LAC DU BONNET

GROWING TOGETHER

Planning District Development Plan

BY-LAW 01-2026



MRA planning + development

Prepared by: MRA Planning + Development
Prepared for: Lac du Bonnet Planning District Board

THE LAC DU BONNET PLANNING DISTRICT

DEVELOPMENT PLAN

BY-LAW NO. 01-2026

WHEREAS, 40(1) of The Planning Act, being C.C.S.M. c. P80 of the Statutes of Manitoba, directs a planning district to prepare a development plan for the entire district.

AND WHEREAS, Section 45 of The Planning Act requires a board to adopt a development plan;

AND WHEREAS pursuant to the provisions of Section 51 of The Planning Act, the Minister of Municipal and Northern Relations approved the Lac Du Bonnet Planning District development plan By-Law 01-2026 on the 5th day of September, 2026

NOW THEREFORE, the board of the Lac Du Bonnet Planning District in meeting duly assembled, enacts as follows:

1. The Development Plan, attached hereto and forming part of this By-Law as schedule A, is hereby adopted, and known as the Lac du Bonnet Planning District Development Plan By-Law 01-2026

2. This Development Plan shall take force and effect on the date of third reading of this By-Law

3. The Lac du Bonnet Planning District Development Plan By-Law 98-09 and all amendments thereto are hereby rescinded.

DONE AND PASSED as a By-Law of the Lac Du Bonnet Planning District in the Province of Manitoba this 3rd day of September

Loren Schinkel, Chairman

Maureen Janisch, Development Officer

Read a first time this 24 th day of March 2026

Read a second time this 24 th day of March 2026

Read a third time this 3rd day of September 2026

Certified Under the Corporate Seal of the Lac du Bonnet Planning District that the foregoing is a True and Certified Copy.

Maureen Janisch, Development Officer
Lac du Bonnet Planning District

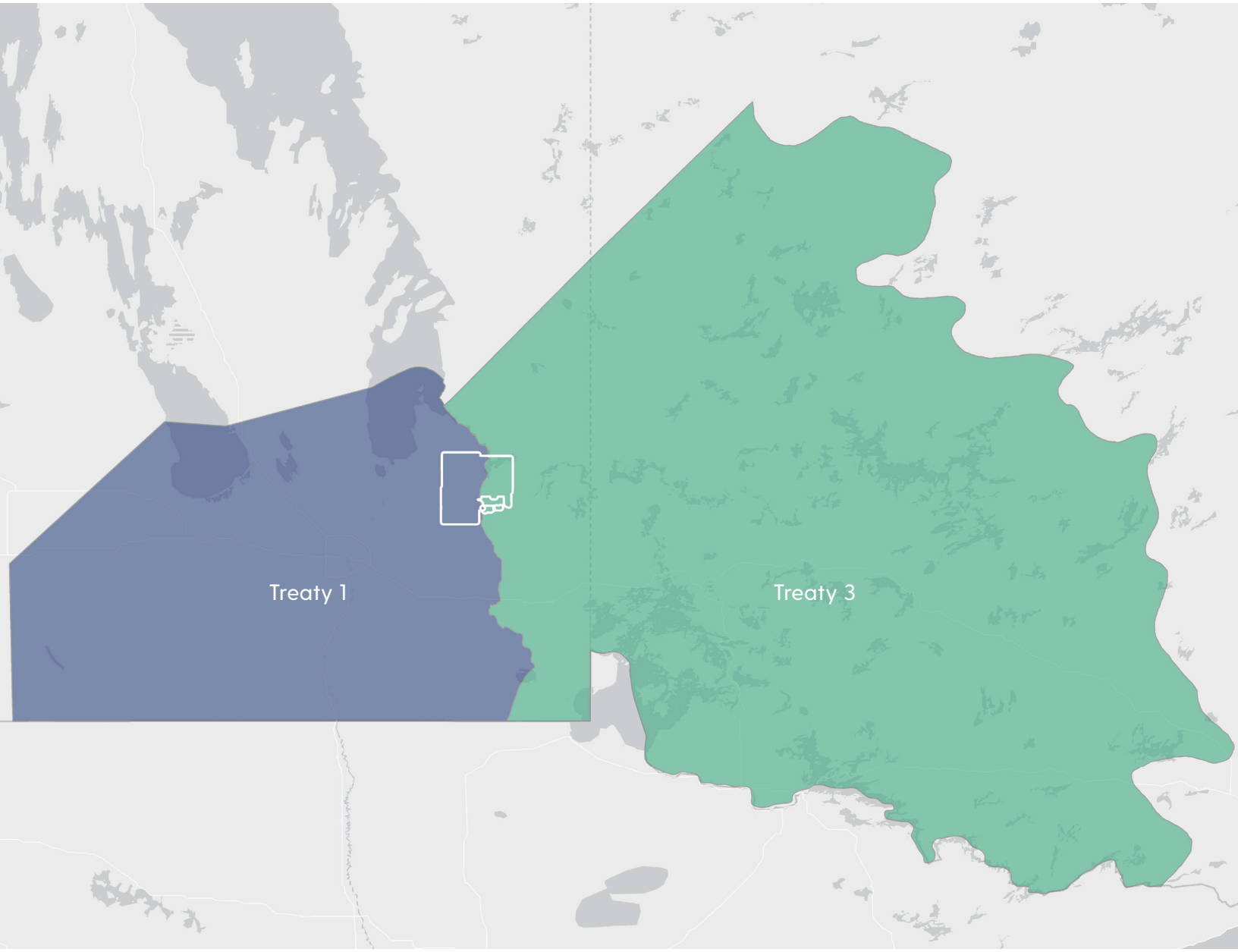
BY-LAW No. 1-2026 is hereby
Approved pursuant to clause
51(1)(b) of *The Planning ACT*
This 5th day of August 2026

Minister of Municipal and Northern Relations

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TREATY LAND ACKNOWLEDGMENT

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



PROJECT WORKING GROUP

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

WORKING GROUP MEMBERS

- Loren Schinkel, Reeve (RM of Lac du Bonnet)
- Ken Lodge, Mayor (Town of Lac du Bonnet)
- Sandra Broek, Chief Administrative Officer (RM of Lac du Bonnet)
- Deanne Duke, Deputy Chief Administrative Officer (RM of Lac du Bonnet)
- Marley Seymour, Chief Administrative Officer (Town of Lac du Bonnet)
- Sherri Pearch, Assistant Chief Administrative Officer (Town of Lac du Bonnet)

PLANNING DISTRICT COUNCIL

RM of Lac du Bonnet

- Deputy Reeve Greg Mandzuk
- Councillor Jeff Easton
- Councillor Vi Enns-Preston
- Councillor Cindy Kellendonk

Town of Lac du Bonnet

- Deputy Mayor Keegan Sveinson
- Councillor Greg Short
- Councillor Scott Veilleux

PLANNING DISTRICT STAFF

- Maureen Janisch, Development Officer
- Shauna Leochko, Planning Assistant
- Mike Tomasson, Building Inspector

CONSULTING TEAM

- MRA Planning + Development
- Michelle Richard, Kate Moir, Brody Osadick, Ian Dyck, Hooman Hematian

MRA planning + development

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1.0 INTRODUCTION

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1.0 INTRODUCTION

ABOUT THE PLAN

The following Development Plan [the Plan] provides sound policies for growth and resiliency for the Lac du Bonnet area. This plan is part of a joint venture between the Rural Municipality of Lac du Bonnet and the Town of Lac du Bonnet which forms the Lac du Bonnet Planning District (Planning District). The purpose of the plan is to guide growth and change in the District towards a common vision – built on complete, healthy communities; a stable and diverse local economy; and care for our land and water. A key driving force to this vision will be the District's ability to balance economic development with protecting the thriving agricultural sector, high quality of life, and natural beauty of the area.

WHAT TOPICS DOES THE PLAN ADDRESS?

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

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

1. Set out the long-term objectives for the future development;
2. Through maps and statements of policy, direct sustainable land use and development;
3. Set out measures for implementing the plan.

PLAN STRUCTURE

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

1. Introduction
2. Lac du Bonnet Story
3. Growing Together – A Collaborative Vision
4. Community Planning Pillars
5. Treaty Land Entitlement (TLE)
6. Sustainable Waterfront Development
7. Transportation & Infrastructure
8. Land Use and Development
9. Implementation

PLAN TIMELINE

Growing Together was completed in September 2026 after a 28-month planning process.

1. WINTER 2023
   Project Kick-off & Background Review
2. SPRING 2024
   Round 1 Engagement
3. SUMMER-FALL 2024
   Plan Drafting
4. WINTER 2025
   Round 2 Engagement
5. SUMMER-FALL 2025
   Plan Revisions
6. WINTER 2025
   Round 3 Engagement
7. SUMMER 2026
   Adoption

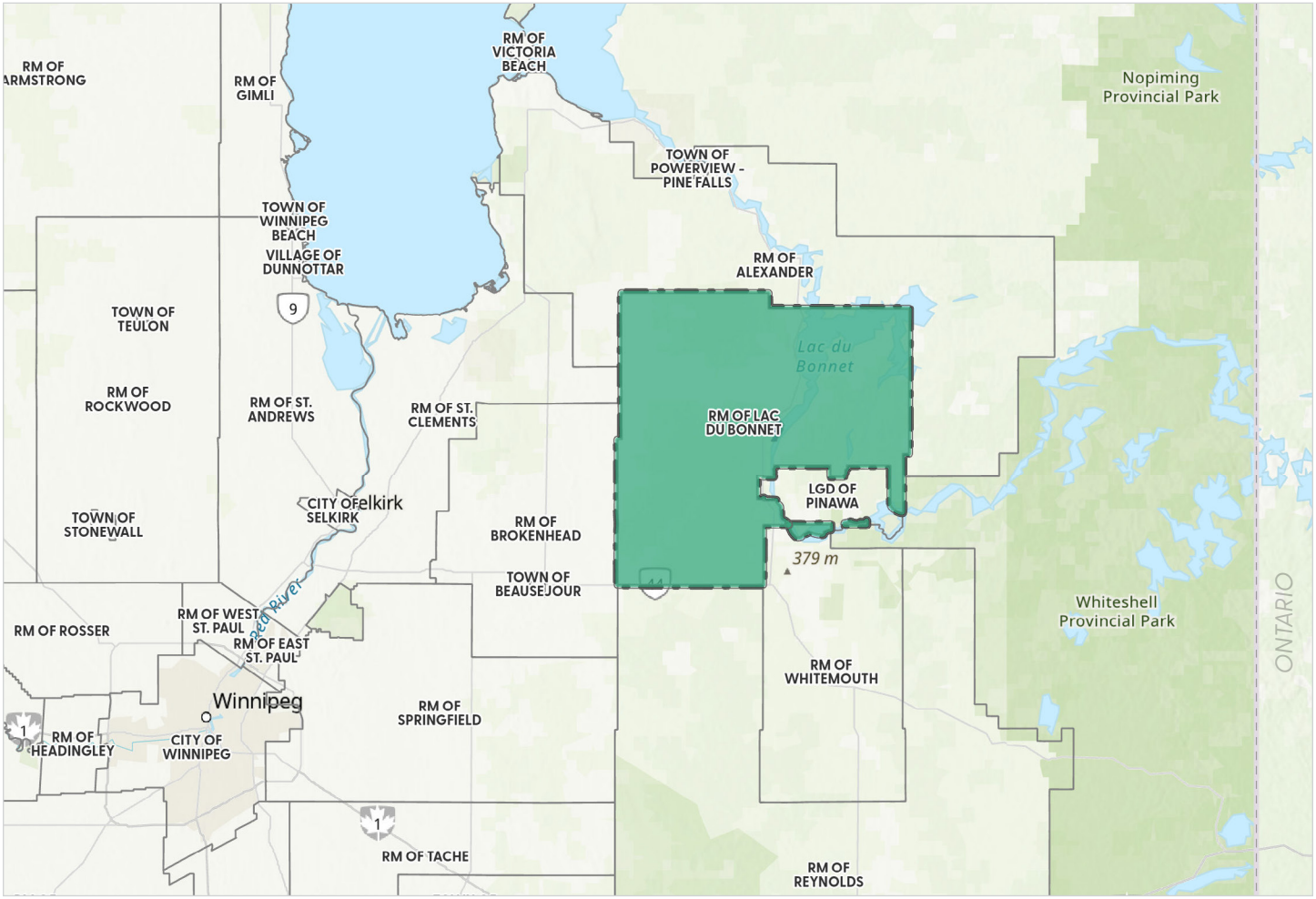
PLAN AREA

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

The Planning District is a combination of the RM of Lac du Bonnet and the Town of Lac du Bonnet. The combined land area of the two are 1,099.87 square kilometres with a population of 4,627.

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

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



Map 1. Regional Area

In addition to these settlements, seasonal recreational and cottage areas are concentrated along the Winnipeg River, Lee River and Pinawa Channel. These areas provide water access, recreational amenities, and contribute significantly to the region's tourism and seasonal economy.

The major transportation routes within the District include Provincial Trunk Highways No. 11 and No. 44 and Highways No. 214, 317 and 313. The community is located 74 kilometers from the City of Selkirk, 80 kilometers from the Winnipeg Perimeter, and 102 kilometers from the Manitoba-Ontario border.

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

ADOPTION OF THE PLAN

Adoption of this Development Plan by the Lac du Bonnet Planning District will give the plan the force of law. Once adopted no development or land use may be carried out within the area affected by the Development Plan that is inconsistent or at variance with the proposals or policies set out in the Development Plan. The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the Planning District. The Development Plan may be amended at any time when considered appropriate or necessary by the Board. *The Planning Act* provides that a District Board can set out a date by which the Board must complete a review of the Development Plan. It is the intent of the Planning District Board to carry out a review of the plan no later than seven (7) years after the effective date of the previous review.

All development that occurs within the Planning District shall comply with applicable provincial and federal legislation, regulations, and policies, including any future amendments or updates. This includes, but is not limited to, requirements under *The Planning Act*, *The Environment Act*, *The Water Rights Act*, *The Public Health Act*, *The Crown Lands Act,* and any other relevant legislation such as the *Fisheries Act* and *Species at Risk Act*. Where discrepancies arise between this Development Plan and senior government regulations, the latter shall prevail.

NON CONFORMING USES

Where land is designated in the Development Plan and differs from the existing use, and where such use is not deemed to be undesirable by virtue of safety hazard, traffic or pollution, or where such use is not detrimental to fulfilling the general intent of this Plan, the property may be zoned in the subsequent Zoning By-law to reflect its existing use. Any land use change, however, must be in conformity with the Plan.

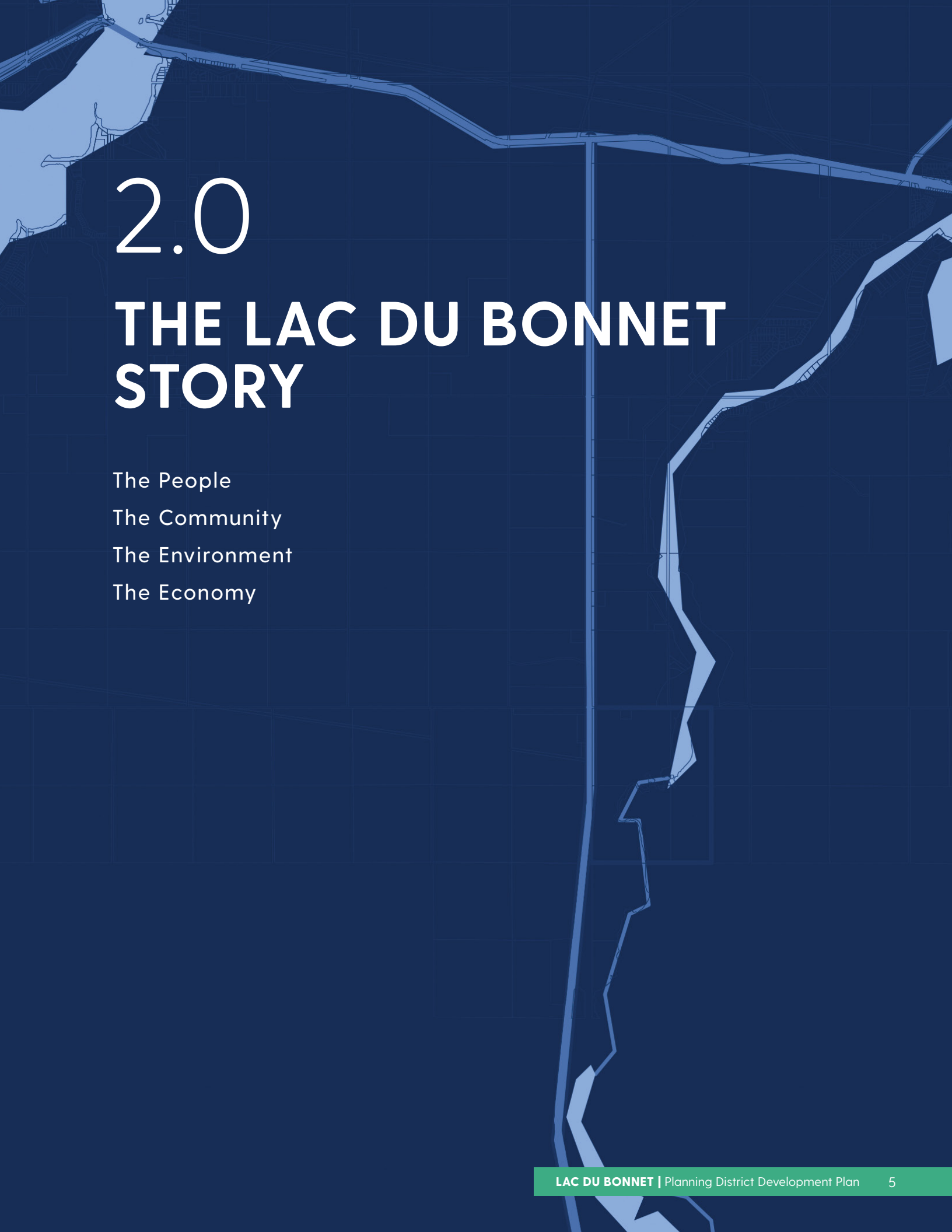
POLICY LANGUAGE

The wording has been carefully used throughout this plan as follows:

"Shall" means development must conform to that policy.

"Should" means development should conform to that policy in most circumstances but may deviate from the policy where necessary to address unique circumstances or allow alternatives to satisfy the original intent of the policy.

"May" means the policy is a guideline or suggestion towards implementing the original intent of the policy.



2.0

THE LAC DU BONNET STORY

The People

The Community

The Environment

The Economy

2.0 THE LAC DU BONNET STORY

THE PEOPLE

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

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

Like many communities in Canada, Lac du Bonnet is young, yet aging. The Town of Lac du Bonnet has a greater proportion of both under 14's and over 65's compared to the RM, while the RM has a higher median age. This is creating a cohort gap for young adults – a common challenge for many rural communities across Canada. However, there is minimal immigration in the region and surrounding communities. As population retention is a key target, there is a need to support those aging in place while attracting newcomers and younger families to the area, as the younger population provides the labour pool necessary to support and serve the community.

With generational thinking and skills that have been shaped and passed down for over 100 years, the people of Lac du Bonnet remain passionate, resilient, and mobilized for new economic opportunities.

THE COMMUNITY

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

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

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

THE ENVIRONMENT

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

The Town of Lac du Bonnet is situated on the Winnipeg River which flows through the RM into Lac du Bonnet on its way to Lake Winnipeg. While the Pinawa Channel in the southeast connects to Lee River in the north of the District through the Pinawa Dam.

Lac du Bonnet's natural assets are not only a source of beauty and recreation but also provide essential ecological functions and opportunities for sustainable development.

