assessment of land use
context report
Sign-off Sheet

This document entitled Partnership of the Manitoba Capital Region Assessment of Current Development Plans and Land Use was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Partnership of the Manitoba Capital Region (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by ____________________________
(signature)
Bonnie McInnis, MEdes, MCIP, RPP, IAP2

Reviewed by ____________________________
(signature)
Len Chambers, C.E.T., P.Eng., FEC

Stantec
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Table of Contents

1.0 INTRODUCTION ............................................................................................................. 1

2.0 REQUIREMENT FOR DEVELOPMENT PLANS ............................................................ 2

3.0 PLANNING AUTHORITY WITHIN THE PMCR ................................................................ 3

3.1 DEVELOPMENT PLAN SUMMARIES ............................................................................. 5

3.1.1 OurWinnipeg, 2011 ................................................................................................. 6

3.1.2 RM of Springfield Development Plan, 2001 ........................................................ 13

3.1.3 RM of Taché Development Plan -1990 ................................................................. 19

3.1.4 RM of Headingley Development Plan - 2008 ........................................................ 23

3.1.5 Red River Planning District – Selkirk and District Planning Area

Board Development Plan - 2011 ......................................................................................... 27

3.1.6 RM of East St. Paul, Development Plan - 2007 ..................................................... 32

3.1.7 White Horse Plains Planning District Development Plan - 2010 ......................... 36

3.1.8 South Interlake Planning District Development Plan - 2011 ................................. 40

3.1.9 Macdonald-Ritchot Planning District Development Plan – 2011 ......................... 45

4.0 ANALYSIS OF AVAILABLE SERVICED AND UNSERVICED RESIDENTIAL LANDS .... 49

5.0 SUMMARY ..................................................................................................................... 55

TABLE OF FIGURES

Figure 1 – Approved Development Plans within the Manitoba Capital Region ............. 3
Figure 2 – Manitoba Capital Region Planning Districts ................................................... 4
Figure 3 – Development Plan Location Map – City of Winnipeg .................................... 6
Figure 4 – OurWinnipeg Development Plan Land Uses .................................................. 10
Figure 5 – CentrePort Canada Land Uses ........................................................................ 11
Figure 6 – Development Plan Location Map – RM of Springfield ................................ 13
Figure 7 – RM of Springfield Development Plan Land Uses.......................................... 18
Figure 8 – Development Plan Location Map – RM of Taché ........................................... 19
Figure 9 – RM of Taché Development Plan Land Uses ................................................. 22
Figure 10 – Development Plan Location Map – RM of Headingley ............................... 23
Figure 11 – RM of Headingley Development Plan Land Uses........................................ 26
Figure 12 – Development Plan Location Map – Red River Planning District ............... 27
Figure 13 – Red River Planning District Development Plan Land Uses ....................... 31
Figure 14 – Development Plan Location Map – East St. Paul ....................................... 32
Figure 15 – RM of East St. Paul Development Plan Land Uses ......................................... 35
Figure 16 – Development Plan Location Map – White Horse Plains Planning District ... 36
Figure 17 – White Horse Plains Planning District Development Plan Land Uses .......... 39
Figure 18 – Development Plan Location Map – South Interlake Planning District ......... 40
Figure 19 – South Interlake Planning District Development Plan Land Uses .................. 44
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Figure 20 – Development Plan Location Map – MacDonald Ritchot Planning District ................................................................. 45
Figure 21 – MacDonald-Ritchot Planning District Development Plan Land Uses ............... 48
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Introduction
April 5, 2016

1.0 INTRODUCTION

This context report, Overview of Current Development Plans and Land Use, has been prepared as a component of Phase 1 of the Regional Growth Strategy for the Manitoba Capital Region.

This context report is a high level summary of the existing Development Plans that have been prepared for each of the communities of the Partnership of the Manitoba Capital Region (PMCR). This report highlights the planning and development strategies (policies) for each of the municipalities in an attempt to understand the development aspirations of each. However many of the Development Plans are quite dated, the earliest is from 1990 (RM of Tache) which is in the process of being updated.

Summarizing the current land uses and growth management strategies of the Capital Region municipalities will assist with the development of the regional growth strategy by providing the context of where each of the communities stands today and where they see themselves moving forward.

The information contained within this context report is derived from the nine Development Plans which guide planning and development for the 16 municipalities which form the PMCR.
2.0 REQUIREMENT FOR DEVELOPMENT PLANS

Per the Planning Act, a Development Plan must:
set out the plans and policies of the planning district or municipality respecting its purposes and
its physical, social, environmental objectives:

a) through maps and statements of objectives, direct sustainable land use and development in
   the planning district or municipality;

b) set out measures for implementing the plan; and

c) include such other matters as the minister or the board or council considers advisable.

It must also include a policy on livestock operations.

It is the intention that Development Plan bylaw policies be mutually supportive of the policies of
other local or regional plans, including integrated watershed management plans, transportation
plans, municipal emergency and business continuity plans and climate change action plans. All
Development Plans must be consistent with the Provincial Land Use Policies contained in the
provincial Planning Regulation under the Planning Act.

Section 4(1) of the Planning Act notes that the Provincial Land Use Policies are intended to
“guide sustainable land use and development in the province.” The policies may address:

a) urban, rural, and regional development including residential, agricultural, commercial,
   industrial, institutional and recreational development;

b) the protection and enhancement of the environment, the transportation system and other
   infrastructure, and mineral development; and

c) any other matters considered advisable. Development Plans must be generally consistent
   with the Provincial Land Use Policies.

Preparing a Development Plan must be done in consultation with the public and a qualified
land use planner. They must be adopted by bylaw after a public hearing. Development Plans
must ultimately be approved by the Minister before coming into force. A Development Plan
must be comprehensively reviewed, with public consultation, within five years of adoption.

The requirements and obligations under the Planning Act are detailed in a separate context
report.
3.0 PLANNING AUTHORITY WITHIN THE PMCR

There are 16 municipalities that are part of the Partnership of Manitoba Capital Region. Of these, 11 of the member municipalities are guided under the authority of four Planning Districts, being:

- **White Horse Plains Planning District**: RM of Cartier and RM of St. Francois Xavier
- **South Interlake Planning District**: RM of Rosser, RM of Rockwood, and Town of Stonewall
- **Macdonald Ritchot Planning District**: RM of Macdonald and RM of Ritchot

*The RM. of East St. Paul joined the Red River Planning District (RRPD) in 2012. The RM. of East St. Paul is still governed by its own Development Plan that is administered by the RRPD.

The **City of Winnipeg**, the **RM of Tache**, the **RM of Springfield**, and the **RM of Headingley** are not part of a Planning District and are responsible for land use planning and development within their respective boundaries.

Sections 40(1) and 40(2) of the Planning Act require a Planning District or a Municipality to prepare its own Development Plan, as the case may be, for its planning area. The Development Plan is the basic planning tool for local government in Manitoba. It is a statement of the board or council’s policy about land use and development.

The nine Development Plans that guide land use planning within the PMCR are identified in Figure 1 and the relevant planning districts are identified in Figure 2.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Figure 2 – Manitoba Capital Region Planning Districts
3.1 DEVELOPMENT PLAN SUMMARIES

Manitoba’s Capital Region covers 7,785 km² centered around the City of Winnipeg. While this represents 1.2% of the province by area, it is home to 63.5% of the population. According to the 2011 Census 767,380 people live within the Capital Region, 663,615 within the City of Winnipeg itself and 103,763 people in the surrounding Capital Region municipalities. More recently, the 2016 Statistics Canada Report, “Human Activity and the Environment 2015-The Changing Landscape of Canadian Metropolitan Areas, highlighted the following for Winnipeg:

- At the Census Metropolitan Area (CMA) level, built-up area increased from 326 km² in 1971 to 559 km² in 2011, an increase of 71%.
- At the CMA-E level, built-up area increased from 497 km² in 1971 to 1,112 km² in 2011, an increase of 124%.
- In 2011, the natural and semi-natural land class was divided into forest (28%), water (23%) and other (50%).
- From 1971 to 2011, 194 km² of arable land and 103 km² of natural and semi-natural land were lost to settled area.
- Of the natural and semi-natural land converted to settled area from 1971 to 2011, 62.0% was forest, 11.8% was natural land for pasture and 26.2% was classed as other.
- Population in the CMA increased by 30% from 563,195 to 730,018 between 1971 and 2011.
- The number of dwellings in the CMA increased by 77% from 172,371 to 304,779 between 1971 and 2011.

What follows is a summary of the nine Development Plans that outline the planning direction and policy for the 16 municipalities within the Capital Region. Each of these plans outlines, at various levels of detail, future development aspirations and plans for each community or planning district (Figure 3).
3.1.1 OurWinnipeg, 2011

Population: 663,615

Figure 3 – Development Plan Location Map – City of Winnipeg
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Winnipeg is the provincial capital and the largest city of the province of Manitoba. It is located at the confluence of the Red and Assiniboine Rivers.

