*, a mineral, other than a diamond, ruby, sapphire or emerald that is obtained from a quarry, and includes:

- (a) sand, gravel, clay, shale, kaolin, bentonite, gypsum, salt, coal and amber;
- (b) rock or stone that is used for a purpose other than as a source of metal, metalloid or asbestos; and
- (c) a mineral that is prescribed as a quarry mineral.

**Rehabilitation** in respect of a project site or an aggregate quarry means, per *the Mines Act*, the actions to be taken for the purpose of:

- (a) protecting the environment against adverse effects resulting from operations at the site or quarry;
- (b) minimizing the detrimental impact on adjoining lands of operations at the site or quarry;
- (c) minimizing hazards to public safety resulting from operations at the site or quarry; and
- (d) leaving the site or quarry in a state that is compatible with adjoining land uses and that conforms, where applicable, to a zoning by-law or development plan under *The Planning Act* and to the specifications, limits, terms and conditions of a licence issued under *The Environment Act* in respect of the project.

**Resource-related use** means, per Provincial Planning Regulation, a use that is directly dependent on the land or resource base, such as agriculture, quarrying, forestry, fishing, trapping, hunting, outdoor recreation and hydro and wind energy production.

**Riparian Areas** means, per Provincial Planning Regulation, an area of land on the banks or in the vicinity of a water body, which due to the presence of water supports, or in the absence of human intervention would naturally support, an ecosystem that is distinctly different from that of adjacent upland areas.

**Rural Residential** means, per Provincial Planning Regulation, a non-farm, single family residential development with a larger lot size and that is located outside an urban centre.

**Sink** means any process, activity or mechanism that removes a greenhouse gas, an aerosol, or a precursor of a greenhouse gas or aerosol from the atmosphere.

**Tourist resort and accommodation** means overnight lodging for the travelling public, which includes but is not limited to bed and breakfasts, campgrounds, guest ranch, hotels/motels/, inns and lodges, nightly rentals, RV parks.

**Urban Centre** means, per Provincial Planning Regulation, an unincorporated city, town or village, and includes a settled area that has:

- (a) 25 or more permanent residences;
- (b) A mix of commercial and community services; and
- (c) A historical basis or place name.

**Urban/Wildland Interface (WUI)** means areas where residential, industrial, or agricultural development are located in a wildland setting with natural vegetation at risk of being impacted by wildfire.

**Viable Lower Class Land** means, per Provincial Planning Regulation, land, other than prime agricultural land, that is used for agricultural operations or that has been used for agriculture operations in the past and continues to have the potential to be used for that purpose.

*Wastewater Management System* means, per Provincial Planning Regulation, a system used to collect, store, treat, distribute and dispose of wastewater and includes the facilities and services associated with the management of wastewater.

*Water and Wastewater Infrastructure* means/includes, per Provincial Planning Regulation, a drinking water system and a wastewater management system.

*Water Body* means, per Provincial Planning Regulation, any body of flowing or standing water, whether naturally or artificially created, and whether the flow or presence of water is continuous, intermittent or occurs only during a flood, including but not limited to a lake, river, creek, stream, slough, marsh, swamp and wetland, including ice on any of them.

*Watershed District* means a watershed district established or continued under *The Watershed Districts Act*.

*Wetlands* means Class 2 or 3 land as defined by the land capability system of the Canada Land Inventory for Waterfowl.



# MAPS **7**

**Record of Map Amendments  
 East Interlake Planning District By-laws  
 Amending the East Interlake Planning District Development Plan (Adopting B/L No. 01-2022)  
 Map 7-2-2 - RM of Gimli**

MAP REF. #	BY-LAW NO.	COMMENTS
(1)	03-2023	Redesignated from "Agriculture Rural – Limited Area" and "Urban Residential Area" to "Parks, Recreation and Open Space Area" <i>[NOTE; visible but not identified]</i>
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**Record of Map Amendments  
 East Interlake Planning District By-laws  
 Amending the East Interlake Planning District Development Plan (Adopting B/L No. 01-2022)  
 Map 7-2-4 - Gimli Urban Centre**

MAP REF. #	BY-LAW NO.	COMMENTS
(1)	03-2023	Redesignated from "Agriculture Rural – Limited Area" and "Urban Residential Area" to "Parks, Recreation and Open Space Area"
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