Provincial hydrological operations through the Pinawa Dam, constructed in 1906, exists as an iconic landmark, as well as a testament to the area's capacity for natural resource management and clean energy production. The lands surrounding the Town are a mix of agriculture, open space, and seasonal cottage areas. Agriculture plays a significant role in the local economy, with cultivated lands supporting various crops. Additionally, an abundance of biomass supply from agriculture in the region creates local spin-off opportunities for clean energy pilot programs and initiatives.

Residents of Lac du Bonnet take great pride in their natural environment and are committed to its stewardship. Since 1998, there has been a moratorium on further development along the Lee River and Pinawa Channel; however, the moratorium is best repealed and replaced with sustainable waterfront development policies in this Plan and the RM's Zoning By-law. Lac du Bonnet's commitment to balancing growth with environmental stewardship will be crucial for its future development.



THE ECONOMY

Lac du Bonnet has long been a hub of innovation and industry. Its roots date back to the 1800s fur trade, when the rival North West and Hudson's Bay Companies established trading posts along the Winnipeg River. By 1901, the arrival of the Canadian Pacific Railway transformed the community into a vital transportation and supply hub for hydroelectric development along the Winnipeg River. Through the early 20th century, Lac du Bonnet flourished as a centre of hydroelectric construction, mining, and aviation. By the mid-1930s, the community was recognized as one of the busiest aviation hubs in Canada, with regular mail and passenger flights connecting northern mining operations. These developments drew new settlers and established Lac du Bonnet as a place defined by enterprise, adaptability, with a deep connection to its natural surroundings.

Today, Lac du Bonnet's economy remains diverse, resilient, and open to new opportunities. Its foundation in agriculture, hydroelectric power, aviation, and resource industries continues to support local employment, while new sectors have emerged in tourism, recreation, healthcare, and small-scale manufacturing. The District benefits from a growing trades and transportation workforce, forestry operations, and a strong presence of public services, including education, law, social services and healthcare.

The Town of Lac du Bonnet functions as the commercial and service hub, while the surrounding Rural Municipality features a vibrant cottage and recreation economy. Together, they offer a balance of residential, industrial, and commercial opportunities, including approximately sixty undeveloped lots suitable for new investment.

Looking forward, Lac du Bonnet is positioned to strengthen its economy through continued diversification in energy and resources, agriculture, tourism, hospitality, industry and technology. Combining its historic character, natural beauty, and strategic location, the community remains a place where innovation and opportunity will continue to thrive.



3.0

GROWING TOGETHER: A COLLABORATIVE VISION

Growing Together Vision

Plan Principles

Community Engagement

Community Engagement Themes

3.0 GROWING TOGETHER: A COLLABORATIVE VISION

GROWING TOGETHER VISION

Over the next 25+ years, Lac du Bonnet will build on its rich history, natural beauty, and vibrant community spirit to emerge as a premier destination for residents and visitors alike. Industries in agriculture, healthcare, trades, community services, and more offer residents diverse options for living, working, and recreation. The community will seize opportunities to provide good-paying jobs, beloved amenities, and pristine natural landscapes for residents and visitors alike to enjoy.

Lac du Bonnet's character as a lakeside community, coupled with its stunning prairie and forested landscapes, will enhance its attractiveness as a 'four seasons playground'. Investment in recreation and community services will generate new employment opportunities, and increase lodging, dining, and entertainment activities. This will create spin-off opportunities that attract families and visitors to the region. Lac du Bonnet's growth will be balanced, preserving the small-town, rural and 'cottage country' character that its residents and tourists value.

The community's range of housing options will be strategically reinvested in to meet the needs of current and future residents. Efforts will be made to incentivize and encourage various forms of housing for low- income households, returning residents, young families, new home-buyers, seasonal and temporary workers, and older adults alike.

Public services and infrastructure systems such as education, water, wastewater, broadband, energy, healthcare, and transportation routes are essential to fueling the economy and will require ongoing monitoring and upgrades. These enhancements will not only improve the quality of life for residents but also enable new growth and development.

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





PLAN PRINCIPLES

Guiding principles were confirmed through community and stakeholder dialogue throughout the planning process. They guide the creation and interpretation of the Plan and inform all goals, objectives, policies, and implementation strategies. To achieve the goals of Growing Together, Lac du Bonnet will adhere to the following principles:



Building on Identity

Lac du Bonnet's identity is rooted in its strong sense of community, natural beauty, agricultural roots, and outdoor lifestyle. Development should reflect and enhance the District's unique character, promote year-round livability, and reinforce the qualities that make Lac du Bonnet a welcoming place to live, work, and visit.



Housing Affordability

Lac du Bonnet will promote a full range of housing options across the District's communities. This includes formats that allow seniors to age in place and affordable options for young families and first-time buyers. Infill development will be prioritized to optimize infrastructure use and strengthen existing communities.



Smart Growth and Climate Resiliency

Land use decisions will promote sustainable development and the efficient use of land and infrastructure, protect agricultural land and natural systems, and support resilience under a changing climate.



Business Expansion

Strengthen small-scale enterprise and agricultural operations through tools and services that encourage innovators, producers, self-employed individuals, and small business entrepreneurs to thrive and grow.



Development Readiness

The District will ensure an adequate supply of designated and serviced land to attract new residents, businesses, and private investment. New growth areas will be planned to complement existing development patterns and reinforce the long-term viability of the District as a whole.



Regional Collaboration

The District will make land-use and servicing decisions that consider the collective benefit of both the Town and RM. Growth in one community should reinforce the viability, services, infrastructure, and quality of life in the other. The District will continue to plan, think, and act as a unified region in collaboration with neighbouring municipalities and First Nations.

COMMUNITY ENGAGEMENT

This Plan is the result of an extensive engagement process that helped guide its vision, policies, and priorities. Outreach included surveys, interviews, pop-up events, and three public open houses designed to ensure residents, businesses, and partners across the RM and Town could shape the Plan's direction. The Plan was continually refined to provide as much clarity to Council residents, and developers as possible.

ROUND 1: APRIL – MAY 2024

OPEN HOUSE & SURVEY #1

An initial Open House was held in April 2024 with a comprehensive survey for stakeholders living, working, or visiting the Lac du Bonnet area. From April 11 to May 10, 2024, a total of 206 responses were received across topics such as economic priorities, the moratorium, and community needs and values.

POP-UP EVENT

To engage the widest audience as possible in person, a pop-up event was a table set up at the local Job Fair on April 11, 2024 where attendees could review results of the Background Study and take the survey.

STAKEHOLDER INTERVIEWS

A list of key stakeholders in the region were identified In discussion with the working group to be engaged with one-on-one interviews. This included the major employers in the area, Brokenhead River First Nation and Norway House Cree First Nations, the Province's Community and Regional Planning department as well as the major landowners in the Planning District.

ROUND 2: FEBRUARY – MARCH 2025

OPEN HOUSE & SURVEY #2

On February 12, 2025, the Planning District hosted a public open house to engage residents and stakeholders in reviewing the progress of the Development Plan. Attendees had the opportunity to provide input on key aspects of the plan, including the draft vision and planning pillars, a review of progress to date, and draft land use designations. From February 12 to 28, 2025, the survey received 72 responses. The results were reviewed by the working group and presented to Council in March 2025. Feedback from the survey was incorporated into the Plan to reflect the community's priorities and concerns.

ROUND 3: OCTOBER 2025 – [DATE]

OPEN HOUSE & SURVEY #3

On October 29th, 2025, a third and final Open House was held to present the draft of the Development Plan and the RM of Lac du Bonnet's Zoning By-Law to the public prior to First Reading. 34 responses to the open-ended survey were received while a number of residents corresponded with members of the consultant team to share their thoughts.

A Public Hearing was held on February 24, 2026.

PROVINCIAL AND INDIGENOUS ENGAGEMENT

Prior to first reading, the Plan was pre-circulated to Provincial departments and Community Planning for review and feedback. During this phase, engagement between Brokenhead Ojibwe Nation and RM Council took place to discuss the proposed approaches to TLE brought forth in this plan.

COMMUNITY ENGAGEMENT THEMES

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

1 SUSTAINABILITY

Balancing new development with the protection of natural landscapes and agricultural needs. Policies carefully consider the balance between year-round lake living and ecological and agricultural sustainability.

2 STRONG LOCAL ECONOMY

Supporting a strong local economy is essential, achieved not only thought investment opportunities, but also offering housing and services that attract and retain employees in the Town and RM.

3 DIVERSE HOUSING

Diverse housing options to serve all ages, abilities, and incomes, allowing residents to age in place or enter into the housing market. This could include mixed- use, multi-family, infill development, secondary suites, and temporary seasonal staff housing in suitable locations across the Town and RM.

4 COLLABORATION

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

5 ENHANCING MAIN STREET

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

4.0

COMMUNITY PLANNING PILLARS

Complete, Healthy Communities

Diverse, Growing Economy

Agriculture, Food Systems & Rural Preservation

Stewardship of Land and Water



4.0 COMMUNITY PLANNING PILLARS

The overarching vision of this Plan is built on four pillars – Complete, Healthy Communities; Diverse, Growing Economy; Agriculture, Food Systems and Rural Preservation; and Stewardship of Land and Water – which work together throughout all sections of the Plan. These Pillars have been generated and confirmed through the community engagement process. The Pillars are created to help achieve the Plan's Vision, while land use policies (sections 6-8) work to achieve the goals of the Pillars.



Complete, Healthy Communities

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



Diverse, Growing Economy

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



Agriculture, Food Systems and Rural Preservation

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



Stewardship of Land and Water

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



4.1 COMPLETE, HEALTHY COMMUNITIES

VISION STATEMENT

Lac du Bonnet and its communities will feature safe, active streets and neighbourhoods that provide diverse housing options to welcome all current and future residents. The District will encourage smart, responsible growth and development, from enhancing and revitalizing Uptown in the Town of Lac du Bonnet to supporting infill residential opportunities across the Town and RM.

GOALS

The goal of building Complete, Healthy Communities in Lac du Bonnet is to support and strengthen the Town of Lac du Bonnet and rural communities through steady investment and responsible growth. This includes reinvestment in existing neighbourhoods and infill development, providing new housing options that make the community more livable over the next twenty-five years, while accommodating the growing trend toward year- round living in cottage country.

A "Healthy Community" is built around providing convenient access to everyday needs that promote a healthy, active lifestyle. This includes a mix of housing types, access to groceries and retail, public schools and institutions, and safe public facilities, all connected through a multi-modal transportation system. Complete neighbourhoods should meet the needs of residents of all ages and abilities.

As the trend for year-round living in cottage areas continues, Lac du Bonnet will adapt to meet the needs of permanent residents in these traditionally seasonal areas, ensuring infrastructure like road maintenance and services are aligned with community growth. With a common vision for the future, the District will guide development in a manner that maximizes the use of existing infrastructure and municipal resources, while balancing new development with redevelopment opportunities.

A diverse range of housing options will ensure long-term residents and those returning to the area can age in place, while also allowing new households to take root in the community. Improvements to existing neighbourhoods, such as infill development, investment in new housing, and placemaking efforts, will strengthen the economic potential and create more favorable conditions for a mix of commercial and residential uses, making Lac du Bonnet an attractive community to live, work, and play.

To position Lac du Bonnet for smart, responsible growth and a healthy built environment, this Development Plan focuses on five goals:

1. Support a diverse range of housing options
2. Preserve neighbourhood qualities and rural character
3. Increase safe, multimodal transportation options
4. Support and strengthen the provision of equitable access to community, health, and wellness services
5. Support the revitalization of the Town Centre



4.2 DIVERSE, GROWING ECONOMY

VISION STATEMENT

Lac du Bonnet will build on its strengths in tourism, natural resources, aerospace and cottage industries by supporting a diverse mix of economic sectors that ensure the region remains a vibrant and prosperous place to live. Strong collaboration between governments, institutions and employers will aid the development of home- grown talent while positioning the community to attract innovation and investment.

GOALS

Lac du Bonnet's local economy is well-positioned for growth through its strong roots in tourism, natural resources, and small business development. A healthy economy is vital to Lac du Bonnet's growth, stability, and future success. By diversifying the local economy, the District will enhance the community's resilience, making it more attractive for investment, growth, and development, while providing well-paying jobs for residents.

Collaboration with regional economic development partners, alongside local businesses and institutions, will drive initiatives to support a welcoming environment for investors. The District will work to ensure that strategic areas within the Town and RM are prepared for job creation and long-term employment opportunities, supported by transparent infrastructure planning and investment.

The four primary goals to foster economic growth, diversification, and entrepreneurial spirit in the community:

1. Ensure strategic areas of Lac du Bonnet can accommodate employment
2. Align infrastructure systems with land use planning and economic development
3. Coordinate public and private utility systems planning
4. Foster a welcoming, business and entrepreneur-friendly community



4.3 AGRICULTURE, FOOD SYSTEMS & RURAL PRESERVATION

VISION STATEMENT

Lac du Bonnet will continue to foster a thriving agricultural economy, maintaining its role as a key player in Manitoba's agri-business sector. The Planning District will protect its prime agricultural lands, promote sustainable farming practices, and balance the needs of agricultural production with the preservation of its rural character. By adapting to emerging challenges and embracing opportunities, Lac du Bonnet will position itself for long-term sustainability and food security.

GOALS

The Planning District of Lac du Bonnet is committed to protecting its agricultural lands and fostering a sustainable, resilient community that balances agricultural growth with the preservation of its rural character and natural landscapes.

By safeguarding prime agricultural lands and promoting sustainable farming practices, the District aims to ensure long-term food security, economic stability, and environmental stewardship. Lac du Bonnet's agricultural goals focus on addressing the trends and challenges faced by the sector, such as climate change, land use shifts, and evolving market demands. The District will work to support its agricultural economy by promoting innovation, enhancing logistics capabilities, and preserving the region's agricultural heritage.

The goals of this pillar focus on protecting prime agricultural lands, mitigating land use conflicts, and promoting the growth of the agricultural sector through sustainable practices and strategic planning. This includes addressing issues such as soil management, water drainage, and climate resilience while encouraging agritourism and the development of agri-business opportunities. Additionally, the Municipality plans to protect livestock operations within designated agricultural areas, balancing sustainability with the minimization of land use conflicts and the protection of community and environmental assets.

The District is dedicated to fostering a sustainable and resilient agricultural sector that significantly contributes to Manitoba's GDP through innovative, efficient, and productive farming practices and supports a dynamic agri-food industry at the forefront of food and beverage manufacturing and exports. Its vision prioritizes the protection and sustainable use of valuable agricultural lands, ensuring they remain dedicated to farming and agricultural enterprises that define the rural character and sustain the economy.

The five primary goals for Agriculture, Food Systems, and Rural Preservation:

1. Preserve and protect farmland
2. Support resilient and sustainable agricultural practices
3. Promote sustainable and compatible livestock operations
4. Minimize the risk of land use conflicts between agricultural, urban, and rural, and cottage uses
5. Strengthen and support agritourism and other agricultural diversification opportunities



4.4 STEWARDSHIP OF LAND AND WATER

VISION STATEMENT

> Lac du Bonnet's identity is rooted in its rich natural environment, including parks, lakes, rivers, and trails. These assets support recreation, tourism, and outdoor living while offering critical environmental and economic benefits. The District will lead by example in protecting these resources, managing growth responsibly, fostering climate resilience, and supporting continued access to nature for residents and visitors.

GOALS

Lac du Bonnet is defined by its natural landscapes—rivers, forests, trails, and parks – that support year-round recreation and tourism while contributing to community well-being and economic development. Throughout this planning process, parks, trails, and waterways have been consistently identified as key community assets that need to be protected, preserved, and enhanced. These spaces collectively support the needs of a growing community and ensure all residents, whether seasonal or permanent, have access to quality recreational amenities.

Likewise, the region is rich in natural resources, including forests, aggregate deposits, crop lands, and water bodies that support local industries. The protection of these resources is critical not only local employment but also the region's long-term sustainability. As Lac du Bonnet experiences an increase in year-round cottage living, the demand for services and land for development is expected to grow. The District will lead an integrated approach to land and water stewardship, balancing recreational, residential, and resource development. Integrated planning will ensure sensitive areas like the Lee River and Pinawa Channel are protected, while also supporting low-impact development and the responsible use of natural resources.

Through proactive collaboration with residents, First Nations, watershed authorities, and provincial partners, Lac du Bonnet will build resilient systems that protect water quality, manage stormwater, preserve biodiversity, and strengthen the local economy. A District-wide approach will mobilize residents, businesses, and government agencies to protect these beloved natural assets for future generations. Proactive management of boat traffic and off-road vehicle routes will help minimize disturbances to natural areas and ensure the safety of residents and visitors. Encouraging responsible recreation and the shared stewardship of land and water resources will be essential to protecting the District's ecological integrity and quality of life.

Lac du Bonnet Growing Together outlines five primary goals to foster community stewardship of land and water:

1. Facilitate efforts between residents, organizations and government to advance environmental protection and resiliency
2. Reduce and mitigate adverse impacts of new development on ecologically sensitive lands
3. Protect natural resources for responsible use
4. Build resilience to water-related impacts
5. Ensure compatibility between recreational uses and resource-related uses



5.0 TREATY LAND ENTITLEMENT

Vision Statement

Goals

5.0 TREATY LAND ENTITLEMENT

VISION STATEMENT

> The Planning District is committed to fostering strong, respectful relationships with First Nations Governments as lands are selected under Treaty Land Entitlement (TLE). Through collaboration, open dialogue, and strategic planning, Lac du Bonnet and its First Nations neighbours will achieve their social, environmental, and economic goals.

GOALS

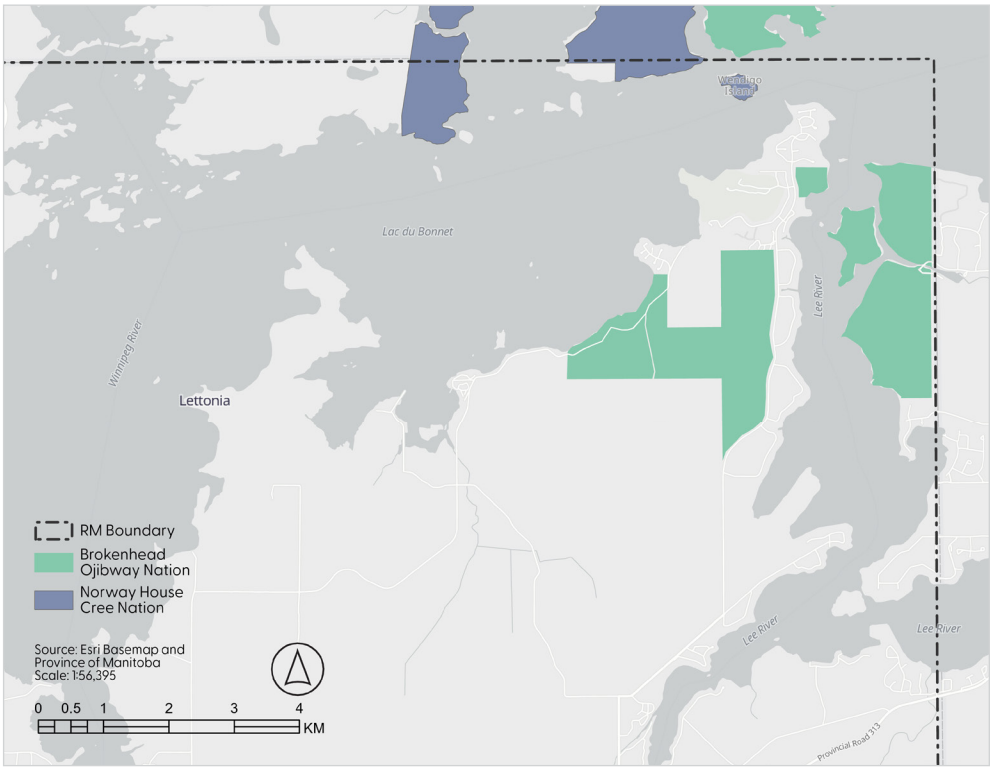
The Manitoba TLE Framework Agreement was signed on May 29, 1997, by the Government of Canada, the Province of Manitoba, and the TLE Committee of Manitoba Inc., representing 19 (now 21) First Nations with outstanding TLE claims. The Agreement was created to fulfill the commitments made in the seven treaties signed between 1871 and 1906 with First Nations in Manitoba, where some First Nations did not receive the full amount of land promised to them.