Adopted in 2011 the OurWinnipeg Plan is the official Development Plan (Figure 4) guiding growth and change for the City of Winnipeg. OurWinnipeg presents a 25-year vision for the City. OurWinnipeg presents land use areas using what it calls an urban structure planning tool that differentiates between areas of the City based on their period of growth and descriptive characteristics. The urban structure is divided into two categories: Transformative Areas which have been identified as areas with the best opportunity to accommodate Winnipeg’s projected growth and Areas of Stability.

3.1.1.1 Land Use Designations

OurWinnipeg designates the following as Transformative Areas:

Downtown

Downtown Winnipeg has the largest employment concentration, the City’s highest density office development, service and retail, as well as cultural and entertainment facilities and high-density, mixed-use residential. Downtown is considered a transformative area offering several pedestrian-friendly districts.

OurWinnipeg suggests that Downtown offers one of the best opportunities to create complete, mixed-use, higher-density communities in a way that promotes sustainable practices through efficient use of land and use of existing infrastructure.

Centres and Corridors

Centres and Corridors are intended as vibrant, pedestrian-friendly districts that provide the option to choose from a variety of different housing types – from apartments, to single-family homes, to townhouses – that are within walking distance to shopping, amenities and employment areas.

Major Redevelopment Sites

Major Redevelopment Sites are areas within Winnipeg that were once thriving industrial and commercial areas that are currently not being fully utilized. Some of these underused sites have significant strategic value due to their proximity to existing communities. Major Redevelopment Sites present large-scale opportunities to enhance Winnipeg’s urban fabric by reinvigorating these underutilized lands.

New Communities

New Communities are large land areas identified for future urban development and are not currently served by a full range of municipal services. Planning New Communities will provide opportunities for a mix of uses; higher density residential; parks, places and open spaces;
Our Winnipeg identifies the following as Areas of Stability:

**Mature Communities**

Mature Communities are Winnipeg’s early suburbs, mostly developed before the 1950s. Key features include a grid road network with back lanes and sidewalks, and low to moderate densities. These communities typically have a full range of municipal services.

**Recent Communities**

Recent Communities are areas of the City that were planned between the 1950s and the late 1990s. They are primarily low and medium residential with some retail. The road network is a blend of modified grid and curvilinear streets, often without sidewalks or back lanes. These are typically stable residential communities with limited redevelopment potential over the next 30 years.

**Rural and Agricultural**

Rural and Agricultural lands identified in Our Winnipeg are large tracts of undeveloped land that currently support a mix of agricultural and rural residential uses within city limits. Currently, these lands are not viable for development to an urban standard. Rural Agricultural lands are identified to be maintained as large parcels for agricultural production and compatible uses. The Plan restricts fragmentation of land within Rural and Agricultural areas.

Additional land uses of interest are:

**Airport**

The Airport is identified in the Our Winnipeg plan as an important economic development and employment area. Located in the northwest quadrant of the City, the James Armstrong Richardson (JAR) International Airport provides air passenger and cargo services. The airport is also the location of the 17 Wing, a major Canadian Forces air force base. The Airport is a strategic partner in ensuring the success of CentrePort as it will provide the link to air cargo for redistribution through other modes of transportation.

The JAR International Airport has undergone a major redevelopment, including the construction of a new passenger terminal building. The Winnipeg Airports Authority (WAA) has also developed a land use plan for the lands under their jurisdiction. This land use plan contains provisions for future runways and designates areas for future airport related industrial/commercial development. The JAR International Airport’s proximity to the city is convenient for travelers, but it also means that airport operations have some impact on the commercial, employment and residential areas nearby. While area residents want neighbourhoods with a high standard of livability with the minimal intrusion of noise and traffic,
these must be balanced with the economic benefits of maintaining a well-functioning airport with 24-hour operations. Over the years, policies, plans and regulations have been developed in consultation with the WAA and the community to protect airport operations while allowing minimal intrusion: including the Airport Vicinity Development Plan.

**CentrePort**

CentrePort is an inland port being developed around Winnipeg’s James Armstrong Richardson (JAR) International Airport. It will serve as an intermodal goods handling facility that is connected by road, rail and air to the marine ports of Vancouver, Prince Rupert, Churchill and Thunder Bay. Through Winnipeg’s strategic location on the International Mid-Continent Trade and Transportation Corridor, it will function as a centre for the transshipment of cargo to other inland destinations. Refer to Figure 5 for the relevant land uses identified for CentrePort (Figure 5).

**3.1.1.2 Complete Communities**

Complete Communities is one of four Direction Strategies supporting OurWinnipeg. Its primary focus is to describe Winnipeg’s physical characteristics and lay out a strategic policy framework for the city’s future physical growth and development using the Urban Structure format.

There are several Key directions stated in Complete Communities one of which acknowledges the need for Regional cooperation.

Key Direction “Acknowledging that mutual success will come from thinking and acting as a region, The City of Winnipeg will collaborate with the municipalities comprising the Capital Region to plan for a sustainable, vibrant and growing region”. Complete Communities acknowledges that Regional Planning is necessary to confirm how and where growth will be accommodated on a regional level and states that the City of Winnipeg supports providing essential infrastructure, (water and waste) infrastructure and shared services to the Capital Region so long as these provisions are directed through established Council policy or through an established Authority or Utility. As well Complete Communities recognizes that a regional integrated transportation system that links employment areas to markets locally, regionally, nationally and globally is important for the healthy economic stability of the Capital Region.
Figure 4 – OurWinnipeg Development Plan Land Uses
Figure 5 – CentrePort Canada Land Uses
3.1.2 RM of Springfield Development Plan, 2001

**Population:** 14,069 (2011) (Figure 6)

Located directly east of the City of Winnipeg is the Rural Municipality of Springfield. Springfield stretches from urban industrial development on the eastern boundary of the City of Winnipeg, through urban, rural residential, agricultural and natural landscapes, to the Agassiz Provincial Forest on the municipality’s eastern boundary. Birds Hill Provincial Park nestles into the northwestern corner of Springfield. There are three larger communities within the RM: Anola, Dugald and Oakbank, and six hamlets.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

The RM of Springfield Development Plan, was adopted in 2001 and states the following: “The primary goal is to protect the general health, safety and well-being of residents of the Municipality by adopting land use policies that ensure development takes place in a manner that will not endanger the health and safety of any individual or property, or places an undue financial burden on the Municipality”. Figure 7 details the Overall Plan for the RM of Springfield.

3.1.2.1 Land Use Designations:

Urban Centres

The Municipality has three urban centres. Oakbank is the largest, with approximately 2,944 (StatsCan 2011) people. Dugald has approximately 380 people, followed by Anola with approximately 250. Oakbank has experienced steady growth and has more than doubled in size over the past two decades as it is only 15 km from Winnipeg and easily within the commutershed. Anola and Dugald have experienced little growth. While it is expected all three urban centres will experience some growth in the next five to ten years, the major growth is expected to occur in Oakbank.

Hamlets

There are six hamlets within the Municipality. The hamlets of Glass, Vivian, Ostenfeld, Hazelridge, Prairie Grove, and Navin are small residential centres that may have minor commercial and institutional components.

Hamlets serve an important function by allowing rural residents an opportunity to live close to original homesteads and have some benefits of an urban area. Presently, these communities have limited municipal services. Water and sewer services are provided by individual wells and private septic systems.

Rural Residential

Given the RM’s proximity to the City of Winnipeg, Springfield has been attractive for rural residential development. The Development Plan concentrates rural residential developments in areas which have lower potential for agriculture, relieving demand for non-farm development in prime agricultural areas and minimizing the negative impacts on services. However, the significant rural residential development around Birds Hill Park will pose an obstacle for future intensification and servicing.

Rural & Agricultural Areas

Four distinct settlement patterns have developed in the rural portions of the RM of Springfield as influenced by such factors as physical characteristics as soils, vegetation and landforms; transportation networks; proximity to urban areas and other sensitive lands; and cultural differences. These areas are identified as “Agricultural Preserve Area”, “Agricultural Limited Areas”, “Rural & Agricultural Area” and “Mixed Rural and Agricultural Area”.

Stantec
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Agricultural Preserve Area

Agricultural Preserve Area encompasses prime agricultural areas with large farm land holdings. A number of rural residential lots have already been created within the prime agricultural areas which, while not seriously restricting commercial production, are of sufficient numbers to limit growth potential of the livestock sector. Additional non-farm residences are discouraged.

Agricultural Limited Areas

Agricultural Limited Areas are areas that can be considered as prime agricultural land but due to possible conflicts with adjacent urban, hamlet and other sensitive lands and uses, limits have been placed on the intensity of livestock operations. Current land uses in these areas include a mix of rural residences, farmsteads, hobby farms, mixed use farms, livestock operations, and a limited number of business related establishments.