Under the Framework Agreement, First Nations can select and purchase lands, including lands within municipalities, to be converted into reserve status under federal jurisdiction. The Agreement also sets out municipal consultation and coordination requirements, particularly in cases where TLE lands impact infrastructure, service delivery, and land use planning.

Two First Nations have selected TLE lands within the Planning District of Lac du Bonnet, as shown in Map 2**:**

Brokenhead Ojibway Nation (BON): Eligible to select 4,344 acres of Crown land and purchase 10,137 acres. BON has selected 1,900 acres within the RM of Lac du Bonnet.

Norway House Cree Nation (NHCN): Eligible to select 104,784 acres of Crown land. NHCN has selected 2,517 acres in the North Shore area, with approximately 344 acres overlapping into the RM of Lac du Bonnet.



Map 2. Treaty Land Entitlement Areas

Once designated as reserve land, TLE lands fall under federal jurisdiction and are not subject to the provisions of this by-law, municipal zoning, taxation, or regulations unless agreements are in place. However, municipalities and First Nations are encouraged to develop service agreements to coordinate infrastructure, public services, and economic development efforts. TLE selections made by BON and NHCN are in the early stages of the TLE process and significant work is required before the lands are converted to reserve.

The Planning District will realize the vision of successful integration of TLE lands through the following two goals:

1. Support the integration of TLE
2. Foster collaborative and sustainable development on TLE lands

5.1 Support the integration of TLE

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

a. Develop Memorandums of Understanding (MOUs) or other agreements with First Nations to outline shared priorities, roles, and responsibilities in integrating TLE lands into local and regional plans.
b. Collaborate with First Nations to develop a Municipal Services Agreement (MSA) to plan and deliver infrastructure and municipal services for TLE lands, where applicable, ensuring mutual benefit and cost-sharing arrangements.
c. Incorporate provisions for accommodating the cultural, economic, and environmental goals of TLE lands into the RM's Zoning By-Law, recognizing potential differences in governance and land use regulation.
d. Include TLE lands on official planning maps to provide transparency and context within the Development Plan.

5.2 Foster collaborative and sustainable development on TLE lands

To strengthen relationships and ensure the long-term sustainability of TLE lands, the District should:

a. Encourage early engagement with First Nations on development proposals, infrastructure planning, and land use decisions to ensure compatibility with municipal and regional growth objectives.
b. Facilitate economic development partnerships that leverage TLE lands for tourism, commercial investment, and regional job creation.
c. Incorporate environmental stewardship strategies by coordinating on watershed protection, climate resilience, and sustainable land use practices.
d. Ensure land use compatibility between TLE lands and surrounding areas, recognizing the importance of agricultural land preservation, natural resource protection, and responsible development.
e. Work with First Nations to support infrastructure and servicing solutions that balance community needs while ensuring cost-effective, sustainable growth for both TLE and municipal lands.

6.0

SUSTAINABLE WATERFRONT DEVELOPMENT

Vision Statement

Goals





6.0 SUSTAINABLE WATERFRONT DEVELOPMENT

VISION STATEMENT

The District of Lac du Bonnet is committed to ensuring the long-term sustainability of its waterfront through a structured planning framework that replaces the moratorium on recreational and residential development along the Lee River and Pinawa Channel. Water is Lac du Bonnet's strength. By implementing clear policies that balance development with conservation, the District will realize its development potential, protect natural resources, maintain water quality, and preserve the region's ecological integrity for future generations.

GOALS

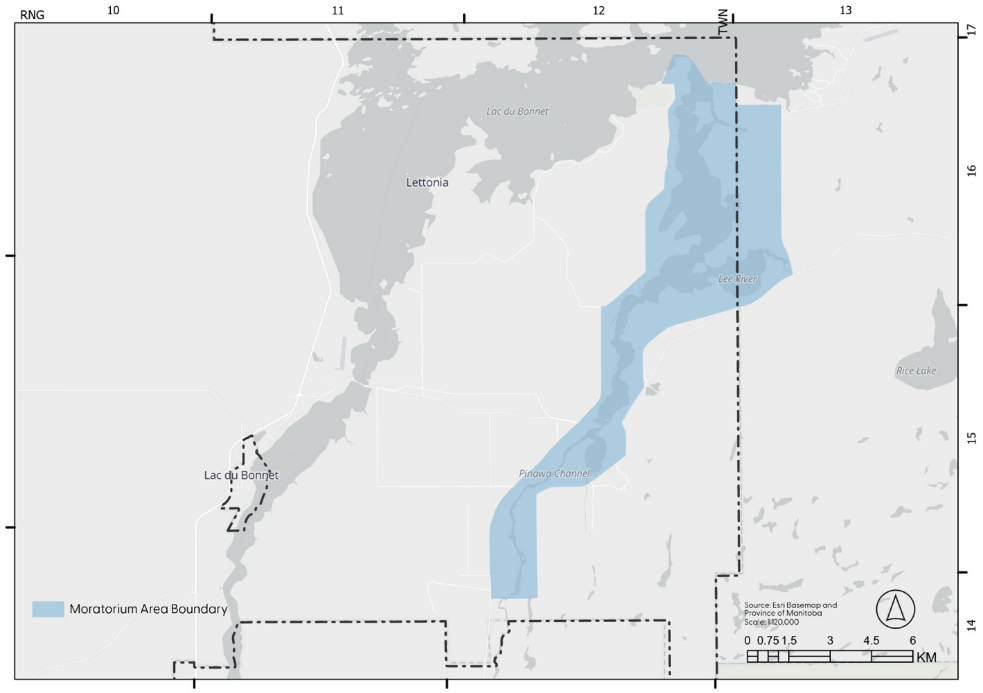
The moratorium on new recreational and residential development along the Lee River and Pinawa Channel was originally established to address concerns about over development, shoreline degradation, and increasing boating activity. The intent was to limit further subdivision and development and thereby manage boat traffic until long-term solutions for waterway management and environmental protection could be established.

Over time, it has become evident that the moratorium was not effective at managing waterway use nor development pressure. The 2020 Waterway Safety Along the Pinawa Channel and Lee River Study, prepared by the Lac du Bonnet Vessel Operation Restriction Regulations (VORR) Committee, found that while the moratorium limited new subdivisions, it did not reduce vessel activity, and that increased use is more closely linked to tourism growth, larger and faster vessels, and changing recreational habits across the region. The VORR report affirms that there is no significant correlation between subdivision activity and boat traffic.

Public engagement in preparation of this Plan indicated support for sunsetting the moratorium while implementing new provisions for water protection. Today, this Plan along with modern zoning regulations are now in place to minimize the impact of new construction on waterways and natural areas. Accordingly, this Plan replaces the moratorium with a comprehensive, enforceable policy framework that guides waterfront development through clear environmental protection standards. This approach ensures that future development along all waterfronts can proceed responsibly, balancing recreation and environmental stewardship.

The Planning District will achieve this transition through the following three goals:

1. Transition the moratorium to a sustainable development framework
2. Protect waterways and riparian areas
3. Successful implementation and monitoring



Map 3. Former Moratorium Area Boundary

6.1 Transition the moratorium to a sustainable development framework

As Lac du Bonnet undertakes a carefully managed transition of the development moratorium along the Lee River and Pinawa Channel, future waterfront development will be subject to environmental oversight and sustainability principles to protect the ecological integrity of these waterways.

In combination with *Section 8.5 Waterfront Development*, this section will replace the moratorium with development standards defining what types of development, intensities, and servicing levels are acceptable while prioritizing low-impact development and the protection of ecologically sensitive lands.

Residential, recreational, and seasonal recreational development will be permitted along the waterfront, within designated Waterfront Development Areas, provided it maximizes existing infrastructure and adheres to the policies in *Section 6.0 Sustainable Waterfront Development*, *Section 8.5. Waterfront Development Area*, and provisions in the RM's Zoning By-law.

To ensure the waterfront area continues to develop in an orderly, economically viable, and environmentally responsible manner, all new development shall be consistent with the policies, objectives, and intent of this Development Plan.

6.1.1 Establish standards for waterfront development

a. New or expanding cottage areas are subject to *Section 8.5 Waterfront Development Area* policies whereby existing dwellings or lands contiguous to such shall have the highest priority for new development.

b. New or expanding cottage areas are encouraged to incorporate low impact design to mitigate nutrient and sediment inflow to the waterbody.

6.1.2 Preserve ecologically significant lands

a. The identification and protection of ecologically significant plants and vegetation is encouraged throughout the waterfront area.

b. New developments shall incorporate adequate measures to mitigate potential negative impacts on ecologically significant lands, which may include limiting excessive lot clearing and grading.

c. Proposed developments and changes in land use adjacent to wildlife management areas, provincial forests, and ecologically significant areas shall be reviewed by the appropriate Provincial or Federal authority to ensure the long-term sustainability of the resource will not be adversely affected.

d. Private landowners may be required to participate in conservation efforts as a condition of development approval, such as by preserving a portion of their lands in a natural state, or by dedication a portion of their lands (up to 10%) to the Municipality as public reserve.

6.2 Protect waterways and riparian areas

Lac du Bonnet is home to numerous environmentally sensitive areas, including wetlands, riparian areas, and waterfront ecosystems. These natural assets play a crucial role in the local ecosystem and climate resilience. General policies to protect the Winnipeg River, Lee River, Pinawa Channel, and associated riparian corridors include the following:

6.2.1 Mitigate adverse impacts of development on wetlands and riparian areas

a. All developments must maintain a riparian buffer of 30 metres from the ordinary high-water mark of natural water bodies for all new subdivisions and waterfront developments, and 15 metres upslope from the normal high water mark of lower order drains and retention ponds to reduce nutrient loading, protect water quality, and prevent erosion.

b. Alteration within this buffer is limited to a maximum of 25% of the shoreline length of each lot for accessory or incidental uses such as docks, staircases, pathways, and boathouses as regulated by the RM Zoning By-law.

c. Stream and shoreline alteration shall not be undertaken without the approval of the appropriate Provincial and Federal government authorities.

d. As a condition of approval, proponents may be required to submit an Environmental Impact Assessment (EIA) prepared by a qualified professional for any proposed new multi-lot (3+) development along wetlands, shorelines, and sensitive habitats.

e. As a condition of approval, new developments may be required to provide naturalized infrastructure such as rain gardens, bioswales, and retention ponds to mitigate stormwater runoff and protect water quality.

f. Any proposed development or land use activities adjacent to a fish spawning site, fish nursery area, or significant fish habitat shall conform to the following criteria in accordance with *The Fisheries Act*:

   i. Land shall not be cleared, cultivated, or developed to the edge of a waterbody or waterway, but rather, a buffer of natural vegetation shall be maintained in riparian areas in accordance with Policy 6.2.1 (a) and (b) in this Plan;

   ii. Organic loading or siltation from agricultural run-off shall be prohibited and measures to limit nutrient and/or sediment inflow from development activities is encouraged; and

   iii. Where development may alter, disrupt, or destroy fish habitat, the proposal shall be referred to Fisheries and Oceans Canada (DFO) and Manitoba Environment and Climate Change for review, and may require authorization under *The Fisheries Act* before municipal approvals are granted.

g. Any new non-farm developments, including the building of permanent structures, should be directed away from provincial water infrastructure (PWI) lands under the Water Resources Administration Act.

6.2.2 Monitor flood and erosion mitigation measures

a. Lac du Bonnet recognizes the importance of working with Manitoba Hydro in managing water levels responsibly to ensure flood resilience, as the water levels are controlled by Manitoba Hydro.

b. For land subject to flooding all permanent structures must be built to an elevation at least 0.6 metres (2 feet) above the 200-year flood level.

c. Land which may be eroded away within a period of 50 years must be excluded from development unless it is demonstrated, to the satisfaction of Council, that the erosion process has been halted.

d. Development shall not result in nearby waterways having: water flow, flow velocities, or stages becoming adversely altered, obstructed or increased.

e. Enforce a minimum 30.5 meter / 100 foot setback from the top of the bank of any waterbody for all structures, to mitigate the risks of flooding and/or erosion, with greater setbacks required where geotechnical studies indicate unstable slopes or high groundwater tables.

6.3 Proactive implementation and monitoring

Moving forward, the District will collaborate with landowners, developers, Indigenous communities, environmental organizations, and provincial and federal agencies to ensure the successful implementation of sustainable waterfront development. General policies for proactive implementation and monitoring include:

6.3.1 Monitoring and enforcement

a. Council shall require that development agreements and permits maintain all necessary measures for environmental protection, including riparian buffers, erosion and sediment controls, stormwater and low-impact development (LID) works, wastewater design and servicing limits, public access, road access, and operating seasons or capacity caps.

b. As-built drawings and professional certification from a qualified engineer, biologist, or environmental professional shall be required to confirm that approved works are properly installed and functioning before occupancy or final approval.

c. Council may require proponents to submit annual monitoring reports documenting the performance of approved mitigation measures, environmental indicators, or operational limits. Reports shall be shared with the Municipality and, where applicable, Manitoba Hydro and local Watershed Districts. The Municipality may prepare public summaries of monitoring outcomes to support transparency and community awareness.

d. Development approvals shall include performance thresholds for key indicators such as vegetation survival, erosion control, and water quality. Where results fall below acceptable limits, proponents shall implement corrective actions within specified timeframes and provide documentation of remediation.

e. The Municipality may issue warnings, orders, stop-work or stop-use directives, fines, or permit revocations in cases of non-compliance. Repeated or serious violations may result in suspension of operations or forfeiture of posted securities.

6.3.2 Regional collaboration

a. Inter-jurisdictional co-operation with neighbouring municipalities and Indigenous communities is encouraged to protect and enhance the region's natural areas, rivers, lakes, and ecological resources.

b. Coordinate water management and conservation efforts with neighbouring communities and the Northeast Red Watershed District.

c. Applications and monitoring reports shall be shared with relevant provincial and federal authorities where mandates overlap, such as for shoreland alteration, wastewater, or fish habitat management. The Municipality may enter into joint inspection agreements or memoranda of understanding (MOUs) with those agencies to support coordinated enforcement.

d. Regularly review and refine Development Plan policies in consultation with residents, scientists, and government agencies to adapt to emerging challenges.

6.3.3 Public education

To promote sustainable waterfront development and build awareness of new policy directions, the Municipality will:

- **a.** Develop a public information campaign to clearly communicate development guidelines, Development Plan and Zoning By-Law updates, conditions of approval, and application requirements for waterfront developments.
- **b.** Implement a public education campaign on sustainable waterfront living, including responsible dock construction, wastewater management, wake reduction, and habitat conservation.
- **c.** Ensure that developers, consultants, and landowners have access to the most current data and mapping on the Winnipeg River, Lee River, and Pinawa Channel systems to inform environmental assessments, shoreline design, and risk mitigation measures.
- **d.** Promote responsible recreational uses by working with local trail and boating associations to educate users about safe boating, off-road and recreational vehicle use, and responsible road sharing that respects agricultural equipment and vehicles.

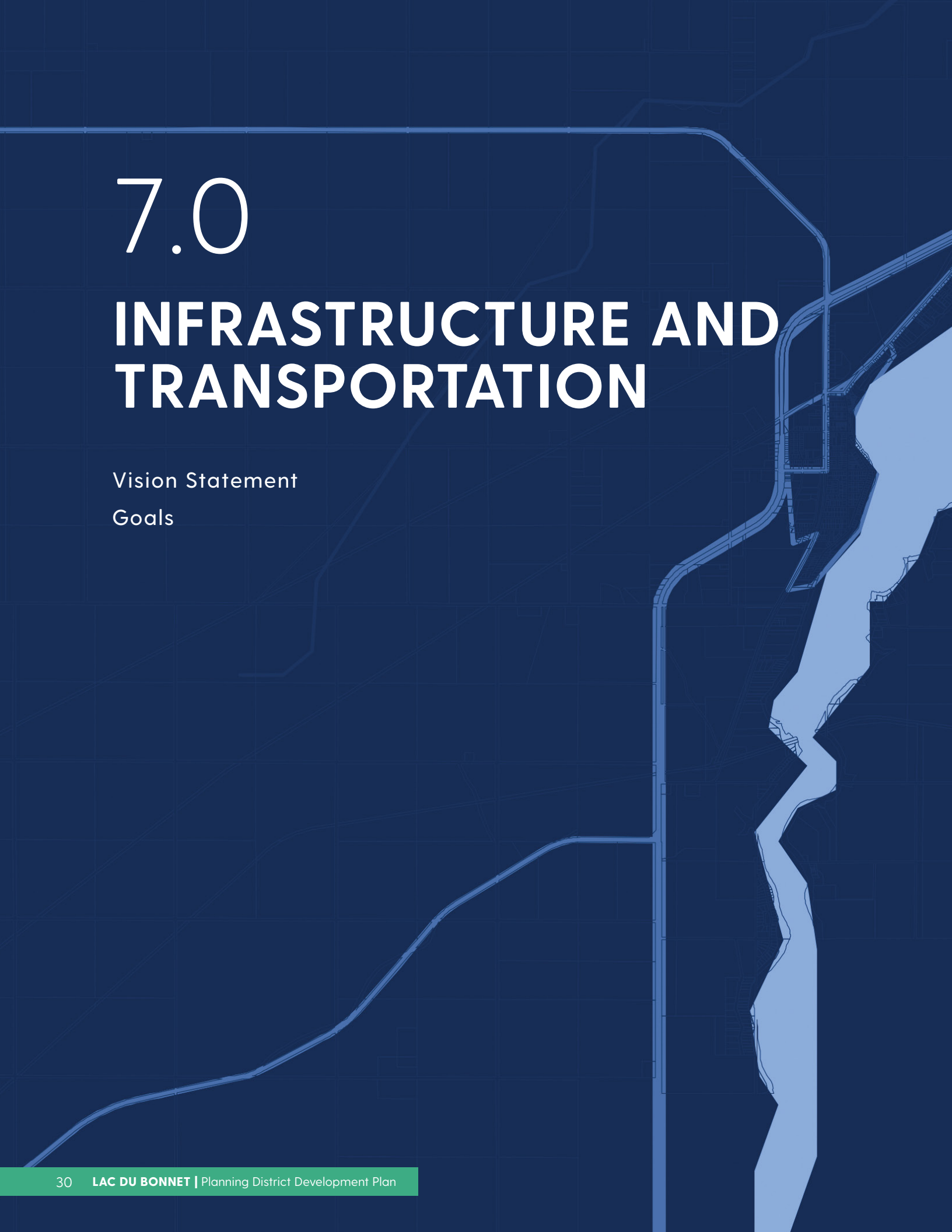


7.0

INFRASTRUCTURE AND TRANSPORTATION

Vision Statement

Goals





7.0 INFRASTRUCTURE AND TRANSPORTATION

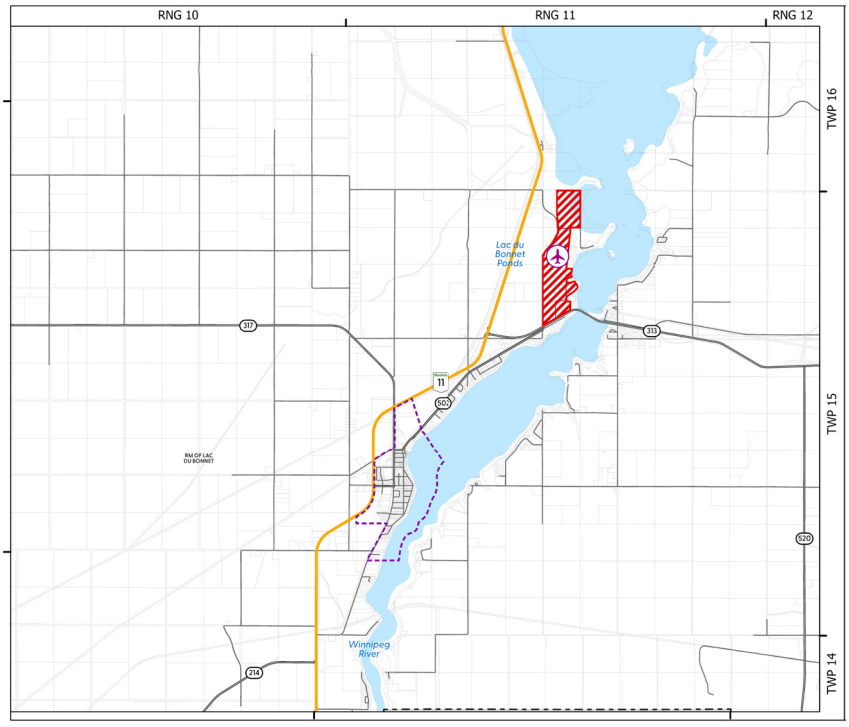
VISION STATEMENT

Lac du Bonnet's infrastructure and transportation and networks will support economic growth, regional connectivity, and community well-being. Through strategic investment, coordinated planning, and sustainable infrastructure development, the District will enhance mobility, ensure access to essential services, and foster new opportunities for business, tourism, and industry. Leveraging its highway connections, regional transportation networks, and the Lac du Bonnet Airport, the District will strengthen its role as a regional hub for aviation, trade, and recreation.