Rural & Agricultural Area

Areas identified as Rural & Agricultural Area are characterized by a highly fragmented land use pattern. While the soil capability for agriculture in much of the area is excellent, historic settlement patterns and past development activity severely limit the potential for commercial agriculture.

Sand and gravel is an important non-renewable resource east of Anola within the Rural & Agricultural Area. There are a number of active pits and areas of proven aggregate resources. As the current pits in the Birds Hill Park area are depleted, these areas will become the primary source of aggregate for the capital region. Future development must be cognizant of this resource.

Mixed Rural & Agricultural Area

Mixed Rural & Agricultural Areas are generally designated in an area surrounding Anola and east of Highway 12. Much of the area is wooded with the predominate land use being scattered rural residential holdings, interspersed with larger agricultural holdings of cropland, forage grassland and bush. Beef production, primarily grazing and cow-calf operations, are the most predominant livestock type.

Industrial

Industry is an important land use in the Municipality, particularly in the area bounded by Gunn Road, Springfield Road, Plessis Road and the PTH 101. The Municipality wants to promote this area, known as the North Transcona Industrial District, for continued medium and heavy industrial uses.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Since little industrial activity has occurred east of the Floodway, the Municipality intends to promote light industrial development, compatible with urban centres, within Dugald, Anola and Oakbank.

Commercial

There is a relatively strong commercial sector in Oakbank despite its close proximity to the City of Winnipeg. Smaller commercial enterprises are also found in the other urban centres and hamlets. Some development has also occurred on the approaches to Winnipeg along the TransCanada Highway.

Aggregate

Aggregate extraction is an important industry in the Municipality and is of regional significance due to its high quality and proximity to the City of Winnipeg.

Locations of aggregate resources are well documented by the Province. The highest quality aggregate is located near existing rural residential areas south of Birds Hill Provincial Park. Other resource areas are located between Anola and Vivian.

While the aggregate industry should be protected from incompatible uses, the industry itself should be developed and managed in a manner compatible with adjacent land uses and the environment. Due to the nature of the material and the proximity to Birds Hill Provincial Park, there are a number of environmental issues that shall be addressed, such as potential for groundwater pollution, modification in the groundwater levels, wildlife and plant habitat, aesthetics and rehabilitation.

The Development Plan recognizes the significance of aggregate resources, while acknowledging extraction shall be managed in a manner that minimizes disturbance to residents and the environment.

Natural Areas (undevelopable lands)

Areas that are not suitable for development because of flooding, unstable, or very poorly drained soils or having unique habitat, are designated as “Natural Areas”. Development or land improvements in these areas, even for agricultural production, have a high risk of failure and could result in significant environmental problems such as downstream flooding, groundwater contamination or the lowering of the water table and unnecessary public expenditures. These areas are generally located in the eastern extremities of the Municipality, with an exception one identified southeast of Birds Hill Park.

Parks Recreation and Open Space

Birds Hill Provincial Park, which is adjacent to the Municipality, is one of the most popular Provincial Parks in the province. In addition to regular camping, the park has high day use visits...
Planning Authority within the PMCR
April 5, 2016

for swimming and hiking in the summer and cross country skiing in the winter. The Park hosts many special events such as the Winnipeg Folk Festival which attract thousands of music fans from all over Manitoba, northwestern Ontario and the United States. The Park also hosts a number of equestrian events each year. The Park has a high bird and wildlife population which is enjoyed by both local and Winnipeg residents.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016
3.1.3 RM of Taché Development Plan -1990

Population: 10,284 (Figure 8)

Incorporated in 1880, the RM of Taché is located to the south-east of Winnipeg, stretching from the Red River Floodway in the west to the beginning of the Canadian Shield in the east. Lorette and Landmark are the main residential and commercial hubs of the Municipality with Ste. Genevieve, Dufresne, Ross and Linden as other noteworthy communities.

The primary goal stated in the Development Plan is to achieve the maximum physical, cultural social, economic, environmental and personal well-being for the citizens of the Rural Municipality of Taché. Figure 9 details the Overall Land Use Plan for the RM of Taché. It should be noted that an updated Development Plan is currently under development for the RM of Taché.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

3.1.3.1 Land Use Designations

Agricultural and Rural Development

The Agricultural and rural development lands are further designated as follows:

General Agricultural Area

The purpose of the General Agricultural Area is to create and maintain an environment that is conducive to a full range of agricultural activities and ensure that agricultural activities be protected and encouraged as the primary and dominant land use in the area.

Limited Agricultural Area

The areas designated as Limited Agricultural Area are less pre-disposed to a broad range of agricultural use.

The eastern portion of the Municipality is characterized by a range of poor quality soils, more stoniness and tree cover, aggregate deposits, peat, and various degrees of fragmentation and non-farm use.

The Limited Agricultural Areas identified abutting the Seine River are characterized by good quality soils but the degree of fragmentation and the amount of non-farm use in the area makes this area limited in its opportunities for agricultural production.

Rural Residential Area

The purpose of the Rural Residential Area is to designate areas for non-farm residential development.

Natural Resource Area

There are significate aggregate resources within the RM of Taché. These aggregate resource locations are designated Natural Resource Area.

Natural Environment Area

The eastern township of the Municipality has a large area of undeveloped bog and marsh land. The Development Plan identifies these areas as having unique natural and environmental qualities that should be maintained in their natural state.

Settlement Areas

In the RM of Taché, the Development Plan designates Lorette and Landmark as being the most dominant urban centres. Lorette has felt the impact of being within the commutershed of the City of Winnipeg and it has seen rapid growth. Although Lorette is primarily a “bedroom” community to Winnipeg, it does provide services for local residents. Landmark is also within the
COMMUTERSHED OF WINNIPEG, but also serves as an agricultural service centre providing some regional services. It too has seen rapid population growth as has the community of Linden. In contrast, three small settlements namely Ross, Ste. Genevieve and Dufresne, have generally seen very little development or growth in the recent past.

Île-des-Chênes Area

Because of a rather unique land use situation six sections of land have been established as a special study area. The Île-des-Chênes Area is located at the western edge of Taché. In this area a number of land uses are intermixed. These include an industrial use, commercial agriculture, an urban centre (Île-des-Chênes), and rural residential development.

Hazard Lands

The largest portion of the Municipality is within the Seine River drainage basin. The Seine River flows westerly through the western part of the Municipality. Lands in the Southwestern corner are in the Seine River Diversion and Manning Canal watersheds. The lands in the eastern part of the Municipality are in the Cook’s Creek and Brokenhead River watersheds.

Within the Municipality, 28 miles (45km) of the waterways are "Provincial Waterways" under the jurisdiction of the Province; those waterways within the Cook’s Creek Watershed Conservation District are under the jurisdiction of the Conservation District and the remaining waterways are the responsibility of the Municipality.
Figure 9 – RM of Taché Development Plan Land Uses
3.1.4  RM of Headingley Development Plan - 2008

**Population:** 3,215 (Figure 10)

![Development Plan Location Map – RM of Headingley](image)

**Figure 10 – Development Plan Location Map – RM of Headingley**

The RM of Headingley is located directly west of Winnipeg. From 1972 until 1993, the Municipality was part of the City of Winnipeg. It seceded from the larger City in 1993. The Plan has identified a significant amount of vacant, undeveloped land for future more intensive development. Five general land use categories have been identified in the Development Plan for the RM of Headingley. The Overall Plan for the RM of Headingley is detailed in Figure 11.

It should be noted that a new Development plan for the RM of Headingley was conditionally approved by the Province in December of 2015 and should receive 3rd reading early in 2016.
3.1.4.1 Land Use Designations

Neighbourhood

The primary intent of the Neighbourhood areas is to promote, protect and enhance existing communities through the accommodation of a mix of residential and community service developments as well as limited local commercial and other compatible land uses.

General Business

The primary intent of the General Business areas is to promote highway, general commercial uses and light industrial developments. Four use categories have been identified:

Townsite Commercial

These are identified as areas that serve as a focal point or “main street” to the community that allow for a mix of uses including retail outlets, recreational and leisure facilities, service shops, and mixed use developments.

Highway Commercial

Highway Commercial areas are limited generally to the TransCanada Highway area and are identified as an area that provides services to the traveling public such as service stations, restaurants and cafes as well as hotels and motels.

Business Park Industrial

These areas focus on business and commercial establishments that carry out their operations within enclosed buildings, research and high technology businesses as well as light manufacturing uses. Business Park Industrial area is generally located north of the TransCanada Highway to the west and east of Cameron Street.

Industrial Business Technology Park

Industrial Business Technology Park areas are designated for uses that accommodate data centres, offices, research and development and other related business and technological activities in a campus-like setting. Industrial Business Technology Park uses are directed generally to the area north of the TransCanada Highway to the west of Dodds Road.

General Industrial

The General Industrial classification is intended to provide for manufacturing, commercial and warehouse developments with only a limited nuisance factor created or emitted outside an enclosed building.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

**Institutional**

Institutional uses include places of worship, schools, cemeteries, daycare facilities, libraries, personal care homes, and other similar uses. These facilities to be integrated throughout the community and primarily developed at a neighbourhood oriented scale.

**General Agricultural**

Headingley wants to promote farming but has recognized that certain types of farming operations and farm practices can be incompatible with Headingley's semi-rural character. A balance has to be maintained to ensure that farms and residences can be located in close proximity without causing concerns for either party.

While land adjacent to the south side of Roblin Boulevard has generally been designated as "Agriculture", it is recognized that this area has developed over the years with a mixture of land uses.
Figure 11 – RM of Headingley Development Plan Land Uses
3.1.5 Red River Planning District – Selkirk and District Planning Area Board Development Plan - 2011

Population:
- RM of St. Clements = 10,505 (Figure 12)
- RM of St. Andrews = 11,875
- RM of West St. Paul = 4,932
- City of Selkirk = 9,834

Figure 12 – Development Plan Location Map – Red River Planning District

The Red River Planning District serves the Rural Municipalities of West St. Paul, East St. Paul, St. Clements, and St. Andrews, the City of Selkirk and the Village of Dunnottar (not a member of the PMCR). The Planning District objectives are to promote the optimum economic, social, environmental and physical condition of the area.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

The Rural Municipality of East St. Paul joined the District on July 1, 2012. The current Development Plan for the Red River District does not include the RM of East St. Paul, which is presently governed by its own Development Plan (see Section 3.1.6).

The Selkirk and District Planning Area Board, Development Plan was adopted in July 2011 and subsequently amended 2010 and 2013.

3.1.5.1 Land Use Designations

The land use designations in the Development Plan are summarized below. The Overall Development Concept for the Red River Planning District is outlined in Figure 13.

Resource and Agriculture

Resource and Agriculture designated lands are predominately reserved for the agricultural and other natural resource related industries and uses.

Over three quarters of the Development Plan area is classified as prime agricultural land, and agriculture is considered the primary land use in the district. The Development Plan contains policies to restrict subdivision to preserve agricultural operations, restrict the size and location of livestock operations, and to limit the development of non-agricultural commercial operations.

Agriculture Restricted

Areas in which small holding development allows for smaller scale less intensive agricultural operations and low density non-farm residential uses are designated Agriculture Restricted.

The designation allows for a limited degree of subdivision – generally 4 acres parcels – and is intended as an intermediary district between large scale agricultural operations and rural residential and urban development. Due to a higher number of non-residential dwellings in the district, livestock operations are limited in these areas. Environmental concerns regarding the impact of livestock operations prohibit their development on poor agricultural soils, organic soils, and areas adjacent to water bodies.

Rural Residential

These are areas reserved for the establishment of rural non-farm residences with or without on-site sewer and water services on small acreage lots excluding cottages or resort type development.

Rural Residential development is restricted in areas with good agricultural soils, mineral aggregate operations, outdoor recreation, wildlife habitat, or areas with environmental hazards such as flooding.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Due to environmental concerns with regard to on-site waste management in the Red River Corridor and areas of the RM of West St. Paul, these areas is intended to be serviced in the future.

**Resort**

The Resort designation is for areas associated with natural or recreational resources whereby development for tourism, economic development, and seasonal or permanent dwellings is encouraged. The intensity of development is governed by the natural capacity of the ecosystem and servicing capacity of the area.

The Development Plan encourages new resort development where impacts to agricultural land and sensitive natural areas can be lessened. Public reserves are to be established adjacent to surface waters to protect or establish riparian areas to protect habitat and water quality.

**Settlement Centre**

An area where a variety of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. The density and scale of permitted developments would depend upon criteria such as the carrying capacity of the existing and proposed infrastructure, the desired level of development, and compatibility with the surrounding areas.

The major settlement centres are Clandeboye, East Selkirk, Grand Marais, Libau, Lockport, Middlechurch, and Petersfield. New settlement centres outside of the existing settlements will not be approved. Expansion of settlement centres shall be directed away from prime agricultural land, livestock production operations, resource-related uses and natural hazard areas.

**General Development**

General Development Areas are lands where significant residential development exists or is planned when centralized waste and water services become available. Mixed use and neighbourhood commercial development is encouraged at major nodes along major transportation corridors.

Expansion of the General Development Area is directed away from prime agricultural land, livestock production operations, resource-related uses and natural hazard areas.

**Industrial and Business Park**

These are areas reserved for employment uses. Industrial areas generally allow for more intensive manufacturing uses that may create nuisances which are not compatible with other types of development. Business parks typically have a mix of manufacturing and commercial uses with a higher level of development standards.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Industrial designated land in the Development Plan is limited to three sites: The Gerdau Steel Rolling Mill and Mandak Metal Processors, and surrounding area, in the City of Selkirk and RM of St. Andrews, the Manitoba Hydro station and former CIL lands in East Selkirk and the area north of the existing business park and west of Main Street at the north end of the Selkirk.
Figure 13 – Red River Planning District Development Plan Land Uses
3.1.6 RM of East St. Paul, Development Plan - 2007

**Population** = 9,046 (Figure 14)

**Figure 14 – Development Plan Location Map – East St. Paul**

East St. Paul is located north-east of and adjacent to the City of Winnipeg. The Municipality was formed in 1915 when the municipality of St. Paul (1888-1914) was subdivided into West St. Paul and East St. Paul. It includes the town of Birds Hill and the communities of North Hill, Glengarry, River East Estates, Whidbey Harbour, Pritchard Farm Estates, and Silverfox Estates.

The historic Henderson Highway follows the Red River through East St. Paul areas settled by the Red River Settlers. The Red River Floodway diverts part of the Red River’s flow around the City of Winnipeg and through East St. Paul and discharges it back into the Red River North of the dam in Lockport.

Now a member of the Red River Planning District, the RM of East St. Paul is still governed by its own Development Plan adopted prior to joining the Planning District. The Development Concept for the RM of East St. Paul is detailed in Figure 15.
3.1.6.1 Land Use Designations

Serviced Residential Land

The primary intent of the Serviced Residential Land designation is to promote, protect and enhance existing neighbourhoods through the accommodation of a mix of residential, local commercial and community services. Three land use classifications have been established: Serviced Residential 1, Serviced Residential 2 and Serviced Residential Reserve.

Serviced Residential 1 (SR1)

Most serviced residential lots developed within the RM of East St. Paul are a minimum of 15,000 sq. ft. to 17,000 sq. ft. in size. The Development Plan identifies these large lot serviced residential acreages as Serviced Residential 1.

Serviced Residential 2 (SR2)

The RM also recognizes the need to encourage alternative housing forms and densities as a reflection of lifestyle considerations, housing choice and market affordability by allowing higher density development in the areas identified as Serviced Residential 2.

Serviced Residential Reserve (SRR)

East St. Paul is creating a Serviced Residential Reserve category for the former Esso refinery lands located north of Pritchard Farm Road and west of Raleigh Street.

Commercial

East St. Paul’s proximity to Winnipeg has reduced the opportunities for commercial development activities. Most of the Municipality’s commercial enterprises provide either day to day type goods or services or highway commercial facilities. While these types of commercial services will continue to be promoted, areas where there are opportunities to expand the commercial sector in East St. Paul have also been identified in the Development Plan.

Industrial

East St. Paul has designated an area located east of Lagimodière Boulevard for future industrial development. Also part of the site owned by Esso Resources and used as oil storage and warehouse facility has been designated industrial in the Development Plan.
Mixed Use:

Four mixed use land use classifications have been proposed.

Residential and Limited Commercial/Residential:

Mixed Use Residential/Institutional (RI)

The Residential/Institutional Mixed Use area has been designated for lands adjacent to the Perimeter Highway. The types of uses, which are considered appropriate, include institutional facilities such as religious assemblies and extended medical treatment services, as well as multiple family housing, limited commercial uses and institutional residences. Single detached housing is allowed, however, special care and consideration should be taken to avoid future land use conflicts.

Mixed Use Limited Commercial/Residential (LCR)

The Business/Limited Residential area focuses on land to the north of Pritchard Farm Road between Gateway Road and Sperring Avenue. This area had at one time been designated for industrial, residential and agricultural related uses.

Mixed Use Townsite (TMU)

The intent of this designation is to allow a mixture of land uses including single family dwellings, duplexes, townhouses, walk-up apartments and a variety of commercial developments (e.g. grocery stores, restaurants), professional offices, and service uses such as printing establishments and dry-cleaning operations.

Mixed Use Business/Limited Residential (BLR)

This land use category has been identified for the area immediately south of the Perimeter Highway to the east of PTH No. 59. This land use category provides an area where small scale business operators can work and reside in the same location.