GOALS

Lac du Bonnet's transportation network consists of Lac du Bonnet Airport and several key provincial highways, including Provincial Trunk Highways No. 11, No. 313, and No. 317, Provincial Roads 44, 211, 214, and 520, along with local municipal roads, sidewalks/crosswalks, and active transportation routes. Transportation in Lac du Bonnet also includes seasonal and recreational travel, such as off-road vehicle and snowmobile use, which play an important role in tourism and community life.

To be remain competitive and sustain long-term growth, the District will work closely with Manitoba Transportation and Infrastructure (MTI) along with local stakeholders to ensure decisions on major infrastructure and transportation systems advance job creation, while safeguarding access to community amenities for residents and visitors.



Map 4. Airport Area

7.1 Strengthen regional and local transportation networks

A safe, efficient, and well-maintained transportation system is essential for supporting economic development, tourism, and year-round livability. As the District grows, investments in road improvements, multi-modal transportation options, and active transportation infrastructure will be critical. The following section is intended to reinforce the Growing Together Vision and the RM and Town of Lac du Bonnet's commitment to coordinate transportation planning, safeguard transportation routes, and integrate new development with the existing multi-modal transportation network.

7.1.1 Safeguard highway access for trade and mobility

a. Ensure safe and efficient highway access, limiting and consolidating access points to all Provincial Trunk Highways to prevent traffic disruptions.

b. Require new developments to use existing improved intersections, internal road systems, or municipal road networks to limit direct access to provincial highways.

c. Ensure that developments that generate excessive noise or dust, or are hazardous and incompatible with the safe use, operation and maintenance of nearby transportation facilities must not be permitted unless appropriate mitigative measures can be incorporated into the development.

d. Ensure no access, intensification, or development adjacent to Provincial Highways is allowed without a permit from MTI as prescribed under *The Controlled Areas and Limited-Access Highways Regulation*.

e. Direct the expansion of existing developments bordered on one side of a transportation corridor, such as a Provincial Trunk Highway, to be kept to the developed side of the corridor so as not to jeopardize user safety and efficiency.

f. Access approvals, limitations and consolidations to the Provincial Highway system is under the jurisdiction of Manitoba Transportation and Infrastructure.

g. Proposed developments that may have a detrimental impact on the operation, safety, function or expansion of provincial highways will require a Traffic Impact Study to determine their impacts. Any mitigative measures identified to enhance safety and capacity that are identified in the Traffic Impact Study will require On Highway Improvement agreements with MTI.

7.1.2 Maintain and upgrade municipal transportation networks

a. Design collector and municipal roads to accommodate new development and expanding communities.

b. Require new developments to have access to an all-weather road of sufficient capacity or enter into agreements to fund road upgrades.

c. Implement setback distances for buildings and structures adjacent to municipal roads to preserve road integrity.

d. Designate truck routes to direct heavy vehicle traffic and prioritize maintenance to prevent seasonal road restrictions.

e. Ensure that 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.

f. Integrate active transportation connections into new and existing developments, improving.

g. Walkability, bike ability, and accessibility in Urban Areas.

7.1.3 Ensure Responsible Off-Road Vehicle Use

a. Identify designated off-road vehicle (ORV) and snowmobile routes that support recreation and tourism while avoiding residential areas, agricultural lands, and environmentally sensitive zones.

b. Direct ORV activity away from sensitive lands, watercourses, and private properties to prevent land degradation, crop damage, and nuisance impacts to nearby residents or businesses.

c. Require that new developments, subdivisions, or rezoning applications consider potential ORV impacts and access connections to prevent unauthorized trail expansion or conflicts with existing land uses.

d. Collaborate with Manitoba Transportation and Infrastructure, Manitoba Environment and Climate Change, RCMP, and local trail associations to promote compliance with the *Off-Road Vehicles Act*, municipal bylaws, and safety standards.

e. Work with local recreation organizations to promote safe and responsible ORV use through signage, education campaigns, and stewardship initiatives emphasizing respect for private landowners, wildlife, and trail networks.

f. Monitor ORV activity and periodically review trail designations, safety measures, and environmental impacts to ensure the network continues to support recreation and tourism without compromising environmental quality or community safety.

7.1.4 Advance economic development at Lac du Bonnet Airport

a. Support runway expansion and air-side aviation business development, including new hangars, flight training programs, and maintenance facilities.

b. Work with Lands Branch of Manitoba Natural Resources and Indigenous Futures to acquire land for airport expansion and business park development.

c. Invest in the airport's role in northern logistics, emergency services, and tourism development, ensuring long-term operational sustainability.

d. Consider Transport Canada's guidelines for Land Use in the Vicinity of Aerodromes when reviewing development proposed within vicinity of the airport.

7.2 Upgrade and expand municipal services

While the Town of Lac du Bonnet is equipped with piped municipal water and wastewater services, much of the RM relies on individual wells, hauled water, and on-site septic systems. Lac du Bonnet's water and wastewater infrastructure is currently capable of supporting existing needs; however, both the Town and RM recognize that a regional system is the most sustainable way forward. The Planning District will achieve this through the following:

7.2.1 Plan for infrastructure upgrades and service extensions

a. In Urban Areas, new developments must connect to existing piped water and wastewater services where feasible.

b. Support the extension of municipal water and wastewater services to new developments in an environmentally sound, economical, and timely manner.

c. Work with senior levels of government to explore funding for infrastructure expansion, ensuring the financial sustainability of municipal services.

7.2.2 Improve stormwater management and drainage systems

a. Implement stormwater management best practices, such as naturalized retention ponds, bioswales, and permeable surfaces in new developments.

b. Require new subdivisions to include drainage plans that mitigate runoff and protect nearby waterbodies.

c. Coordinate with watershed management organizations to improve regional water management strategies.

d. Ensure drainage systems are designed to maintain the structural integrity of highway infrastructure, while diverting the flow to an appropriate drainage facility. A permit is required from Manitoba Transportation and Infrastructure to drain any water into the highway drainage system.

e. Any increase in flow or adverse impact to the highway drainage system, and/or the cost of any revisions that may be required to the existing highway drainage system, that are directly associated with development, will be the responsibility of the developer.

7.2.3 Increase public utility capacity for growth and development

a. Maximize the use of existing municipal water and wastewater infrastructure, particularly in areas with smaller lot development, before extending services to new areas.

b. Maintain water and wastewater service capacity to ensure it aligns with future development projections, protecting both public health and the environment.

c. Approve new development only where water and wastewater facilities, either municipal or private on-site services, are available or can be demonstrated to have the capacity to safely and sustainably meet the demand of the proposed development.

d. Work with Manitoba Water Services Board (MWSB) to evaluate the long-term sustainability of water and wastewater systems, particularly in the RM, where most residents rely on wells or hauled water.

7.2.4 Coordinate and align utility infrastructure with growth targets

a. Participate in regular discussions with public and private utility providers to support proactive maintenance and improvement of community wide systems.

b. Participate in the regulatory review process for infrastructure standards and advocate for alignment of major infrastructure projects with the objectives of this Plan.

c. Prioritize the coordination of utility infrastructure upgrades with infill development to optimize existing infrastructure and reduce environmental impact.

7.2.5 Protect and optimize existing infrastructure

a. Not permit new or expanded development unless essential services such as water supply, wastewater collection and disposal, storm water and drainage systems, public roadway access, service roads, and communications are available or can be provided through appropriate private systems in a safe, sustainable, and environmentally sound manner.

b. Support the extension of piped water and wastewater services to new developments within serviceable areas, where such extensions are environmentally responsible, economically feasible, and consistent with this Plan.

c. Implement an appropriate separation distance of 300 metres from the municipal wastewater lagoon for new residential developments.

7.2.6 Integrate green infrastructure to support existing systems

a. Encourage new major developments to integrate green infrastructure elements into site planning, where feasible, to enhance natural stormwater management.

b. Consider green retrofits for existing municipal infrastructure, such as adding green roofs/walls, permeable surfaces, and naturalizing retention ponds to extend service life and reduce long-term maintenance costs.

c. Ensure that any green infrastructure initiatives align with municipal servicing priorities, supporting both urban and rural areas with cost-effective, environmentally sound infrastructure solutions.

7.3 Manage and mitigate impacts from hazardous uses

To protect the safety and wellbeing of the District, hazardous uses and their potentially adverse impacts on human and environmental health must be taken into account. This includes protecting people's homes, drinking water systems, and significant wildlife habitat. To mitigate the risk of hazardous uses upon existing developed areas and critical public services, the following policies will guide hazardous uses:

7.3.1 Establish formal review processes for hazardous uses

a. Development that could cause pollution to soil or groundwater resources may not be permitted unless it can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the groundwater supply; or appropriate mitigation measures have been or will be taken to sufficiently protect the risk of endangering the potability of the groundwater supply.

b. Development that could cause pollution to the air may not be permitted unless it can be demonstrated that it is compatible with surrounding land uses and that adequate buffering and containment measures are in place.

7.3.2 Establish site selection criteria for hazardous uses

a. Hazardous uses shall not be located closer to urban areas or dwellings, municipal public services for drinking water systems, and lands prone to flooding than is permitted under the applicable Provincial guidelines and regulations.

b. Hazardous uses may be located in Agricultural Areas without a development plan amendment as long as siting guidelines as defined in this section are met along with provincial regulations.

c. Anhydrous ammonia facilities, which are defined as facilities that store, distribute, or handle anhydrous ammonia, are hazardous uses and shall not locate:

i. In closer proximity to habitable structures than is permitted or recommended by the Anhydrous Ammonia Handling and Transport Regulation;

ii. In close proximity to provincial highways than is permitted or recommended by Provincial regulations and guidelines;

iii. In close proximity to the risk of endangering the potability of the groundwater supply; and

iv. In areas designated Urban Areas.

8.0

LAND USE AND DEVELOPMENT

Vision Statement

Urban Area

Commercial Core Area

Economic Development Area

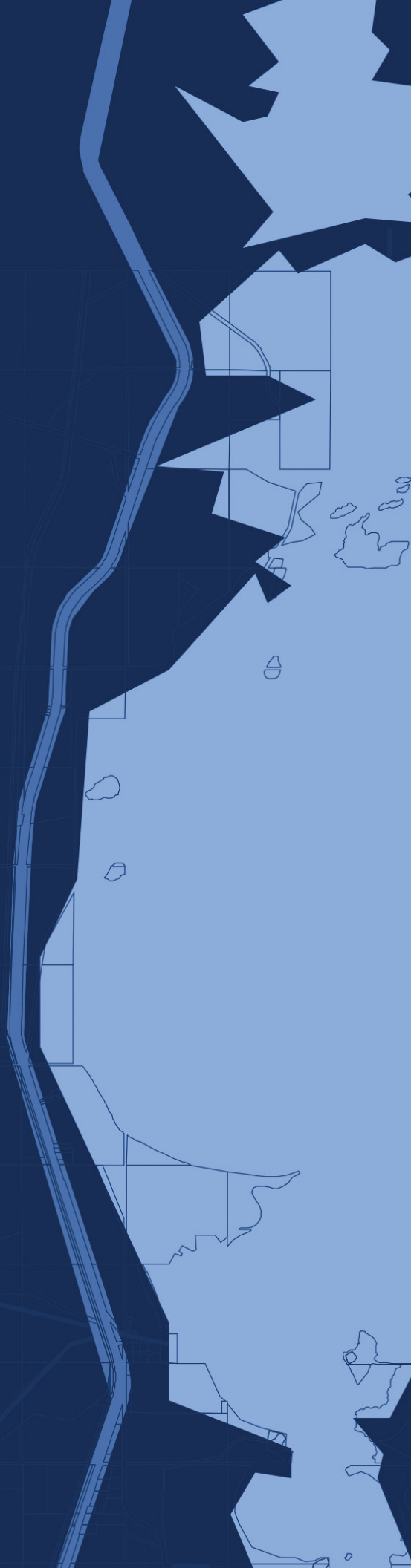
Rural Residential Area

Waterfront Development Area

Agricultural Area

Natural Area

Future Growth Area





8.0 LAND USE AND DEVELOPMENT

VISION STATEMENT

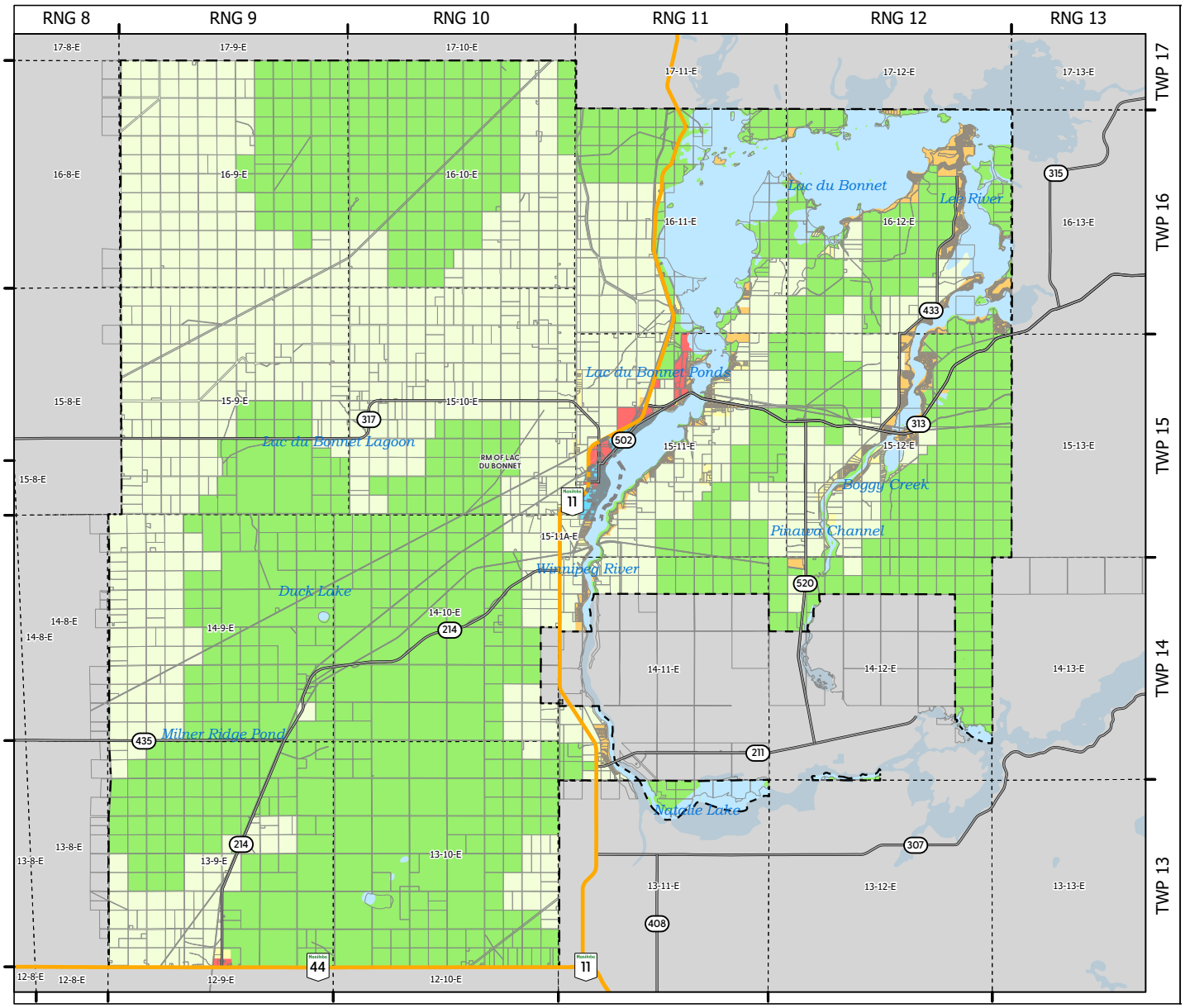
> Successful efforts to work together will result in a smart, balanced approach to land use and development. Regional economic development agencies, local business and large employers will assist each other in directing new growth and economic development opportunities. The community will maximize infill,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

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

To meet the requirements of the Manitoba Provincial Land Use Policies (PLUPs) and achieve the vision, goals and policy directions of the preceding sections, the following Land Use and Development section is organized into the following eight land use policy areas:

1. Urban Area
2. Commercial Core Area
3. Economic Development Area
4. Rural Residential Area
5. Waterfront Development Area
6. Agricultural Area
7. Natural Area
8. Future Growth Area

Map 5. Land Use And Development



Legend

Policy Areas

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

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- RM Boundary
- Assessment Parcel
- Township Range Grid
- Town Boundary

Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

0 1.75 3.5 7 Miles
0 5 10 KM

Scale: 1:250,000



8.1 Urban Area

The Urban Area is intended to support residential, neighbourhood commercial, institutional, parks and public spaces that contribute to the economic and social prosperity of the region.

The Urban Area designation includes primarily the Town of Lac du Bonnet and adjacent areas, serving as the social and economic hub of the Planning District. It provides employment opportunities, diverse housing types, recreation, and civic services that support both Town and RM residents. To promote healthy, lively, and diverse community, development within Urban Areas will be directed by the following policies:

8.1.1 Sustainable growth and development

a. Development within existing built-up areas that are designated Urban Area shall be encouraged before expanding or re-designating additional such lands.

b. New residential development should first be directed towards lands with wastewater and/or water services.

c. The Municipality shall use the tools outlined in *Section 9: Implementation* of this Plan, such as a Development Agreement, to ensure it is not solely responsible for the costs associated with new infrastructure for new development.

8.1.2 Support diverse housing options

a. Urban Areas will include an adequate inventory of residential lands to accommodate a range of dwelling types, forms, and tenure to meet local needs and housing demand.

b. Single-detached, semi-detached, multiple-attached, and accessory dwelling units may be accommodated within the Urban Areas, subject to compliance with the standards set forth in the Zoning By-law.

c. The District shall use the tools outlined in *Section 9: Implementation* of this Plan to encourage property owners to revitalize or reuse existing buildings for housing when the condition of the building has deteriorated or is deemed vacant.

8.1.3 Preserve neighbourhood qualities and character

a. New developments should be compatible with existing neighbourhood character.

b. Heritage sites and buildings should be identified and protected through *The Heritage Resources Act*, with preservation tools such as Zoning By-laws, Secondary Plans, and subdivision procedures.

c. Additional plans and studies to identify and mitigate potential adverse impacts may be required for developments affecting historically or naturally significant areas.