Due to fragmented land holdings and demand for non-farm residences, the farming community has found it more profitable to subdivide or sell their land for non-farm development. The statistics outlined in Subsection 3.0 of the Development Plan, demonstrates that farming activities in East St. Paul are quite limited.

Rural Limited Areas

The northern and eastern portions of the Municipality have been identified as Rural Limited Areas. The Rural Limited areas have been identified to accommodate rural residences and other compatible uses.
Figure 15 – RM of East St. Paul Development Plan Land Uses
3.1.7 White Horse Plains Planning District Development Plan - 2010

Population: RM of St. Francis Xavier = 1,240 (Figure 16)
RM of Cartier = 3,153

The White Horse Plains Planning District Development Plan applies to the Rural Municipality of Cartier and the RM of St. François Xavier. The Development Plan was adopted in 2010, and is presently in the process of being updated.

The overall vision for the District is to provide direction for future land use and development including residential, commercial and industrial growth. The intent is to minimize conflicts and be in the best interest of District and its residents so that the Settlement Centre Policy Areas are enhanced, rural and agricultural activities as well as natural and recreational resources are sustained and public services are provided in an effective manner. Figure 17 details the Development Concept for the White Horse Plains Planning District.
3.1.7.1 Land Use Designations

Settlement Centre
Land uses within this designation include residential, commercial, industrial, institutional and recreational. The intent of this designation is to outline policies that recognize the role of Settlement Centres as important service centres for surrounding rural areas. Developments in this policy area are either serviced with municipal services, or are encouraged to do so when available. New development is encouraged in built-up areas, or where contiguous with built-up areas. Premature development of prime agricultural land is discouraged.

Rural General Rural Limited
The intent of the Rural General Policy Area is to support and enhance the agricultural industry and associated rural uses, while that of the Rural Limited Area is to protect Settlement Centre Policy Areas as well as other farms, residences and businesses from large livestock operations and incompatible agricultural practices, while encouraging specialized agricultural operations.

Permitted land uses include agriculture, agri-commercial, agri-industrial uses, farm-related residential, industrial, business and commercial operations that are accessory to an active farming operation, natural resource extraction, as well as institutional and recreation facilities.

Rural Residential
The intent of this Policy Area is to accommodate non-farm rural residential developments as well as related uses in appropriate rural settings. Typical uses include single-family, cottage or mobile home cottage dwellings, as well as limited recreation and open space uses. Existing general agricultural, agri-commercial, agri-industrial and highway commercial uses that were in operation at the time the adoption of the Plan are permitted to continue.

Business
The intent of the Business Policy Areas in the Development Plan is to outline policies that accommodate general commercial and industrial as well as agri-commercial/industrial and related land uses in appropriate rural settings. Permitted uses include highway commercial developments, agri-commercial or agri-industrial uses as well as general industrial uses. Businesses are generally to be located within Settlement Areas, unless unable to do so because of conflict with agriculture or highways, or because of land and accessibility requirements.

3.1.7.2 General Policies
In addition to the policy areas described above, the Plan provides general policy direction, outlined below, that applies to both Settlement Centre Policy Areas and Rural Policy Areas.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Overall
To ensure that development is sited appropriately, with consideration given to location, access, servicing, pollution or nuisance prevention, and the requirement for concept or secondary plans for areas facing development pressure.

Hazard Lands
The district restricts higher intensity development in areas subject to flooding, erosion, or instability. Where development is unavoidable or undesirable, policies are in place to limit risk to the population, damage to property, and to avoid environmental impact.

Water and Shoreland
The Plan contains policies to identify, protect and enhance ecologically significant waterbodies, waterways, groundwater and shorelands.

Heritage Resources
The Plan provides policy direction regarding the identification and preservation of historic, architectural or archaeological significance, as well to maximize interpretative and tourism potential.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Figure 17 – White Horse Plains Planning District Development Plan Land Uses
3.1.8 South Interlake Planning District Development Plan - 2011

**Population:**
- RM of Rockwood = 7,964 (Figure 18)
- Town of Stonewall = 4,536
- RM of Rosser = 1,352

The South Interlake Planning District (SIPD) is comprised of the Rural Municipalities of Rosser and Rockwood and the Towns of Stonewall and Teulon. (Teulon is not a member of PMCR). Located immediately northwest of the City of Winnipeg. The District has an area of approximately 1,588 square kilometers and includes the CentrePort development. Agricultural land uses dominate on over 85% of Rosser’s land area and 55% of Rockwood’s area. The South Interlake Planning District Development Concept is detailed in Figure 19.
3.1.8.1 Land Use Designations

The SIPD Development Plan lists the following land use designations:

**Agricultural Rural Area**

Lands designated as Agricultural Area allow the full range of agricultural activities, subject to limitations posed by provincial legislation and regulations and the RM of Rockwood and RM of Rosser Zoning By-laws.

**Restricted Agricultural Area**

Due to their proximity to areas designated for other land use activities, the Development Plan restricts new or the expansion of livestock activities and wind farms on some agricultural lands. These lands have been designated as Restricted Agriculture. The intent is to reduce the likelihood of land use conflicts in the future as adjoining areas evolve into non-agricultural designated land uses, e.g. Urban or Rural Residential.

No new livestock operations or wind farms are allowed in the Restricted Agriculture areas.

**Commercial and Industrial Areas**

Commercial and Industrial development is directed towards the District’s Urban Centres and, to a limited extent, the Rural Settlement Centres.

The Central Business District will be developed and maintained as the main commercial, business and cultural centre of each urban centre.

All new industrial development in urban centres shall be directed into those areas designated as Industrial Development on the urban area maps forming part of this by-law.

**Highway Commercial Area**

The Development Plan directs that only those uses rendered unsuitable for downtown locations by virtue of the generation of heavy traffic large site requirements, fire or nuisance hazards, and those uses that directly serve the motoring public shall be allowed to locate in identified highway commercial areas.

**Business Park Area**

The “Stony Mountain Business Park” has been identified to provide the opportunity for business and industrial uses to be centralized.

**Industrial Area**

All new industrial development in urban centres is to be directed into those areas designated as Industrial Development.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

Special Industrial Area

The “Special Industrial Area” north-east of Stony Mountain is the site of Bristol Aerospace facility. Bristol Aerospace holds several sections of land which are retained as a buffer for their rocket propellant plant.

Parks, Institutions and Open Space Area

Planning and development of open space and parks are intended to accommodate the respective needs of individual neighbourhoods, the community as a whole and the region served by the community.

Residential Area

The Development Plan directs that residential development within urban centres occur in such a manner as to minimize conflict with adjacent land uses and maximize the efficiency of municipal services.

Residential Hold Area

Within urban centres, strategically located, un-serviced lands have been identified as reserved for future urban development by designation as "Urban Residential Hold Area".

Rural Residential Area

In limited instances, it may be possible to accommodate multi-lot (i.e. more than 2 lots) non-farm residential development in the Rural Area. These areas have been designated Rural Residential. The intent is to assist in meeting the occasional demand for small scale rural residential development, so long as that development meets requirements to minimize conflict with existing and potential future agricultural activities in the surrounding area.

Rural Settlement Centres

The SIPD Development Plan uses the term "Rural Settlement Centres" to identify the unincorporated communities of Rosser, Meadows, Argyle, Grosse Isle, Gunton, Komarno and Balmoral. These centres provide an alternative lifestyle to that offered in either rural residential areas or larger urban centres.

The primary purpose of the Rural Settlement Centres is to accommodate residential development. Some commercial/industrial and community (e.g., recreation facilities, seniors housing, care homes, etc.) development designed to service the daily needs of residents may be considered, but the overall intent will be to limit such development so as not to compromise the viability of the service function of the District’s Urban Centres.
Urban Centre

For the purpose of this Development Plan, the term "urban centre" refers to the Town of Stonewall, the Town of Teulon and the community of Stony Mountain.

CentrePort Canada Area

The area of Rosser lying within the Perimeter Highway falls within the defined area of CentrePort Canada (Manitoba’s inland port development). The mechanisms for future land use controls in this area were under review by the Province of Manitoba at the time the Development Plan was being prepared.

Refer to Figure 5 for land use designations within the CentrePort Canada area.

Rockwood Sensitive Area

Under the authority of the “Rockwood Sensitive Area Regulation”, established under the Environment Act (C.C.S.M. c. E125), restrictions are placed on the drilling, maintenance and abandonment of wells in the defined area identified as the Rockwood Sensitive Area.

The 3,000 hectare area of near-surface limestone bedrock in Rockwood, along with other scattered sites of aggregate potential in the District, pose unique economic and land use challenges and opportunities to the District. Clear policy direction will be necessary to provide guidance on land use matters that affect, or are affected by, the utilization of this natural resource.
Figure 19 – South Interlake Planning District Development Plan Land Uses
3.1.9 Macdonald-Ritchot Planning District Development Plan – 2011

Population: RM of Macdonald = 6,280 (Figure 20)
RM of Ritchot = 5,478

Figure 20 – Development Plan Location Map – MacDonal Ritchot Planning District

The Macdonald-Ritchot Planning District undertakes planning for the two Rural Municipalities of Macdonald and Ritchot.