8.1.4 Invest in 'complete streets' and connectivity

a. Streets and transportation networks will be designed to accommodate all users, including pedestrians, cyclists, and motorists, where feasible.

b. New developments in Urban Areas should facilitate future connection of roads, pedestrian corridors, and motorized and non-motorized trails.

c. New developments should integrate public spaces, landscaping, and pedestrian infrastructure to create attractive, functional streetscapes.

d. Future municipal investment should enhance walkability and safety, including streetscape beautification and accessibility including sidewalks, street lighting, public seating, trees and landscaping.



8.2 Commercial Core Area

The Commercial Core Area is intended to provide a concentrated area for retail, entertainment, personal services, offices, and diverse housing that are within walking distance of each other.

The Commercial Core serves as the economic and cultural hub of Lac du Bonnet, supporting local businesses, tourism, and public services. It is a pedestrian-friendly area where commercial, residential, and institutional uses co-exist to create an active and accessible built environment. To support commerce and economic activity in the region, development within the Commercial Core Area will be directed by the following policies:

8.2.1 Promote diverse land uses

a. Encourage development that integrates housing, retail, office, and cultural spaces to create more diverse and walkable activity centres.

b. Prioritize infill development and the reuse of existing buildings before expanding or redesignating new commercial lands.

c. Commercial Core Areas will include an adequate inventory of lands to accommodate a mix of housing, commercial, and institutional uses.

d. Primary uses that will be prioritized include retail, personal services, entertainment, office, and multi-family housing.

e. Encourage complementary uses such as civic and cultural facilities, parks and public gathering areas.

f. Encourage mid- density development (2-3 stories) to optimize land use and existing infrastructure.

8.2.2 Enhance the public realm for all

a. Small-scale and pedestrian-oriented uses that support daily needs should locate in the Town's Commercial Core or other designated serviced areas within the Town.

b. Concentrate the development of healthcare, institutions, civic and cultural amenities, and personal services in areas within walking distance to the Commercial Core Area.

c. The District shall use the tools outlined in *Section 9: Implementation* of this Plan to encourage pedestrian-oriented development including active storefronts, landscaping, and compact building form.



8.3 Economic Development Area

The Economic Development Area is intended to accommodate commercial and industrial development primarily found along major transportation routes that service the community and region.

The Economic Development Area in Lac du Bonnet is established for business, industrial, production, and tourism related uses that will drive economic growth in the community. Key opportunities include the Lac du Bonnet Airport, recreation development, and emerging sectors like information technology and transport. To take advantage of economic opportunities, development within the Economic Development Area will be directed by the following policies:

8.3.1 Establish compatible Economic Development Areas

a. Economic Development Areas are intended for commercial, industrial, airport-related, tourism-related, and employment-generating uses.

b. Economic Development Areas should primarily be located within areas that are serviced or capable of being serviced in accordance with policy 8.3.3.

c. Economic Development Areas should be located along Provincial Trunk Highway 11, in proximity to the airport, or contiguous with designated growth areas or major transportation corridors.

d. Prioritize Economic Development Areas for employment-related uses. Permit residential development only where it is necessary for on-site operations as an accessory use.

e. Economic Development Areas should be protected from incompatible land uses that may limit future commercial or employment growth, such as intensive livestock operations or incompatible residential development.

f. The Zoning By-law shall establish distinct highway commercial, industrial and airport industrial zones within Economic Development Areas and regulate permitted and conditional uses to ensure development occurs in a logical, phased and coordinated manner.

g. Unsightly commercial or industrial developments shall be adequately buffered from adjacent residential uses and public areas.

8.3.2 Create development-ready sites for business growth

a. Support the creation of business parks and employment centres in Economic Development Areas to concentrate compatible commercial and industrial uses.

b. Direct commercial, industrial, and tourism-related businesses to appropriate and strategic areas with access to major roads and recreational amenities.

c. Encourage employment mixed-use developments, including commercial and light-industrial uses, where small-scale manufacturing, retail, and office spaces can co-locate.

d. Support the establishment of development-ready lands with appropriate infrastructure to attract investment.

e. Economic Development Areas should be located adjacent to existing road networks to minimize new road construction.

f. Ensure new Economic Development Areas along highways are supported by internal road networks to improve traffic flow and accessibility.

8.3 Economic Development Area

8.3.3 Concentrate growth in appropriate, serviced locations

a. Employment growth shall be planned in a manner that strengthens the Town of Lac du Bonnet's role as the primary commercial and service centre for the Planning District, while enabling economic development in the RM.

b. Commercial development should be directed to the Town of Lac du Bonnet as the primary commercial and service centre, except where the scale, land requirements, or function of a proposed use cannot be reasonably accommodated within the Town, or where the use does not require municipal servicing and requires large sites, outdoor storage, or direct highway or airport access.

c. Proposals to establish large-format retail uses that serve the region shall be directed to serviced areas within the Town. Consideration of locations outside the Town shall only occur where it is demonstrated that the use cannot reasonably be accommodated within serviced Town areas.

d. Economic Development Areas in the RM should focus on uses that are highway-oriented, resource-related, tourism-related, or production-related, and that do not compete with or undermine the commercial viability of the Town.

e. When reviewing proposals for new or expanded Economic Development Areas, the Board shall consider the District-wide economic impact, including impacts on the Town and RM's existing commercial base, infrastructure capacity, municipal servicing costs, and long-term land-use objectives.

f. New or expanded businesses in Economic Development Areas that may generate significant traffic, require coordinated servicing, or influence long-term land use patterns may require a concept plan to guide site layout, phasing, servicing, transportation access, and compatibility with surrounding uses.

8.3.4 Position the Lac du Bonnet Airport for success

a. Work with the applicable Provincial authorities and Lac du Bonnet Regional Airport Authority to develop lands for runway expansion and future airport-related development.

b. Aircraft landing field and aerial approaches should be protected from incompatible land uses that may adversely impact their operation or endanger air users. Transport Canada's guide for "Land Use in the Vicinity of Aerodromes" should be referenced as needed when reviewing proposed developments on lands adjacent to aircraft landing fields and aerial approaches.

c. Support the expansion of both aeronautical and non-aeronautical operations, including runway expansion, hangars, flight schools, aircraft maintenance facilities, and airside commercial development.

d. Ensure municipal transportation and infrastructure planning efforts integrate the airport's expansion, improving connectivity to Provincial Highways 11, 313, and 317.

e. Support the creation of a Lac du Bonnet Airport Area Plan, ensuring that local planning frameworks, Zoning By-Laws, and economic strategies align with the airport's long-term vision and growth objectives.



8.4 Rural Residential Area

The Rural Residential Area is intended to maintain the existing character of the rural areas and provide for low density rural residential land uses. The intent of Rural Residential Areas is to allow for limited intensification and growth of existing rural residential areas.

Well planned rural residential areas offer an attractive 'country living' and provide additional choice for housing in the municipality. However, unplanned, 'leap-frog' development can lead to immediate issues for municipal servicing and long-term conflicts with both agricultural operations and natural areas.

Rural Residential Areas will be maintained to accommodate opportunities to reside in rural areas that contribute to quality of life in the District. Rural Residential Areas found throughout the District are typically characterized by a concentration of three or more non-farm, single-detached dwellings located away from an urban centre. To promote smart, resilient and well- planned rural communities, Rural Residential Areas will be directed by the following policies:

8.4.1 Establish well-planned Rural Residential Areas

a. The expansion of existing or establishment of new Rural Residential Areas should generally be discouraged and directed to existing settlement clusters to ensure the efficient use of infrastructure and prevent potential land use conflicts.

b. Preference should be given to sites contiguous of existing Rural Residential Areas.

c. Ensure expansion of existing or establishment of new Rural Residential Areas are compatible with the surrounding natural, scenic, historic and agricultural landscape.

d. All proposed developments shall provide adequate drainage systems, water, and wastewater management systems, subject to applicable Provincial regulations and standards.

e. All proposed developments shall provide legal access to an all-weather municipal road. Direct access to a provincial highway is generally discouraged.

f. The location and siting of development associated with a rural residential subdivision when located adjacent to a provincial highway, shall be restricted to ensure safe and coordinated access to the highway. Whenever possible; internal access roads; internal road systems; or municipal road system will be utilized to limit direct access to the Provincial Highway System.

g. Municipal services such as school bussing and fire protection shall be available to the subdivision site or can be provided without undue cost to the municipality.

h. Preference should be given to developments that may be serviced, in time, with an extension of existing municipal services.

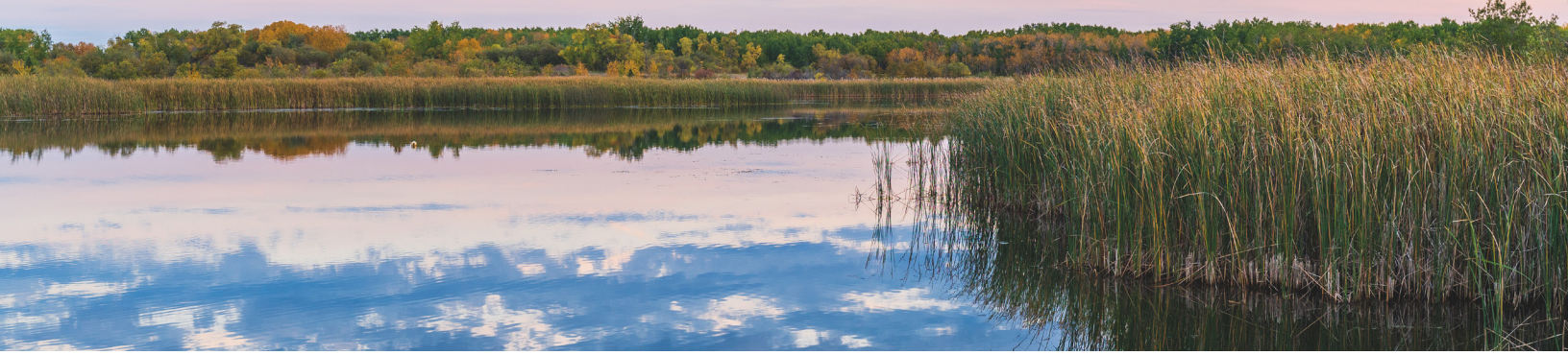
i. Should be directed to areas where there is a predominance of lower-class agricultural; a high degree of land fragmentation and the existence of a mixture of land uses and agriculture is not dominant.

j. Should meet minimum mutual separation distances to livestock operations.

k. Should not be wasteful of agricultural land.

l. The Planning District may require the preparation and submission of concept plans and/or development designs for new multiple (3+) rural residential lots as part of any new development that address building design and site planning.

m. Streets and transportation networks should be designed to accommodate all users, including pedestrians, cyclists, and motorists, where feasible.



8.5 Waterfront Development Area

The Waterfront Development Area is intended to accommodate existing residential 'cottage' properties found along the waterfront areas and existing recreational uses throughout the rural and waterfront areas, as well as new residential and recreational uses that are compatible with the area.

Waterfront Development Areas are central to the ‘four seasons playground’ identity of Lac du Bonnet. They are characterized by a mix of seasonal and permanent residential development with waterfront access, as well as tourism and recreational facilities such as marinas, golf courses, campgrounds, trails, and outdoor hubs that offer a major draw to the area.

This land use designation is designed to accommodate both year-round and seasonal residences while promoting tourism, recreational activities, and businesses that serve both residents and visitors. These areas intend to balance the needs of recreational users and permanent residents, making it a desirable place for those seeking the natural beauty and tranquility of rural living with access to year-round amenities and services.

As the moratorium on development along the Lee River and Pinawa Chanel is phased out, this land use designation will guide sustainable and strategic waterfront development throughout the District. The District will collaborate with neighbouring municipalities, Manitoba Hydro, and provincial watershed authorities to ensure the long-term health of the Winnipeg River system and its tributaries. Maintaining water quality and shoreline stability is critical to protecting both recreation and habitat values.

8.5.1 Protect waterfront areas from land use conflicts

a. The expansion of existing or establishment of new Waterfront Development Areas should be directed to existing Waterfront Development Areas to protect surrounding natural areas.

b. Riparian buffers required under *Section 6.2.1. (a)* in this Plan shall be zoned Shoreland, Open Space and conform with the provisions of the RM’s Zoning By-law.

c. All permanent and temporary shorefront buildings shall maintain a setback from the normal high-water mark of the adjacent waterbody, as defined under *Section 6.2.1. (a)* in this Plan.

d. Existing outdoor recreational uses and natural areas should be protected from incompatible or potentially incompatible land uses that may threaten their integrity or operation, including proposed developments or land uses that are located adjacent to recreational areas.

e. Livestock operations shall not be permitted within Waterfront Development Areas.

8.5 Waterfront Development Area

8.5.2 Enable safe and environmentally responsible development

a. All proposed cottage, seasonal, resort, or multi-lot residential developments within the Waterfront Development Area shall be subject to the applicable zoning district that implements the waterfront standards in this Plan.

b. All proposed cottage, seasonal, resort, or multi-lot residential developments shall require the submission of materials, as deemed necessary by Council, to determine the suitability of the site and the capability of any adjacent waterbody to support it, which may include but shall not be limited to the following:

   i. Geotechnical and environmental suitability of the site for development, including shoreline stability, erosion risk, and flood protection elevation;

   ii. Market demand and justification for the proposed use, demonstrating that the development responds to a clear community or tourism need and does not contribute to oversupply;

   iii. Intensity and scale of development relative to the carrying capacity of the adjacent waterbody and surrounding area;

   iv. Impact on the natural environment, including water quality, vegetation, and fish or wildlife habitat;

   v. Compatibility with nearby land uses, including existing residential, recreational, and agricultural areas;

   vi. Provision and protection of public access to the shoreline, trails, and recreation areas;

   vii. Wastewater and stormwater management, ensuring systems meet or exceed Provincial standards and do not result in nutrient or sediment loading;

   viii. Provision and capacity of infrastructure, including water supply, drainage, access, and emergency services;

   ix. Transportation and access impacts, including road capacity, safety, and parking;

   x. Retention and restoration of natural vegetation and open space, including the preservation of riparian buffers;

   xi. Impact on any archaeological, cultural, or heritage resources with appropriate mitigation;

   xii. Site design or concept plan, demonstrating clustering, buffering, and integration with the natural landscape;

   xiii. Phasing and implementation, where development is to occur in stages; and

   xiv. Overall compatibility with the intent of the Waterfront Development Area policies and the goals of sustainable shoreline management.

c. Developments adjacent to lakes or rivers shall provide visible, marked, and safe public access from a public right-of-way and, where feasible, linkages to trails and recreation nodes.

d. Development within these areas shall preserve natural tree coverage, as well as connect to a system of open spaces to allow access to adjacent recreation areas.

e. The use of septic fields within the Waterfront Development Area is strongly discouraged and is prohibited on properties under two acres in size.

8.5 Waterfront Development Area

8.5.3 Regulate seasonal recreational development

a. New or expanded campgrounds, RV parks, and trailer parks within the Waterfront Development Area shall be subject to a high test of need, suitability, and public benefit. Council retains full discretion to refuse any proposal deemed inconsistent with the intent of this Plan, regardless of zoning compliance.

b. Council shall require demonstration of market demand for any new or proposed expansion of seasonal recreation uses within the Waterfront Development Area. Demonstration of demand shall be supported by an independent professional market assessment or other evidence satisfactory to Council.

c. A comprehensive Environmental Impact Assessment (EIA) shall be required to evaluate potential effects on shoreline stability, erosion, flooding, vegetation, water quality, and wildlife or fish habitat where applicable. Where impacts cannot be adequately mitigated, development shall be refused.

d. Conventional septic fields are prohibited on lots smaller than two acres and discouraged within 300 metres of any waterbody. All proposals must demonstrate wastewater and stormwater systems that meet or exceed provincial standards.

e. Public access to the waterfront shall be maintained or improved through dedication of public reserve, easements, or linkages to trails and recreation areas.

f. Proposals must demonstrate compatibility with surrounding uses, particularly permanent residential and agricultural lands, and must incorporate adequate buffering, lighting controls, and noise mitigation.

g. Permanent or year-round occupation of RV or campground sites shall not be permitted. Campgrounds and RV parks are intended for short-term or seasonal use only.

h. Council may request Provincial/Federal support to manage motorized boating or high-wake uses where necessary to address public safety, erosion, habitat, or water quality, and may require shoreline stewardship plans (education, monitoring, invasive species control) as a condition of approval.

8.5.4 Maximize existing infrastructure

a. Infill development will be prioritized in areas where infrastructure exists, and municipal water and/or where wastewater services can be feasibly extended.

b. Where municipal servicing is not available, new developments must meet provincial standards for private water and wastewater systems including a service road.

c. Conventional septic fields are prohibited on lots under two acres and are generally discouraged within Waterfront Development Areas. Advanced treatment systems or holding tanks may be required based on soils, groundwater, proximity to water, and provincial regulations.

d. All proposed developments shall provide adequate drainage systems (internal and external), water supplies, and wastewater management systems, subject to applicable Provincial regulations and standards.

e. Subdivision design in Waterfront Development Areas must integrate with the existing or planned street system, pedestrian corridors, and motorized and non-motorized trails. The internal road system must provide at least two (2) points of access at all times.



8.6 Agricultural Area

The Agricultural Area is intended to protect an inventory of agricultural lands, currently used or with potential for agricultural uses, for future farming and farming related activities.

Agriculture is the District's largest resource and second most dominant land use with over 110,000 acres of agricultural land. Although low density, there are pockets of other land uses throughout the Agricultural Area which are important to the communities they serve, including Hutterite Colonies, agri-business and manufacturing, and seasonal recreation.

Due to current trends of increased development activity in rural areas, a significant amount of productive agricultural land with prime capabilities is at risk of being converted to non-agricultural related uses. As growth occurs throughout the community, Council should not allow non-resource related uses to develop and fragment viable agricultural land while prime agricultural lands should be preserved and protected from conflicting land uses. Re-designating agricultural land to Rural Residential or Urban Areas should align with the intent and objectives of the policies set out in this section to preserve the District's valuable agricultural areas and heritage.

To support agricultural operations, promote economic development, and prevent the fragmentation of agricultural land, development within the Agricultural Area will be directed by the following policies:

8.6.1 All lands designated 'Agricultural' shall be preserved for agricultural use

a. General and specialized agriculture shall be the primary land use within Agricultural Areas, providing for a full range of agricultural activities.

b. Non-resource related uses should be discouraged on lands designated for agricultural operations.

c. Agricultural operations include any agricultural or horticultural operation that is conducted to produce agricultural products on a commercial basis, and includes: the production of all crops, including grains, oil seeds, hay and forages, vegetables, fruit, mushrooms, sod, trees, shrubs and greenhouse crops:

   i. The use of land for livestock and or grazing;

   ii. The production of eggs, milk and honey;

   iii. The raising of game animals, fur-bearing animals, game birds, bees and fish;

   iv. The processing necessary to prepare an agricultural product for distribution from the farm gate;

   v. The 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

   vi. The storage, use or disposal of organic wastes for agricultural purposes.

8.6 Agricultural Area

8.6.2 Minimize fragmentation of agricultural lands

a. Lands within the Agricultural Area should be maintained in large parcels, generally 32 ha (80ac) in area or more, to support the ongoing viability of agricultural activities.

b. The subdivision of land into parcels smaller than 32 ha (80ac) to accommodate specialized agricultural operations may be permitted, as to encourage diversified farms in the District, if the proposed subdivision:

   i. Complies with this Plan and the Zoning By-law;

   ii. Is not wasteful of agricultural lands;

   iii. Is supported by a business plan outlining the viability of the proposed operation;

   iv. Has or will have access to an all-weather road of sufficient standard and capacity.

c. Only one subdivision per 32 ha (80 ac) may be considered under the following circumstances:

   i. To separate an existing farmstead site from the agricultural holding as a surplus farmstead site because the associated farmland has been acquired by another agricultural operation;

   ii. To separate an existing farmstead site to allow an existing agricultural producer to continue to reside in the farm residence upon retirement; and

   iii. A single lot subdivision is required for an existing agricultural producer who significantly participates in the agricultural operation on an ongoing basis and derives an income from it.

d. Only one subdivision per 32 ha (80 ac) may be considered to accommodate an agri-commercial or agri-industrial use provided the development:

   i. Provides goods and services to agriculture operations;

   ii. Provides storing or processing products grown or raised by an agricultural operation;

   iii. Supports industries producing chemicals for an agricultural operation; and

   iv. Demonstrates that due to the nature or activity of the use it is essential that it be located in an agricultural area.

e. The subdivision of land to realign a boundary of a parcel that has been physically isolated by a transportation route, utility corridor, rail line, or a water course, but only if the parcel is of a size, shape or nature that makes agricultural operations physically impractical; and

f. The subdivision of land for the realignment of farm boundaries around rivers, streams, highways, drains and other features may be permitted if deemed necessary for agricultural purposes, provided no new titles are created and the parcels are not reconfigured to create additional residential lots.

8.6 Agricultural Area

8.6.3 Development standards for residential subdivisions in agricultural areas

a. Generally, the subdivision of lands in Agricultural Areas for residential development should not be permitted, except in accordance with *Section 8.6.2*.

b. Subdivisions should be directed away from prime and viable agricultural lands, existing livestock operations, and any land being cultivated, grazed or used agriculturally.

c. Subdivisions are encouraged to be confined to the existing shelter belt that forms the farmstead and should have legal access to a public road via an all-weather municipal road.

d. Should be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water.

e. Should comply with the mutual separation distances between livestock operations and dwellings.

f. Should not fragment lands designated as critical and significant wildlife habitat.

g. Consolidation of agricultural lands that effectively reduces the number of land titles, shall be encouraged even when the yield is a new parcel size smaller than 80 acres.

h. When calculating the number of single lot residential subdivisions in a quarter section, to determine eligibility to subdivide for residential purposes, existing approved and registered subdivisions shall be counted in determining what subdivision opportunities remain, which is generally equivalent to two per quarter section.

8.6.4 Establish siting standards for new or expanding livestock operations

a. The separation distances between livestock operations and a residence, as well as designated areas, shall be established in the Zoning By-law and be consistent with Part Five (5) of the *Provincial Planning Regulation 81/11*.

b. The minimum standards respecting setbacks for a new or expanded livestock operation shall be consistent with the minimum setback requirements from property lines and water features as prescribed in the *Livestock Manure and Mortalities Management Regulation, Manitoba Regulation 42/98*.

c. Designated areas to which mutual separation distance will apply include Urban, Rural Residential, and Waterfront Development Areas within this Plan.

d. Livestock operations shall be directed away from soils identified by a detailed soil survey, in consultation with the province, as Agricultural Capability Class 6, 7, or unimproved organic soils as defined under the Canada Land Inventory.

e. To protect public drinking water systems, new or expanding livestock operations shall maintain a minimum setback distance in accordance with source water protection best management practices including:

   i. Groundwater wells (public drink water systems) 1500 metres;

   ii. Surface water sources (public drinking water systems) 400 metres from the ordinary high water mark of any surface water body that supplies a public drinking water intake within the Planning District, as determined in consultation with the Province.

8.6 Agricultural Area

iii. Setback distances for all other waterbodies (groundwater wells, surface water) are regulated through the *Livestock Manure and Mortalities Management Regulation 42/98*.

f. Additional buffering is considered appropriate for the Winnipeg River, Lee River, and the Pinawa Chanel. A minimum setback distance of approximately 2000 feet (609 metres) shall be maintained between the ordinary high-water mark of the rivers and any proposed new livestock operation.

g. Existing livestock operations that are located within the 2000 feet distances may be expanded subject to compliance with Manitoba Environment and Climate Change Change Regulations.

8.6.5 Establish formal review processes for large-scale livestock operations

a. All proposed new or expanding livestock operations involving 200 or more animal units will be subject to *Section 8.6.5*. below.

b. The Zoning By-law will establish restrictions within 3,500 metres of the Urban Area where a new livestock operation of 200 animal units or greater is prohibited. Expansion of existing livestock operations within this area can be considered through the approval of a conditional use application.

c. Such applications shall be treated as a conditional use and processed in accordance with the Zoning By-law.

d. Such applications involving greater than 300 animal units shall be subject to a Technical Review by the Technical Review Committee in accordance with *The Planning Act*.

e. The Technical Review Committee report shall be made available for review and a formal public hearing in accordance with *The Planning Act*.

f. After holding the hearing, the District shall make an order:

i. rejecting the application; or

ii. approving the application, with or without conditions; granted the report findings determining the proposed operation will not create a risk to health, safety or the environment, or that any risk can be minimized through the use of appropriate practices, measures and safeguards; is compatible with the surrounding area; and conforms to the applicable provisions of the Zoning By-law.

g. The District Board or its designated officer may impose the following conditions on an approved application:

i. measures to ensure conformity to the applicable provisions of the Development Plan and Zoning By-laws;

ii. measures to implement recommendations made by the Technical Review Committee; and

iii. one or both of the following measures intended to reduce odours from the livestock operation, which may require cover on manure storage facilities; and or a shelter belts to be established.

h. Require the applicant to enter into a development agreement regarding one or more of the following matters:

i. the timing of construction;

ii. the control of traffic;

iii. the construction and maintenance of roads, fencing, landscaping, shelter belts or drainage works;

8.6 Agricultural Area

iv. the payment of a sum of money to Council to be used to construct any of the items mentioned above.

8.6.6 Support rural economic development

a. Development may be permitted as a conditional use where a resource related use may require access to a specific resource or facility.

b. Farm diversification operations should be encouraged as value-added accessory uses in Agricultural Areas, in addition to home-based businesses and home-based industries, provided they comply with the Zoning By-law.

c. Home Enterprises and Accessory Dwelling Units (ADUs) may be accommodated within Agricultural Areas, subject to the following considerations:

i. The proposed use must comply with the standards set forth in the Zoning By-law;

ii. The use must be compatible with the adjacent agricultural or rural residential uses, and the residential character is maintained;

iii. Accessory uses, including accessory dwellings, cannot be subdivided;

iv. A permit may be required from Manitoba Transportation and Infrastructure (MTI) to intensify the use of an existing access to a Provincial Highway, and/or change or intensify the use of an existing structure within the controlled area adjacent to a Provincial Highway for the purpose of establishing a home enterprise;

v. Only one accessory dwelling unit is permitted per site (i.e. a secondary suite).

8.6.7 Strengthen and support agri-tourism

a. Ensure zoning regulations clearly define and support "You-pick" operations, on-site farm sales, and similar agritourism activities, ensuring regulatory environments are conducive to the growth and sustainability of agritourism.

b. Streamline approvals for agritourism ventures to encourage innovation and entrepreneurship while maintaining necessary oversight. This may include developing guidelines for temporary use permits, signage, and parking requirements to support new agritourism ventures.

c. Develop and disseminate clear guidelines for farms and agribusinesses on how to safely accommodate visitors, ensuring a safe, enjoyable, and educational experience for all guests.

d. Offer incentives to businesses that utilize and promote locally-grown produce and products, supporting the local agricultural economy and encouraging sustainable consumption practices.





8.7 Natural Area

The Natural Area is intended to protect areas of natural significance including wildlife and riparian habitat, outdoor recreation and open space.

Located amongst the Boreal Forest of the Canadian Shield and the Canadian Prairies, Lac du Bonnet's Natural Areas encompass over 160,000 acres. Natural Areas in the District range from wildlife reserves, community parks and outdoor recreational facilities such as athletic fields, the Pinawa Dam Provincial Heritage Park, along with parks and trails that draw both residents and regional visitors. These vast natural landscapes include boreal forests, lakes, rivers, wetlands, tallgrass prairies, and off-road vehicle trails. They not only make Lac du Bonnet a beautiful place to live, but provide ample opportunities for active and passive recreation, healthy lifestyles, and environmental stewardship. To protect these areas from development, Natural Areas will be directed by the following policies:

8.7.1 Protect Natural Areas from conflicting land uses

a. Primary uses that will be prioritized include parks, open space, and natural, undeveloped lands.

b. Encourage complementary uses such as forage production and grazing, existing and potential regional parks, local community parks, and public recreation facilities.

c. 30 metre buffers should be established around designated provincial parks and protected areas, and developments within the buffer areas should be referred to the Province of Manitoba for review to ensure that future development or changes in land use will not adversely affect the sustainability or ecological functions of the Natural Areas, in accordance with PLUP 7.1.3.

d. All proposed developments or changes in land use that may affect waterways, riparian areas, wildlife management areas, provincial forests, parks, or other protected or ecologically sensitive areas shall be referred to the appropriate Provincial or Federal authority for review and comment. Such referrals will help ensure that development does not adversely affect habitat, biodiversity, or the long-term sustainability of these resources.

e. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:

   i. Rare, threatened, or endangered species and their habitats have been designated under *The Endangered Species Act (Manitoba)* or *The Species at Risk Act (Canada)*;

   ii. Lands are designated and protected under the Provincial Protected Areas Initiative or other conservation programs;

   iii. Lands have been identified as Wildlife Management Areas, Provincial Forests, or other Provincially protected natural areas;

   iv. Private lands have been voluntarily protected by landowners through Conservation Agreements or Memoranda of Agreement; or

   v. Sensitive ecological areas have been identified, including wildlife habitat, aquatic habitat, wetlands, or riparian corridors that contribute to local or regional biodiversity.

8.7 Natural Area

f. Council may require the submission of technical studies, including but not limited to environmental impact assessments, wildfire risk assessments, drainage studies, or ecological impact reports, where resource extraction activities or large-scale land clearing may adversely affect natural areas, public safety, wildlife habitat, or adjacent land uses.

g. Remaining wooded lands may only be developed in a manner consistent with their wildlife potential, particularly in the areas adjacent to wildlife management areas, provincial parks, ecological reserves or any other sensitive/important ecological areas.

h. The District may designate municipally owned lands as Natural Area to maintain the passive character of these lands and maintain their current state.

i. The re-designation of lands from Natural Area to Rural Residential or Waterfront Development Area is strongly discouraged.

8.7.2 Collaborate with residents, organizations and government to advance environmental protection and resiliency

a. Support wetland and riparian restoration and protection programs.

b. Encourage community stewardship of natural and ecologically sensitive areas.

c. Encourage public-private investment in green infrastructure and low-impact development.

8.7.3 Protect Crown Lands and natural resource areas

a. The District directs that Crown Lands and natural resource areas shall be managed and developed in a manner consistent with their environmental, recreational, and resource value, and in coordination with the Province of Manitoba.

b. The District will coordinate with the Province to ensure that the leasing, permitting, or transfer of Crown Lands within the Planning District aligns with the objectives and policies of this Plan.

c. Intensive recreational or residential developments, including cottage subdivisions, golf courses, or trailer parks, may only be considered where it can be demonstrated that:

   i. the use is environmentally suitable and compatible with adjacent lands;

   ii. sufficient servicing, drainage, and access can be provided without burden to the Municipality; and

   iii. an amendment to this Development Plan has been approved to support the proposed land use.

d. The District recognizes that some Natural Areas may include shorelines capable of sustaining limited, low-impact recreational use. Any proposals for such development shall include an environmental assessment and must maintain adequate shoreline buffers and protection measures in accordance with the Zoning By-Law.

8.7 Natural Area

8.7.4 Regulate quarry operations in Natural Areas

a. Require that all proposed quarry operations, including those on Crown Land, obtain a valid Quarry Permit from the Manitoba Department of Business, Mining, Trade and Job Creation prior to the commencement of any extraction activities.

b. Require a Conditional Use application under the Zoning By-law for any proposed quarry operation, ensuring local land use compatibility and an opportunity for public input.

c. Ensure that any proposed quarry operation complies with the terms and conditions of the Manitoba Quarry Minerals Regulation (MR 65/92) and any additional provincial standards related to Crown Land use and environmental protection.

d. Coordinate with Manitoba Natural Resources and Indigenous Futures to verify Crown Land lease or quarry permit status and confirm regulatory compliance prior to approving any municipal planning application related to quarry development.

8.7.5 Protect aggregate deposits for extraction and promote post-extraction use

a. Existing surface land uses, such as livestock, may continue when not interfering with exploration and extraction operations.

b. Areas identified by the Manitoba Department of Business, Mining, Trade, and Job Creation as having high aggregate resource potential will be protected from incompatible and potentially incompatible land uses that could restrict exploration and development.

c. Medium aggregate resource potential areas will be reviewed by the Manitoba Department of Innovation, Energy & Mines before permitting incompatible land uses to ensure compatible development.

d. Residential uses will not be permitted within 500 meters of an active quarry or mine to prevent land use conflicts and ensure safety for residents.

e. The District will ensure that if aggregate extraction occurs on land previously classified as prime agricultural land, the land must be rehabilitated to the same average soil quality for agriculture as found in the surrounding lands after extraction activities cease.

f. Rehabilitated sites shall align with the District's environmental sustainability goals, ensuring that these lands contribute to Lac du Bonnet's long-term environmental health and economic vitality.



8.8 Future Growth Area

The Future Growth Area is intended to identify lands where future development may occur to meet the long-term need for residential, employment, and commercial uses.

Lac du Bonnet is experiencing significant growth and change. Future Growth Areas provide a general idea of where such growth can occur in the future. These areas are located adjacent to existing Urban Areas along major transportation corridors. Urban Areas will 'grow' into these designated areas when needed and when servicing capacity allows for such. Otherwise, these lands will remain 'as is'.

To support future development, the Future Growth Area will be directed by the following policies:

8.8.1 Ensure the orderly development of Future Growth Areas

a. Lands designated as Future Growth Areas shall not be developed or rezoned until they are redesignated through an amendment to this Development Plan to an appropriate land use designation.

b. Redesignation of Future Growth Areas shall only be considered where it can be demonstrated that the lands are required to accommodate growth beyond what can reasonably be achieved through infill, redevelopment, or expansion of existing designated areas.

c. Development of Future Growth Areas shall be staged to align with demonstrated population or employment demand and shall not prematurely extend municipal services or infrastructure.

d. Prior to redesignation, the Board shall consider the availability and capacity of municipal servicing, transportation access, drainage, and community infrastructure, and whether development can occur in an orderly and cost-effective manner.

e. Proposed development of Future Growth Areas shall demonstrate compatibility with adjacent land uses, and consist with this Plan.

f. The Board may require the preparation of concept plan to guide the orderly development, phasing, and servicing of Future Growth Areas prior to redesignation.

9.0 IMPLEMENTATION

Overview

Land Use Planning and Decision Making

Regional Planning

Zoning and Development Controls

Leadership and Partnership

9.0 IMPLEMENTATION

OVERVIEW

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

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

ROLES FOR IMPLEMENTATION



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

PUBLIC SERVICE

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

ADMINISTRATION

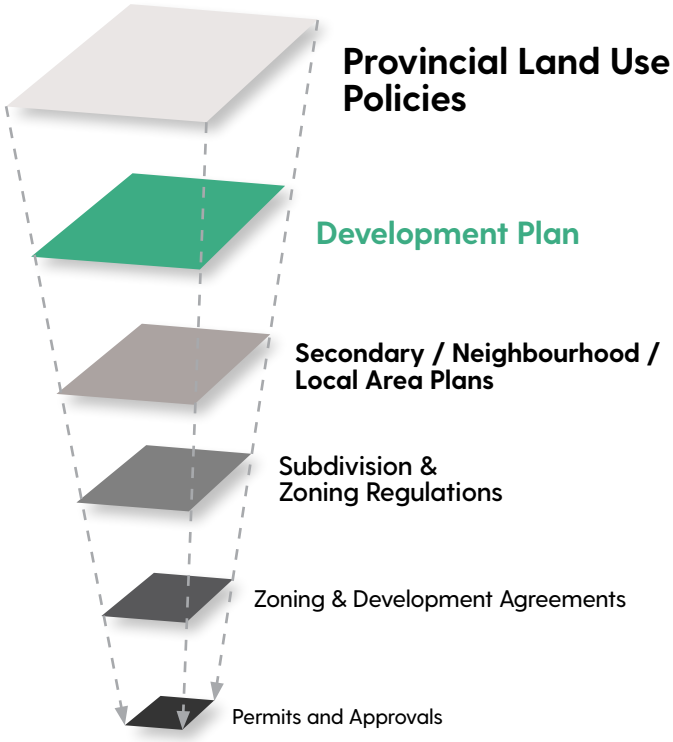
District Administration and Staff and other public service providers will appoint representatives to provide oversight and ongoing evaluation of the overall progress of Lac du Bonnet Growing Together.

LAND USE PLANNING AND DECISION MAKING

Using the policies as defined in sections 5 through 8 of this Plan, the Planning District of Lac du Bonnet will encourage carefully planned growth and development in the community. A number of land use decision-making processes and approvals will drive growth and change within the community.

As part of implementation, the District will provide planning services by way of subdivision and zoning ordinances to manage and provide certainty on land use and public infrastructure improvements.

The District will streamline planning and approval processes in areas that align to the goals and policy directions within this Plan. Regular updates and review of Lac du Bonnet Growing Together including map and text amendments will ensure the community is ready to adapt to growth and change in the decades to come.

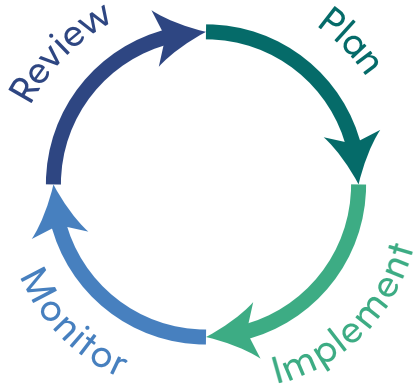


Land Use Planning Hierarchy in Manitoba

OFFICIAL PLAN REVIEW / AMENDMENTS

The Lac du Bonnet Planning District will undertake a review of their Official Development Plan every seven (7) years. Regular reviews and updates to this Plan will capture changing circumstances and adapt to new economic development opportunities. However, the vision, principles, and high-level goals of this Plan should guide the review and amendment process.

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



Development Plan Review / Amendments Cycle

REGIONAL PLANNING

Although Lac du Bonnet Growing Together applies only to lands within the RM and Town boundaries, its goals and policy directions reflect broader regional aspirations.

Town and RM Councils along with District Administration and Staff will play a vital role as facilitators in advancing regional planning efforts focused on economic development, environmental stewardship, tourism, and recreation. By working with partners such as the Northeast Red Watershed District, Provincial Departments, First Nations, neighbouring municipalities, and other stakeholders, the District aims to strengthen inter-municipal relationships and promote shared objectives for growth and sustainability.

THE LAC DU BONNET PLANNING DISTRICT

The successful implementation of this Development Plan will be strengthened through collaboration between the Town of Lac du Bonnet and the Rural Municipality of Lac du Bonnet. As members of the Lac du Bonnet Planning District, the Town and RM share a responsibility to align policies, infrastructure investment, and development approvals. Planning District staff will continue to facilitate joint decision-making, ensuring that growth is managed consistently and in the long-term interests of the entire District.

This cooperative approach will ensure that development aligns with the shared vision of both municipalities, while respecting their distinct roles and community priorities.

NEIGHBOURING MUNICIPALITIES

The Planning District will actively seek partnerships with adjacent municipalities—such as the RMs of Alexander, Whitemouth, Reynolds, Brokenhead, and the L.G.D. of Pinawa—to align planning efforts on issues that cross municipal boundaries. These partnerships will focus on shared interests including transportation connectivity, land use compatibility, drainage and watershed management, and regional economic development. By working together, neighbouring municipalities can reduce duplication, leverage funding opportunities, and support infrastructure and development that benefits the broader region.