Located southwest of Winnipeg and covering approximately 1,106 square kilometers, the Rural Municipality of Macdonald extends from Fort Whyte, over the Perimeter Highway to the communities of Oak Bluff, La Salle, Domain, Osborne, Brunkild, Sanford, and Starbuck.

The Rural Municipality of Ritchot is located 27 kilometres south of Winnipeg. Ritchot has the villages of St. Adolphe, Ste. Agathe, Île-des-Chênes, Glenlea, Grande Pointe, and Howden.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016

The Macdonald-Ritchot District Development Plan is long range and comprehensive in scope with a twenty year vision for the Planning District. Figure 21 identifies the Development Concept for the Macdonald-Ritchot Planning District.

3.1.9.1 Land Use Designations

The District Development Plan designates three types of development centres:

Urban Centres

Urban Centres are intended to be the principal growth areas in the Planning District. They provide business and community services and facilities, and opportunities for single-family and multi-family residential development. They contain a mixture of local and regional-serving business development opportunities and local community services including key municipal recreation and school facilities. The Urban Centres are intended to be developed designed as inter-connected neighbourhoods and be pedestrian and cycle oriented, with the potential for public transit links to the capital region.

The Development Plan identifies seven Urban Centres, including Ile des Chenes, St. Adolphe, Ste. Agathe in the RM of Ritchot and La Salle, Oak Bluff, Sanford, and Starbuck in the RM of Macdonald.

Rural Centres

Rural Centres are intended to provide choice to residents to live in a more rural setting. The principal residential type will be single family. Lot sizes will depend on the level of services provided. Typically, lots will be larger, rural residential lots with private services. However, smaller lot sizes may be considered in the designated Rural Centres if served by municipal sewer, municipal water services and paved streets. Rural Centres supported by municipal piped services are to include local community recreation facilities and may include businesses serving local needs.

The Development Plan identifies four Rural Centres: Grande Pointe and RM of Ritchot and Domain and Brunkild in the RM of Macdonald.

Enterprise Centres

Enterprise Centres are intended to provide the region with strategically located industrial lands connected to the regional transportation system. Enterprise Centres are either associated with a designated Urban Centre or are strategically located within the Planning District. The designated Enterprise Centre locations assist to serve the industrial and business needs of the south central portion of the Capital Region.
PARTNERSHIP OF THE MANITOBA CAPITAL REGION
ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Planning Authority within the PMCR
April 5, 2016


Hold Policy Areas

Hold Areas are intended to ensure that sufficient lands are retained to provide adequate supplies of serviceable land for expansion of these centres beyond the time horizon of the Development Plan.

Environmental Policy

Developing Urban Centres, while protecting and enhancing the natural environment, is the aim of the environmental policy in the Development Plan. Protecting Urban Centres from risks due to flooding will involve the extension, in the case of St. Adolphe and Ste. Agathe, of these communities’ primary flood protection diking systems as a key consideration of the Development Plan. Community Development Policy Plans for St. Adolphe and Ste. Agathe illustrate the conceptual alignment of the primary dikes, subject to collaboration with the Province of Manitoba, geotechnical analysis and design flood considerations.

Green/Agricultural Area

Rural agricultural areas within the Planning District designated as a “Green/Agricultural” are intended protect agriculture lands from the impacts of ex-urban land uses in recognition of agricultural land’s significance and importance for continued use as a food production area and recognize, within the Green/Agricultural Area, flood plains and significant natural and ecologically areas, like parks, rivers and riverbank wildlife corridors.

In addition the plan has 3 types of livestock management policy areas identified with the Green/Agricultural area.

1. Restricted Livestock Management Area
2. Limited Livestock Management Area
3. Livestock Mutual Separation Distance Livestock Management areas
Figure 21 – MacDonald-Ritchot Planning District Development Plan Land Uses
4.0 ANALYSIS OF AVAILABLE SERVICED AND UNSERVICED RESIDENTIAL LANDS

The following tables show the breakdown of tax parcels by serviced (with sewer) and unserviced lots as well as lots that contain a dwelling and vacant lots both serviced and not. The data shows that the region excluding the City of Winnipeg has capacity to accommodate 57,335 people on lots that have already been subdivided both serviced and unserviced.

In the spreadsheet:

SEWDWEL: How much residential/ rural residential/ settlement centre tax parcel has sewer and has dwelling (in acres)

SEWNODWEL: How much residential/ rural residential/ settlement centre tax parcel has sewer and does not have dwelling (in acres)

NOSEWDWEL: How much residential/ rural residential/ settlement centre tax parcel does not have sewer but has a dwelling (in acres)

NOSEWNODWEL: How much residential/ rural residential/ settlement centre tax parcel does not have sewer and does not have a dwelling (in acres)

AVG_LOT: This takes all the lots in that place, and averages the lot size (in acres)

DWEL_CAPACITY: This takes the available acres from SEWNODWEL and NOSEWNODWEL and divides the average lot size AVG_LOT. If all new lots have the average lot size, than this would be the number of dwellings for capacity.

POP_CAPACITY: This takes the DWEL_CAPACITY and multiplies it with the Stats Canada number of persons per household for the Capital Region which is 2.5. So this is the population capacity for each place.
## Analysis of Available Serviced and Unserviced Residential Lands

### April 5, 2016

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birds Hill</td>
<td>90</td>
<td>78</td>
<td>9</td>
<td>11</td>
<td>1</td>
<td>149</td>
<td>372</td>
<td>East St. Paul</td>
<td>E St. Paul</td>
</tr>
<tr>
<td>East St. Paul</td>
<td>1293</td>
<td>646</td>
<td>98</td>
<td>255</td>
<td>1</td>
<td>1125</td>
<td>2813</td>
<td>East St. Paul</td>
<td>E St. Paul</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>1383</strong></td>
<td><strong>724</strong></td>
<td><strong>107</strong></td>
<td><strong>265</strong></td>
<td><strong>1</strong></td>
<td><strong>1274</strong></td>
<td><strong>2813</strong></td>
<td><strong>E St. Paul</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunkild</td>
<td>28</td>
<td>57</td>
<td>66</td>
<td>17</td>
<td>3</td>
<td>29</td>
<td>73</td>
<td>MacDonald</td>
<td>Ritchot</td>
</tr>
<tr>
<td>Domain</td>
<td>87</td>
<td>59</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>19</td>
<td>47</td>
<td>MacDonald</td>
<td>Ritchot</td>
</tr>
<tr>
<td>La Salle</td>
<td>399</td>
<td>741</td>
<td>88</td>
<td>210</td>
<td>1</td>
<td>756</td>
<td>1890</td>
<td>MacDonald</td>
<td>Ritchot</td>
</tr>
<tr>
<td>Oak Bluff</td>
<td>96</td>
<td>41</td>
<td>26</td>
<td>864</td>
<td>2</td>
<td>417</td>
<td>1042</td>
<td>MacDonald</td>
<td>Ritchot</td>
</tr>
<tr>
<td>Sanford</td>
<td>173</td>
<td>78</td>
<td>31</td>
<td>191</td>
<td>1</td>
<td>295</td>
<td>738</td>
<td>MacDonald</td>
<td>Ritchot</td>
</tr>
<tr>
<td>Starbuck</td>
<td>60</td>
<td>52</td>
<td>22</td>
<td>143</td>
<td>1</td>
<td>159</td>
<td>397</td>
<td>MacDonald</td>
<td>Ritchot</td>
</tr>
<tr>
<td>Grande</td>
<td>0</td>
<td>0</td>
<td>622</td>
<td>1513</td>
<td>6</td>
<td>249</td>
<td>622</td>
<td>Ritchot</td>
<td>MacDonald</td>
</tr>
<tr>
<td>Pointe</td>
<td>143</td>
<td>178</td>
<td>776</td>
<td>262</td>
<td>2</td>
<td>280</td>
<td>699</td>
<td>Ritchot</td>
<td>MacDonald</td>
</tr>
<tr>
<td>Chenes</td>
<td>143</td>
<td>178</td>
<td>776</td>
<td>262</td>
<td>2</td>
<td>280</td>
<td>699</td>
<td>Ritchot</td>
<td>MacDonald</td>
</tr>
<tr>
<td>Ste Agathe</td>
<td>70</td>
<td>16</td>
<td>36</td>
<td>217</td>
<td>1</td>
<td>240</td>
<td>600</td>
<td>Ritchot</td>
<td>MacDonald</td>
</tr>
<tr>
<td>Ste. Adolphe</td>
<td>126</td>
<td>209</td>
<td>49</td>
<td>271</td>
<td>1</td>
<td>496</td>
<td>1239</td>
<td>Ritchot</td>
<td>MacDonald</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>1180</strong></td>
<td><strong>1431</strong></td>
<td><strong>1716</strong></td>
<td><strong>3691</strong></td>
<td><strong>2</strong></td>
<td><strong>2939</strong></td>
<td><strong>7347</strong></td>
<td><strong>MacDonald</strong></td>
<td><strong>Ritchot</strong></td>
</tr>
</tbody>
</table>
## PARTNERSHIP OF THE MANITOBA CAPITAL REGION
### ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