FIRST NATIONS

The Planning District will work to build and maintain strong, respectful relationships with neighbouring First Nations, including Brokenhead Ojibway Nation and Norway House Cree Nation. As partners in the region, collaboration with First Nations is essential to align land use planning, Treaty Land Entitlement (TLE) processes, environmental stewardship, and infrastructure coordination.

These partnerships will focus on shared interests such as water and resource protection, tourism and cultural initiatives, and economic development opportunities. The District will continue to engage with First Nations early and meaningfully during planning processes, respecting traditional knowledge and governance.

WATERSHED MANAGEMENT

Water management issues in Lac du Bonnet extend beyond municipal boundaries, requiring regional collaboration with adjacent municipalities and watershed districts. Lac du Bonnet falls within the Lower Winnipeg River Basin (LWRB) and the Cooks–Devils Creek Watershed, two systems that play a vital role in water flow, drainage, and ecological health throughout the region.

The Northeast Red Watershed District is responsible for maintaining the drains, culverts, and bridges within the Cooks–Devils Creek Watershed. To better manage these sensitive water systems, the Planning District will coordinate with the Northeast Red Watershed District to ensure that all water control infrastructure within Lac du Bonnet's boundaries is properly maintained.

Although the Winnipeg River, Lee River, and Pinawa Channel are not part of a designated watershed district, they remain provincially managed waterbodies subject to oversight by Manitoba Environment and Climate Change and Manitoba Natural Resources and Indigenous Futures. The Province retains responsibility for regulating shoreline alteration, fish habitat, aquatic ecosystem protection, vessel operation regulations (VORRs), and water quality monitoring along these waterways. To address this governance gap, the Planning District will work directly with Provincial departments to coordinate permitting, enforcement, and environmental monitoring for the Winnipeg River system.

ZONING AND DEVELOPMENT CONTROLS

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

ZONING BY-LAWS

Both the Town and the RM of Lac du Bonnet have their own official Zoning By-laws. A Zoning By-law regulates the use and development of land across the entire Municipality and is required by legislation through *The Planning Act*. Whereas the vision and goal statements within this Plan set out the high-level direction for future growth, a Zoning By-law provides an essential mechanism for implementing the policy directions and building on the current built state of the community to realize the goals set out in this Plan. As part of this Development Plan review, the RM will adopt, implement, and monitor a contemporary Zoning By-law to ensure its alignment with this Plan, while working towards the goals and policy directions set out within it.

Zoning regulations cover a range of topics but all work together to achieve a fundamental purpose: ensuring health, safety, and wellbeing in the community.

Zoning is an essential tool to ensure convenience of access, safety from fire and other dangers, and promotion of public health, comfort, and general welfare. It achieves this through regulations on the built form of the community, including lots, land uses, buildings, yards, setbacks, and infrastructure, ensuring public spaces and general public interest are protected.

There are several ways to apply zoning and development regulations and strategies. These include traditional zoning techniques such as Euclidean or Use-Specific zoning, which divide a community into districts and regulate the types of uses that are permitted or conditional. Alternatively, more contemporary strategies such as form-based or incentive-based zoning may be applied. These modern zoning techniques are becoming increasingly utilized to achieve more desirable community outcomes, such as attracting growth and development, job creation, and affordable housing.

NEIGHBOURHOOD PLANNING

The District of Lac du Bonnet Board has the planning authority to initiate, adopt, and facilitate local plans and strategies to address objectives and challenges in specific sub-areas of the community. These plans, often referred to as secondary or neighbourhood plans, will provide targeted guidance for development and land use in distinct areas of the District. Neighbourhood planning can address a variety of local issues, including:

a. Subdivision design, road patterns, building standards, or other land use and development matters;
b. Economic development initiatives or strategies for enhancing and protecting heritage resources, natural assets, or environmentally sensitive lands;
c. Any land use matter identified within the Land Use Map or broader Development Plan.

PERMITS AND APPROVALS

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

SUBDIVISION CONTROL

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

a. The division of land by an instrument, including:
   - a plan of subdivision, conveyance, deed, mortgage, or grant; or
   - an agreement granting or extending a use of or right in land, directly or indirectly, or by an entitlement to renewal, for a period of 21 years or more; but not including a lease respecting only floor space in a building.

b. A registrar may not accept a subdivision of land unless it has been approved by the Province of Manitoba. Subsection 123 of *The Planning Act* requires that a subdivision of land must not be approved unless:
   - The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and
   - The proposed subdivision conforms with:
     i. The Development Plan By-law [this Plan] and Town or RM Zoning By-law,
     ii. Any Secondary Plan By-law, and
     iii. The regulations under Section 146 (The Subdivision Regulation).

VARIANCES

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

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

CONDITIONAL USES

Within a Zoning By-law, each zoning district may contain Conditional Uses, which are specific uses of land or buildings that may be allowed depending on the particular circumstances of the development. Conditional Uses are typically more intensive with the potential for greater impact on neighbouring properties than uses that are permitted as of right. Therefore, a public notice and public hearing are required to gain public feedback. The Town of Lac du Bonnet or RM of Lac du Bonnet may also impose conditions on the proposed use, including the potential for a Development Agreement, to ensure that it is consistent with the Development Plan and that it will be acceptable at its location.

DEVELOPMENT AGREEMENTS

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

ADOPTION OF OTHER BY-LAWS

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

STRATEGIC / ACTION PLANS

As outlined in *The Municipal Act*, municipalities may adopt a strategic action plan for issues such as economic development, climate resilience, or transportation. If the District is to move closer to the future envisioned in the Development Plan, a clear plan of action is required. Therefore, both the Town of Lac du Bonnet and RM of Lac du Bonnet should consider developing action plans that outlines a schedule of key action items to be completed.

SPECIAL STUDIES & CONCEPT PLANS

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

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

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

LEADERSHIP AND PARTNERSHIP

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

LOCAL GOVERNMENT

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

HOUSING

- Canada Mortgage and Housing Corporation (CMHC)
- Manitoba Housing
- Cottage Association & Development Committee

ECONOMIC DEVELOPMENT

- Manitoba Business, Mining, Trade, and Job Creation
- Rural Manitoba Economic Development Corporation
- Lac du Bonnet & District Chamber of Commerce

TOURISM, ARTS, AND CULTURE

- Travel Manitoba
- Eastman Tourism
- Lac du Bonnet Trails Association
- Winnipeg River Tourism Corridor
- Winnipeg River Recreation District
- Manitoba Arts Council
- Indigenous Tourism Manitoba
- Field to Fork Agritourism Corridor

PLANNING, PUBLIC FACILITIES AND INFRASTRUCTURE

- Municipal Relations & Community Planning
- Manitoba Hydro
- Public Works and Operations
- Manitoba Transportation and Infrastructure

PARKS AND ENVIRONMENT

- Parks Canada
- Manitoba Parks
- Natural Resources Canada
- Manitoba Environment and Climate Change
- Manitoba Natural Resources and Indigenous Futures
- Lac du Bonnet Wildlife Association