**Analysis of Available Serviced and Unserviced Residential Lands**

**April 5, 2016**

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSWDNWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hacienda</td>
<td>171</td>
<td>636</td>
<td>68</td>
<td>234</td>
<td>3</td>
<td>260</td>
<td>651</td>
<td>Headingley</td>
<td>RM of Headingley</td>
</tr>
<tr>
<td>Headingley</td>
<td>450</td>
<td>145</td>
<td>236</td>
<td>791</td>
<td>2</td>
<td>541</td>
<td>1353</td>
<td>Headingley</td>
<td>RM of Headingley</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>621</strong></td>
<td><strong>781</strong></td>
<td><strong>304</strong></td>
<td><strong>1026</strong></td>
<td><strong>3</strong></td>
<td><strong>802</strong></td>
<td><strong>2005</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Springfield

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSWDNWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anola</td>
<td>0</td>
<td>0</td>
<td>2086</td>
<td>810</td>
<td>8</td>
<td>106</td>
<td>265</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Deacon North</td>
<td>0</td>
<td>0</td>
<td>207</td>
<td>55</td>
<td>7</td>
<td>8</td>
<td>19</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Deacon’s Corner</td>
<td>0</td>
<td>0</td>
<td>13</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>10</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Dugald</td>
<td>0</td>
<td>0</td>
<td>210</td>
<td>143</td>
<td>1</td>
<td>115</td>
<td>286</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Glass</td>
<td>0</td>
<td>0</td>
<td>97</td>
<td>31</td>
<td>3</td>
<td>10</td>
<td>25</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Hazleridge</td>
<td>0</td>
<td>0</td>
<td>588</td>
<td>492</td>
<td>7</td>
<td>74</td>
<td>186</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Navin</td>
<td>0</td>
<td>0</td>
<td>559</td>
<td>157</td>
<td>5</td>
<td>34</td>
<td>85</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Nourse</td>
<td>0</td>
<td>0</td>
<td>13</td>
<td>20</td>
<td>6</td>
<td>3</td>
<td>8</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Oakbank</td>
<td>0</td>
<td>0</td>
<td>558</td>
<td>231</td>
<td>0</td>
<td>562</td>
<td>1405</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Ostenfeld</td>
<td>0</td>
<td>0</td>
<td>57</td>
<td>21</td>
<td>8</td>
<td>3</td>
<td>7</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Prairie Grove</td>
<td>0</td>
<td>0</td>
<td>150</td>
<td>72</td>
<td>3</td>
<td>22</td>
<td>55</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Sapton</td>
<td>0</td>
<td>0</td>
<td>125</td>
<td>35</td>
<td>8</td>
<td>4</td>
<td>10</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>Transcona</td>
<td>0</td>
<td>0</td>
<td>283</td>
<td>32</td>
<td>4</td>
<td>9</td>
<td>22</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td>North-East</td>
<td>0</td>
<td>0</td>
<td>239</td>
<td>98</td>
<td>5</td>
<td>21</td>
<td>53</td>
<td>Springfield</td>
<td>RM of Springfield</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>5184</strong></td>
<td><strong>2201</strong></td>
<td><strong>5</strong></td>
<td><strong>975</strong></td>
<td><strong>2436</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### PARTNERSHIP OF THE MANITOBA CAPITAL REGION

### ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Analysis of Available Serviced and Unserviced Residential Lands

April 5, 2016

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dufresne</td>
<td>165</td>
<td>85</td>
<td>117</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>Tache</td>
<td>RM of Tache</td>
</tr>
<tr>
<td>Landmark</td>
<td>146</td>
<td>66</td>
<td>85</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>661</td>
<td>Tache</td>
<td>RM of Tache</td>
</tr>
<tr>
<td>Linden</td>
<td>0</td>
<td>0</td>
<td>75</td>
<td>1</td>
<td>2</td>
<td>63</td>
<td>157</td>
<td>Tache</td>
<td>RM of Tache</td>
</tr>
<tr>
<td>Lorette</td>
<td>337</td>
<td>149</td>
<td>1808</td>
<td>2</td>
<td>2</td>
<td>554</td>
<td>1386</td>
<td>Tache</td>
<td>RM of Tache</td>
</tr>
<tr>
<td>Oak Island Settlement</td>
<td>0</td>
<td>0</td>
<td>212</td>
<td>2</td>
<td>5</td>
<td>12</td>
<td>Tache</td>
<td>RM of Tache</td>
<td></td>
</tr>
<tr>
<td>Quarry</td>
<td>0</td>
<td>0</td>
<td>128</td>
<td>1</td>
<td>11</td>
<td>27</td>
<td>68</td>
<td>Tache</td>
<td>RM of Tache</td>
</tr>
<tr>
<td>Rosewood</td>
<td>0</td>
<td>0</td>
<td>250</td>
<td>4</td>
<td>16</td>
<td>40</td>
<td>Tache</td>
<td>RM of Tache</td>
<td></td>
</tr>
<tr>
<td>Ross</td>
<td>0</td>
<td>0</td>
<td>114</td>
<td>7</td>
<td>32</td>
<td>81</td>
<td>Tache</td>
<td>RM of Tache</td>
<td></td>
</tr>
<tr>
<td>Ste-Genevieve</td>
<td>0</td>
<td>0</td>
<td>200</td>
<td>5</td>
<td>29</td>
<td>73</td>
<td>Tache</td>
<td>RM of Tache</td>
<td></td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>532</strong></td>
<td><strong>295</strong></td>
<td><strong>2989</strong></td>
<td><strong>1865</strong></td>
<td><strong>4</strong></td>
<td><strong>992</strong></td>
<td><strong>2479</strong></td>
<td><strong>RM of Tache</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dacotah</td>
<td>0</td>
<td>0</td>
<td>25</td>
<td>3</td>
<td>3</td>
<td>6</td>
<td>647</td>
<td>Cartier</td>
<td>White Horse Plains</td>
</tr>
<tr>
<td>Elie</td>
<td>96</td>
<td>200</td>
<td>121</td>
<td>1</td>
<td>259</td>
<td>191</td>
<td>178</td>
<td>Cartier</td>
<td>White Horse Plains</td>
</tr>
<tr>
<td>Lido Plage</td>
<td>0</td>
<td>0</td>
<td>417</td>
<td>3</td>
<td>76</td>
<td>47</td>
<td>St. Francois Xavier</td>
<td>White Horse Plains</td>
<td></td>
</tr>
<tr>
<td>Springstein</td>
<td>69</td>
<td>0</td>
<td>17</td>
<td>1</td>
<td>19</td>
<td>47</td>
<td>St. Francois Xavier</td>
<td>White Horse Plains</td>
<td></td>
</tr>
<tr>
<td>St. Eustache</td>
<td>0</td>
<td>0</td>
<td>343</td>
<td>2</td>
<td>71</td>
<td>178</td>
<td>St. Francois Xavier</td>
<td>White Horse Plains</td>
<td></td>
</tr>
<tr>
<td>St. Francois-Xavier</td>
<td>249</td>
<td>335</td>
<td>577</td>
<td>3</td>
<td>240</td>
<td>600</td>
<td>White Horse Plains</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>414</strong></td>
<td><strong>535</strong></td>
<td><strong>1499</strong></td>
<td><strong>971</strong></td>
<td><strong>2</strong></td>
<td><strong>668</strong></td>
<td><strong>1670</strong></td>
<td><strong>White Horse Plains</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** The table above provides a detailed analysis of available serviced and unserviced residential lands in various communities within the Partnership of the Manitoba Capital Region, assessing the current development plans and land use. The data includes the number of serviced and unserviced dwellings, the population capacity, and the planning districts. This information is crucial for urban planning and development projects in the region.
### PARTNERSHIP OF THE MANITOBA CAPITAL REGION
### ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

Analysis of Available Serviced and Unserviced Residential Lands
April 5, 2016

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clandeboye</td>
<td>0</td>
<td>0</td>
<td>128</td>
<td>135</td>
<td>2</td>
<td>59</td>
<td>147</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Less Crossing</td>
<td>0</td>
<td>0</td>
<td>647</td>
<td>143</td>
<td>2</td>
<td>67</td>
<td>167</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Little Britain</td>
<td>0</td>
<td>0</td>
<td>110</td>
<td>22</td>
<td>2</td>
<td>9</td>
<td>22</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Lockport</td>
<td>0</td>
<td>0</td>
<td>436</td>
<td>212</td>
<td>2</td>
<td>105</td>
<td>262</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>McDonald</td>
<td>0</td>
<td>0</td>
<td>539</td>
<td>229</td>
<td>3</td>
<td>78</td>
<td>194</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Old England</td>
<td>0</td>
<td>0</td>
<td>440</td>
<td>68</td>
<td>2</td>
<td>41</td>
<td>104</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Parkdale</td>
<td>0</td>
<td>0</td>
<td>1029</td>
<td>316</td>
<td>2</td>
<td>157</td>
<td>393</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Peguis</td>
<td>0</td>
<td>0</td>
<td>139</td>
<td>129</td>
<td>4</td>
<td>31</td>
<td>78</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Petersfield</td>
<td>0</td>
<td>0</td>
<td>556</td>
<td>757</td>
<td>2</td>
<td>385</td>
<td>963</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>St Andrews</td>
<td>0</td>
<td>0</td>
<td>551</td>
<td>30</td>
<td>2</td>
<td>19</td>
<td>47</td>
<td>St. Andrews</td>
<td>RRPD</td>
</tr>
<tr>
<td>Brokenhead</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>91</td>
<td>7</td>
<td>13</td>
<td>33</td>
<td>St. Clements</td>
<td>RRPD</td>
</tr>
<tr>
<td>Gonor</td>
<td>0</td>
<td>0</td>
<td>565</td>
<td>154</td>
<td>2</td>
<td>96</td>
<td>241</td>
<td>St. Clements</td>
<td>RRPD</td>
</tr>
<tr>
<td>Grand Marais</td>
<td>0</td>
<td>0</td>
<td>204</td>
<td>1023</td>
<td>2</td>
<td>572</td>
<td>1430</td>
<td>St. Clements</td>
<td>RRPD</td>
</tr>
<tr>
<td>Kirkness West</td>
<td>0</td>
<td>0</td>
<td>821</td>
<td>443</td>
<td>3</td>
<td>153</td>
<td>384</td>
<td>St. Clements</td>
<td>RRPD</td>
</tr>
<tr>
<td>Libau</td>
<td>0</td>
<td>0</td>
<td>34</td>
<td>35</td>
<td>1</td>
<td>43</td>
<td>107</td>
<td>St. Clements</td>
<td>RRPD</td>
</tr>
<tr>
<td>Narol</td>
<td>0</td>
<td>0</td>
<td>1438</td>
<td>566</td>
<td>3</td>
<td>188</td>
<td>469</td>
<td>St. Clements</td>
<td>RRPD</td>
</tr>
<tr>
<td>Selkirk East</td>
<td>0</td>
<td>0</td>
<td>1219</td>
<td>1351</td>
<td>5</td>
<td>299</td>
<td>748</td>
<td>St. Clements</td>
<td>RRPD</td>
</tr>
<tr>
<td>Blackdale</td>
<td>0</td>
<td>0</td>
<td>80</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>West St. Paul</td>
<td>RRPD</td>
</tr>
<tr>
<td>Emesville</td>
<td>0</td>
<td>0</td>
<td>173</td>
<td>26</td>
<td>2</td>
<td>12</td>
<td>30</td>
<td>West St. Paul</td>
<td>RRPD</td>
</tr>
<tr>
<td>Lister Rapids Park</td>
<td>29</td>
<td>78</td>
<td>22</td>
<td>88</td>
<td>2</td>
<td>67</td>
<td>169</td>
<td>West St. Paul</td>
<td>RRPD</td>
</tr>
<tr>
<td>Middle Church</td>
<td>0</td>
<td>13</td>
<td>252</td>
<td>459</td>
<td>3</td>
<td>181</td>
<td>453</td>
<td>West St. Paul</td>
<td>RRPD</td>
</tr>
<tr>
<td>Rivercrest</td>
<td>153</td>
<td>51</td>
<td>691</td>
<td>814</td>
<td>2</td>
<td>376</td>
<td>940</td>
<td>West St. Paul</td>
<td>RRPD</td>
</tr>
<tr>
<td>Riverdale</td>
<td>46</td>
<td>8</td>
<td>148</td>
<td>411</td>
<td>1</td>
<td>372</td>
<td>931</td>
<td>West St. Paul</td>
<td>RRPD</td>
</tr>
<tr>
<td>West St Paul</td>
<td>0</td>
<td>0</td>
<td>698</td>
<td>489</td>
<td>2</td>
<td>203</td>
<td>507</td>
<td>West St. Paul</td>
<td>RRPD</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>228</strong></td>
<td><strong>151</strong></td>
<td><strong>10920</strong></td>
<td><strong>7996</strong></td>
<td><strong>3</strong></td>
<td><strong>3529</strong></td>
<td><strong>8822</strong></td>
<td></td>
<td><strong>RRPD</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Argyle</td>
<td>0</td>
<td>0</td>
<td>34</td>
<td>37</td>
<td>1</td>
<td>25</td>
<td>64</td>
<td>Rockwood</td>
<td>S interlake</td>
</tr>
<tr>
<td>Balmoral</td>
<td>101</td>
<td>162</td>
<td>11</td>
<td>64</td>
<td>2</td>
<td>142</td>
<td>355</td>
<td>Rockwood</td>
<td>S interlake</td>
</tr>
</tbody>
</table>
## PARTNERSHIP OF THE MANITOBA CAPITAL REGION
### ASSESSMENT OF CURRENT DEVELOPMENT PLANS AND LAND USE

**Analysis of Available Serviced and Unserviced Residential Lands**  
April 5, 2016

<table>
<thead>
<tr>
<th>Community</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
<th>RM</th>
<th>Planning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selkirk</td>
<td>611</td>
<td>128</td>
<td>137</td>
<td>755</td>
<td>0</td>
<td>1829</td>
<td>4573</td>
<td>Selkirk</td>
<td>Selkirk</td>
</tr>
<tr>
<td><strong>Sub Total</strong></td>
<td><strong>611</strong></td>
<td><strong>128</strong></td>
<td><strong>137</strong></td>
<td><strong>755</strong></td>
<td><strong>0</strong></td>
<td><strong>1829</strong></td>
<td><strong>4573</strong></td>
<td>Selkirk</td>
<td>Selkirk</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Totals</th>
<th>SEWDWEL</th>
<th>SEWNODWEL</th>
<th>NOSEWDWEL</th>
<th>NOSEWNODWEL</th>
<th>AVG_LOT</th>
<th>DWEL_CAPACITY</th>
<th>POP_CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,206</td>
<td>8,361</td>
<td>48,194</td>
<td>39,325</td>
<td>3</td>
<td>28,932</td>
<td>57,355</td>
<td></td>
</tr>
</tbody>
</table>

*Note: Developed and undeveloped tax parcels in the Capital Region were interpreted using residential, rural residential and settlement centre land designations and the ortho refresh program (2007-2014). Sewer lines data in close proximity to tax parcels was used to identify serviced and unserviced parcels of land. The ortho refresh program (2007-2014), land designations (2015) and sewer line data (2015) used in this analysis was provided by the Province of Manitoba.

Stantec assumes no responsibility in these results. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.
5.0 SUMMARY

The nine Development Plans summarized in the context report put forward, at various levels of detail, a planning framework for the future development of the 16 member municipalities within the PMCR. However, some of the plans are quite dated and should be updated to reflect current best practices and to respond to current growth trends. Two of the municipalities RM of Taché and Headingley were currently in the process of updating their Development Plans but the Plans had not been adopted at the time of writing of this context report.

Though some Plans do address hazard lands and concerns about flooding, most are silent or defer to provincial policy and regulation. The Regional Growth Strategy should ensure that flood mitigation and development controls and planning are in place for the entire Capital Region in cooperation with Government of Manitoba.

Ensuring that the significant aggregate resources that exist in parts of the Region are protected should also be a priority of the Regional Growth Strategy. Most of the Development Plans identify aggregate resources but policies for ensuring their protection are inconsistent.

The Developments Plans to a greater or lesser extent identify priority growth settlement and employment areas as well as protection for valuable agricultural lands and environmental areas. Conservation and retention of high value agricultural should be a high priority. Fragmentation of these lands should be discouraged. Confined Feeding Operations need to be supported and appropriate development setbacks maintained in areas where these activities do not or will not impact future development aspirations.

Some Plans identify specific historical and cultural resources that need to be considered in the face of future development while other Development Plans are silent on cultural and heritage resources within their boundaries. Regionally significant historic and cultural assets need to be identified and protected in the Regional Growth Strategy.

Accessing current available land uses, both vacant and occupied lands and probable absorption rates from the various planning districts was unavailable. Consistent reporting and maintenance of this data would be very helpful in planning the Region.