PUBLIC HEALTH AND SAFETY

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

EDUCATION

- Sunrise School Division

DEVELOPERS AND PRIVATE INVESTORS

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

10.0
MAPS

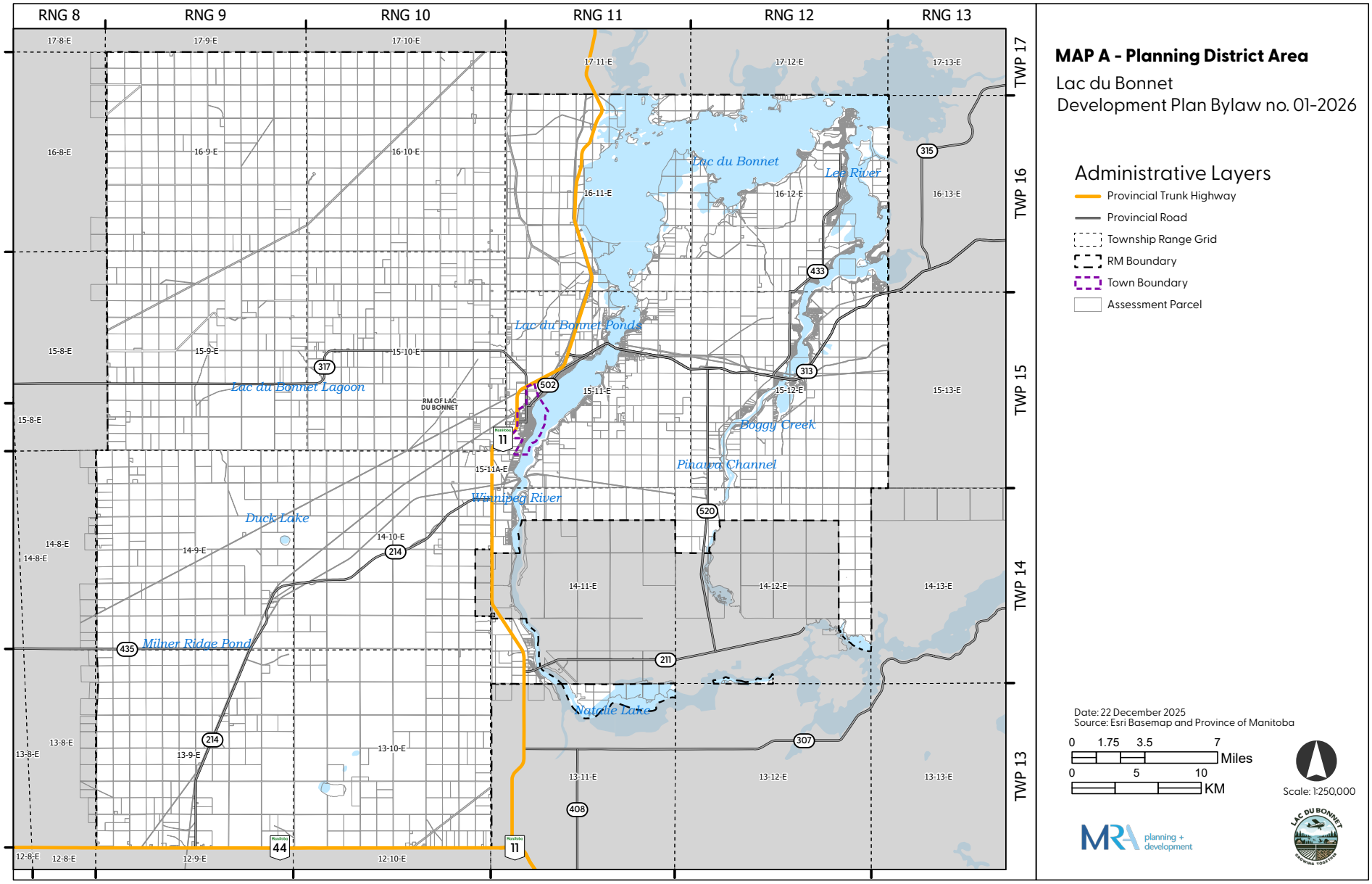
MAP A - Planning District Area

MAP B - Natural Features

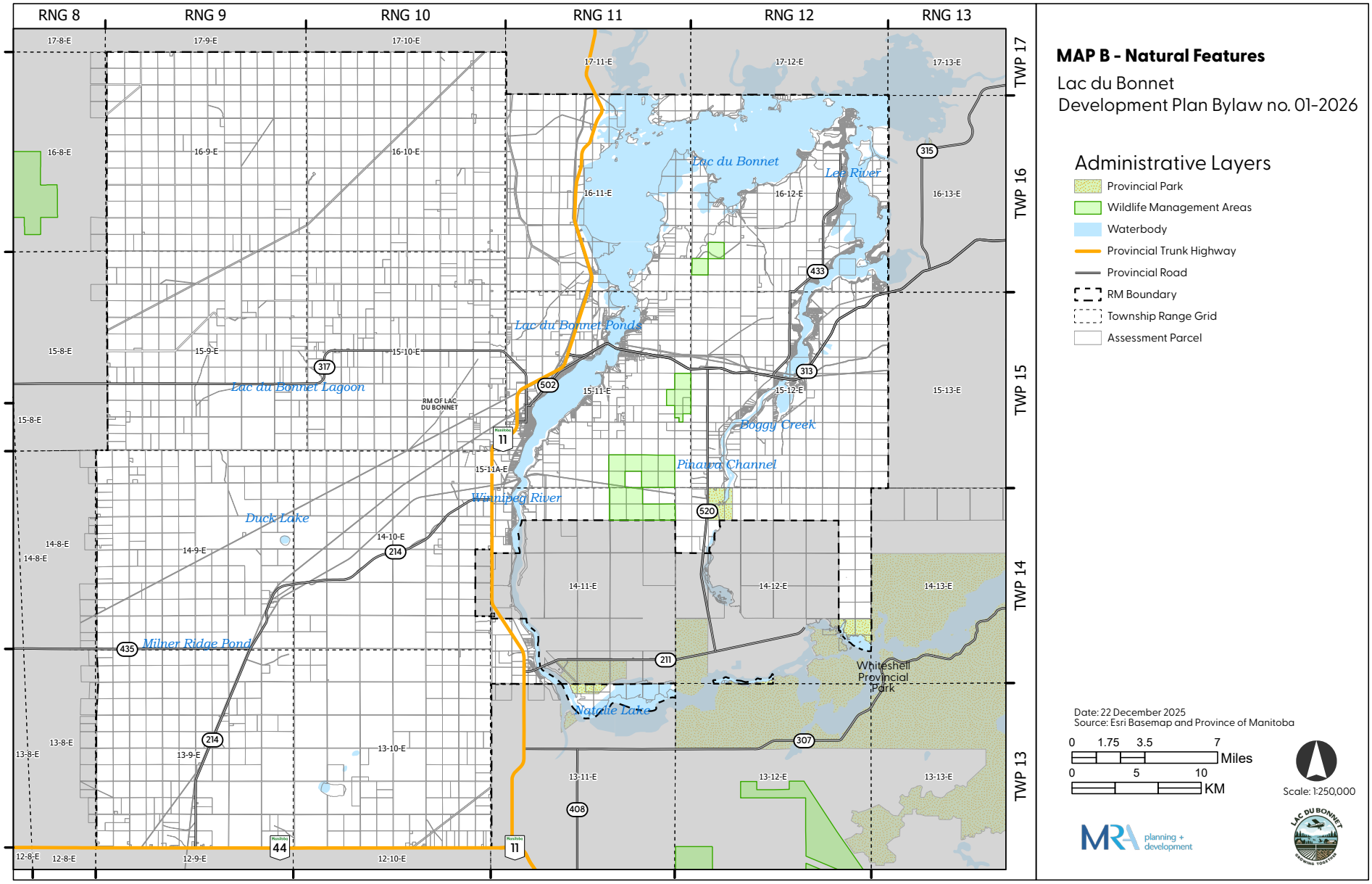
MAP C - Transportation

MAP D - Policy Areas

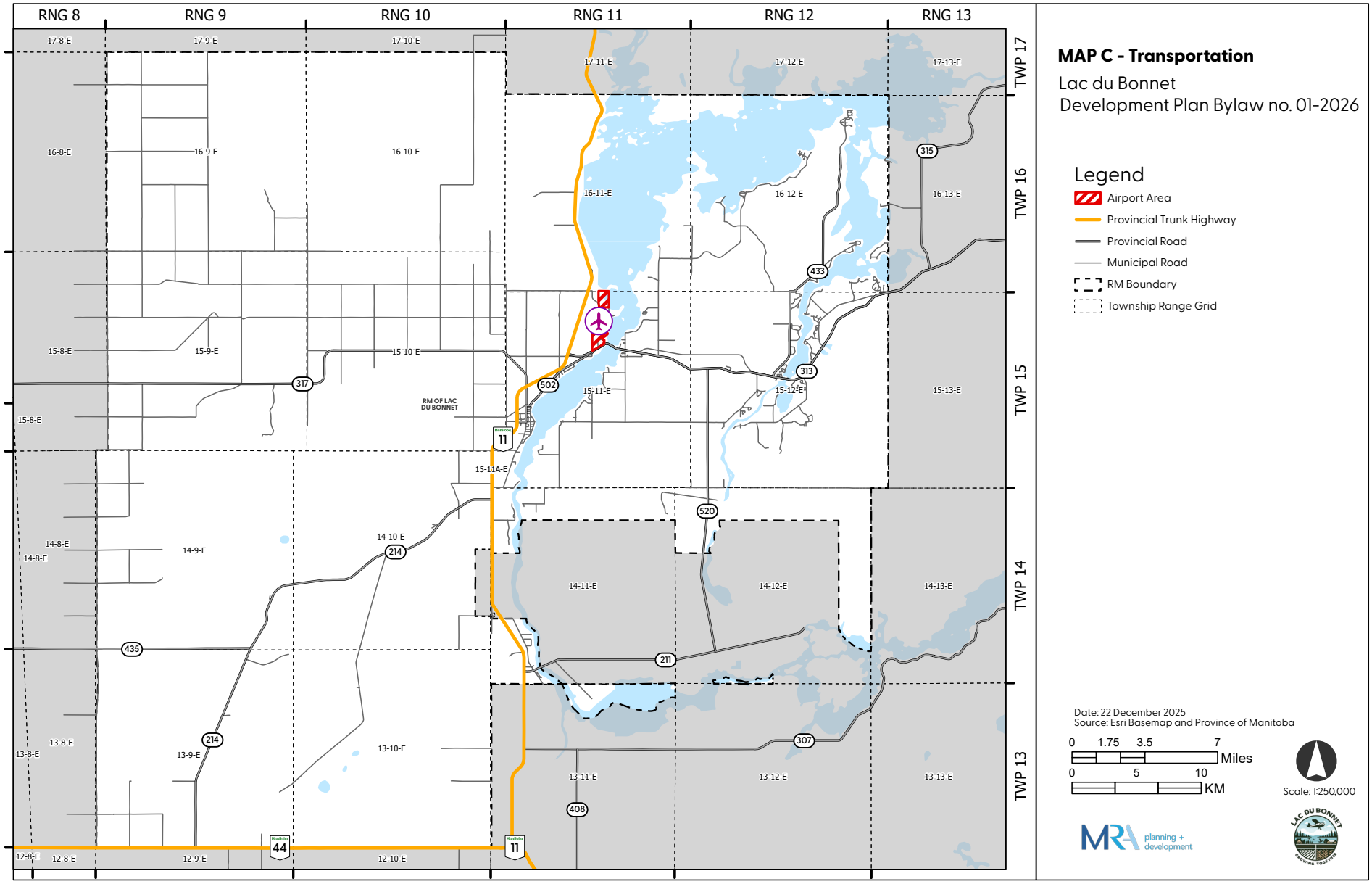
MAP A - Planning District Area



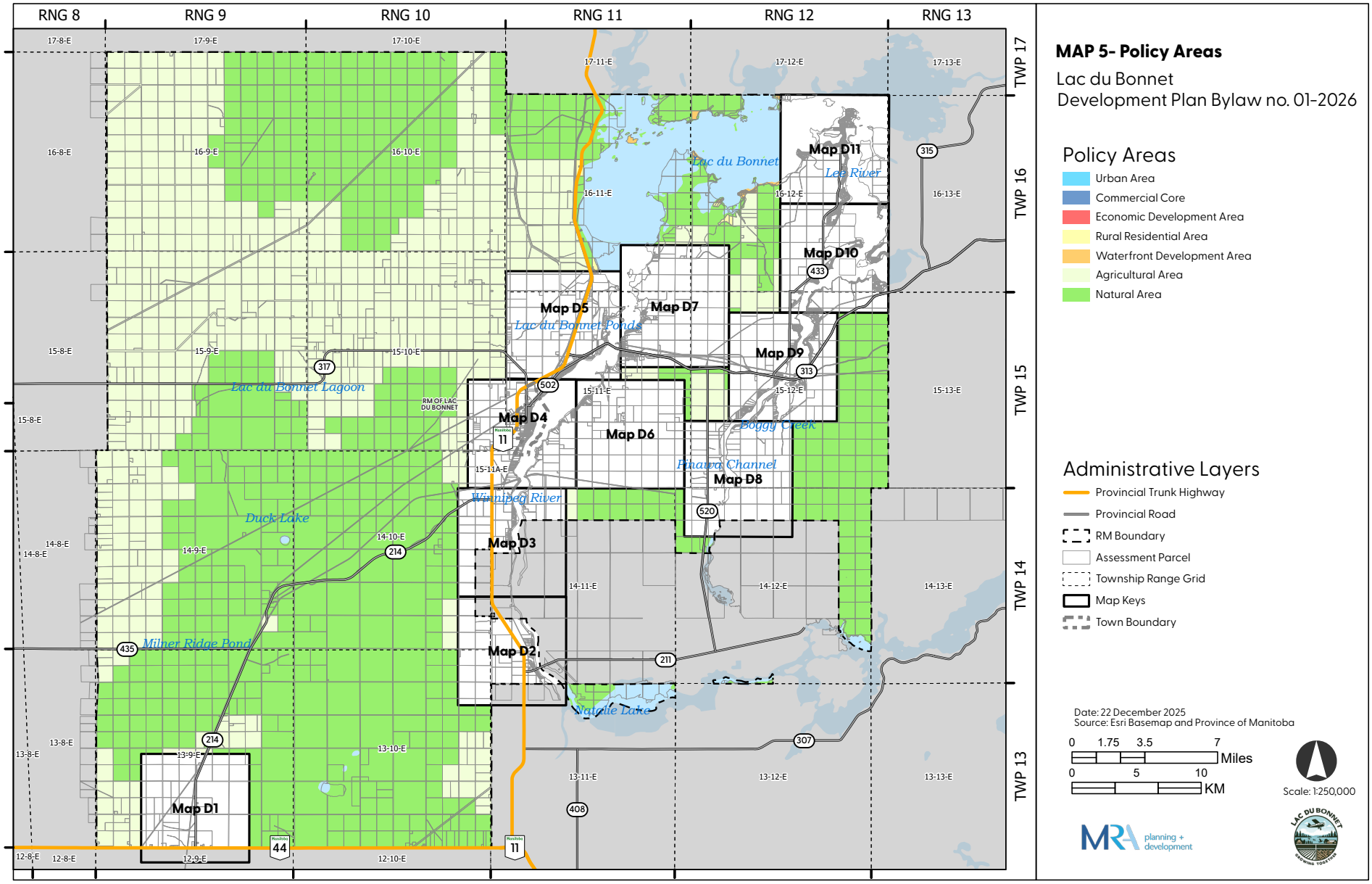
MAP B - Natural Features



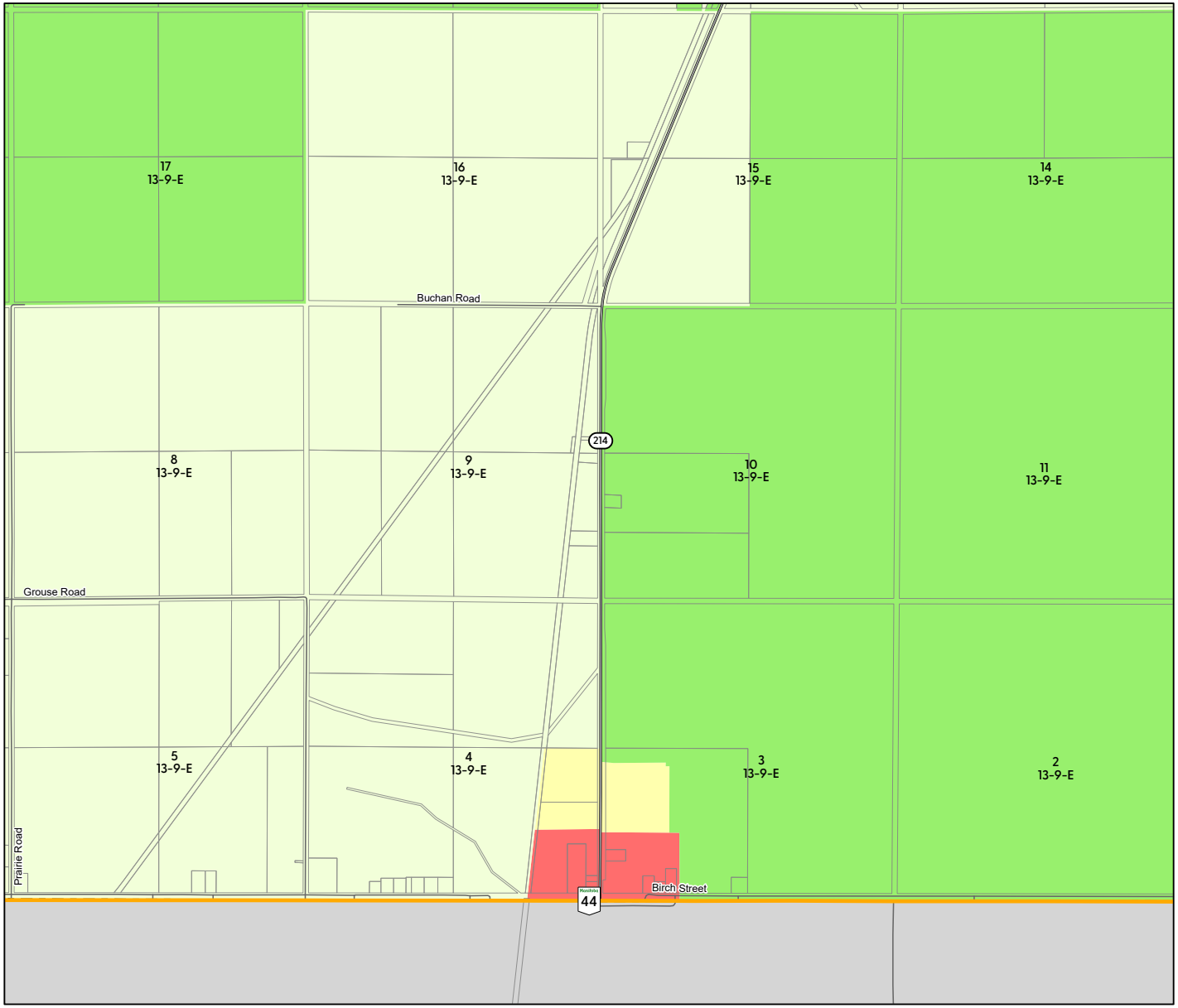
MAP C - Transportation



MAP D - Policy Areas



MAP D1 - Seddons Corner



MAP D1 - Seddons Corner

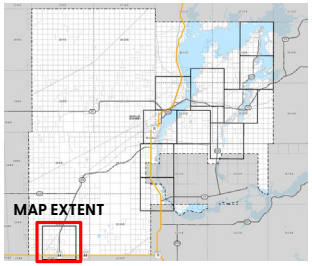
Lac du Bonnet
Development Plan Bylaw no. 01-2026

Policy Areas

- Urban Area
- Commercial Core
- Economic Development Area
- Rural Residential Area
- Waterfront Development Area
- Agricultural Area
- Natural Area
- Future Growth Area

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel

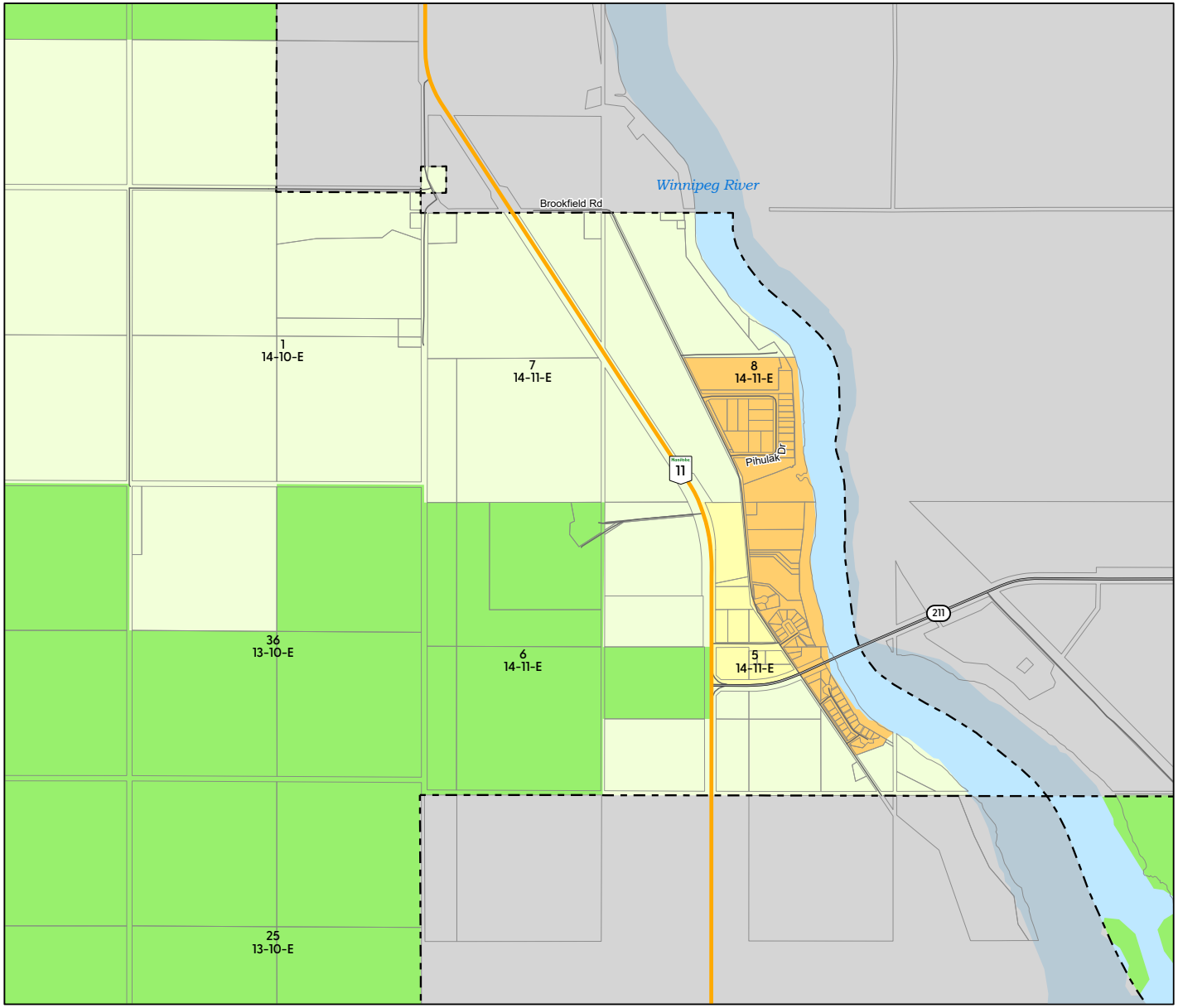


Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

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MAP D2 - Winnipeg River South



MAP D2 - Winnipeg River South

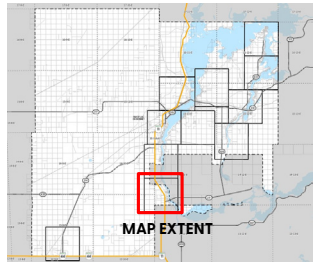
Lac du Bonnet
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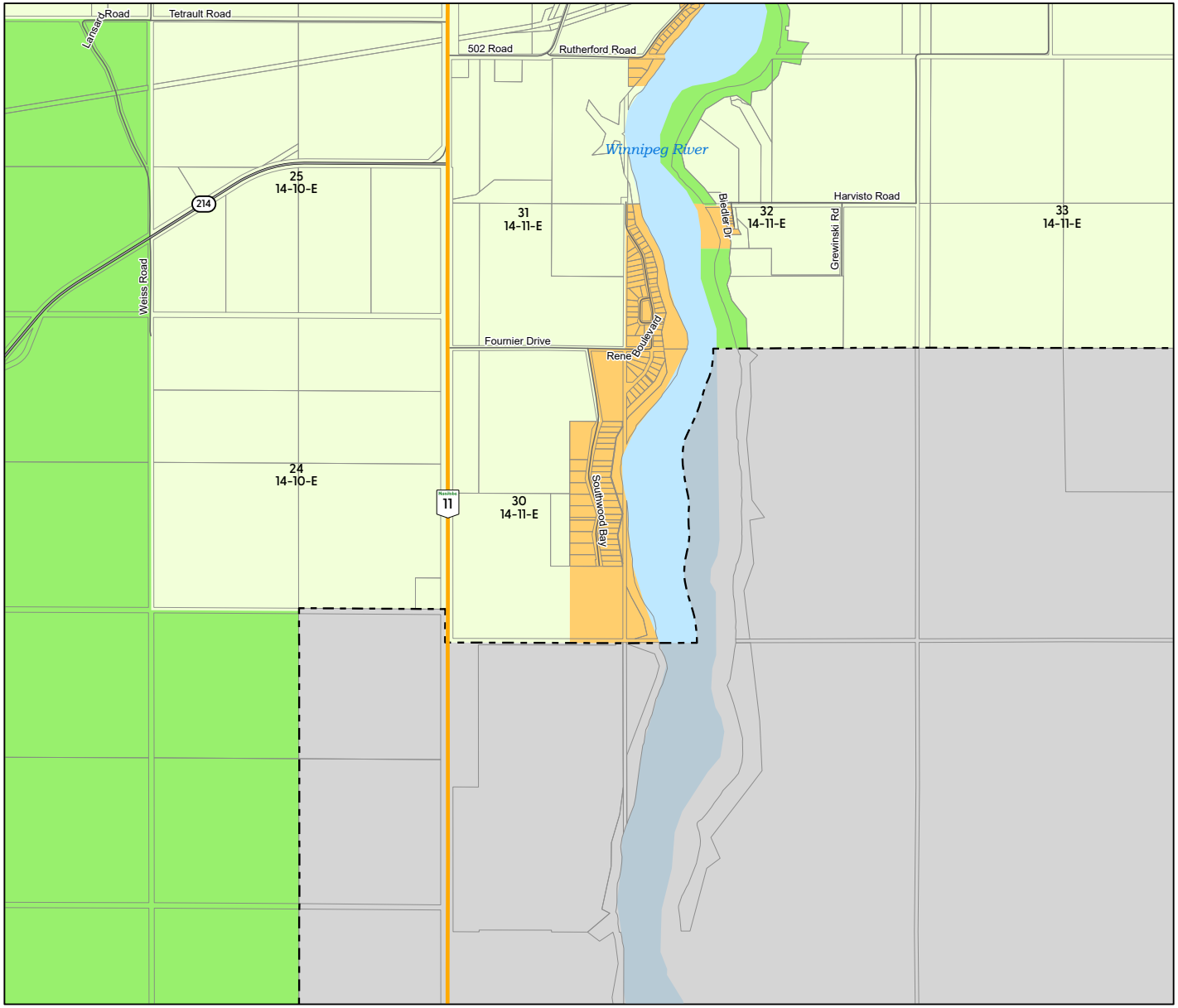
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Source: Esri Basemap and Province of Manitoba

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Scale: 1:32,000

MRA planning + development

MAP D3 - South of Town



MAP D3 - South of Town

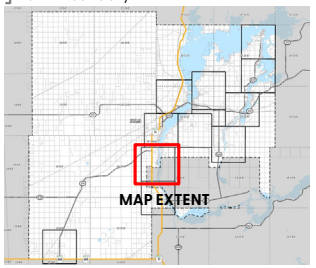
Lac du Bonnet
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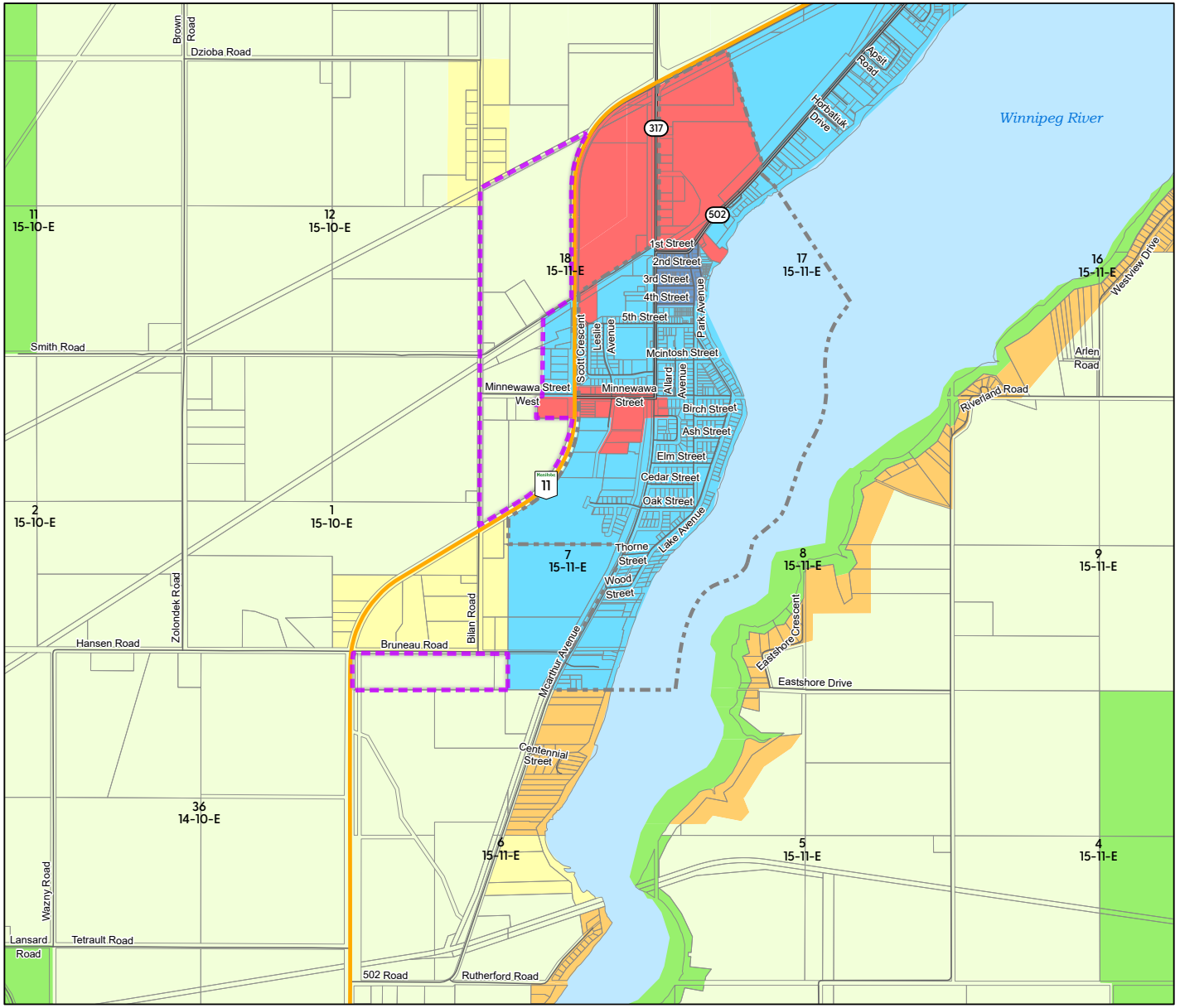


Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

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Scale: 1:32,000

MAP D4 - Town of Lac du Bonnet



MAP D4 - Town of Lac du Bonnet

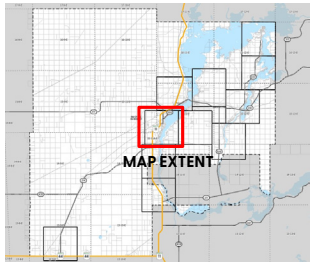
Lac du Bonnet
Development Plan Bylaw no. 01-2026

Policy Areas

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- Municipal Road
- Assessment Parcel
- Town Boundary



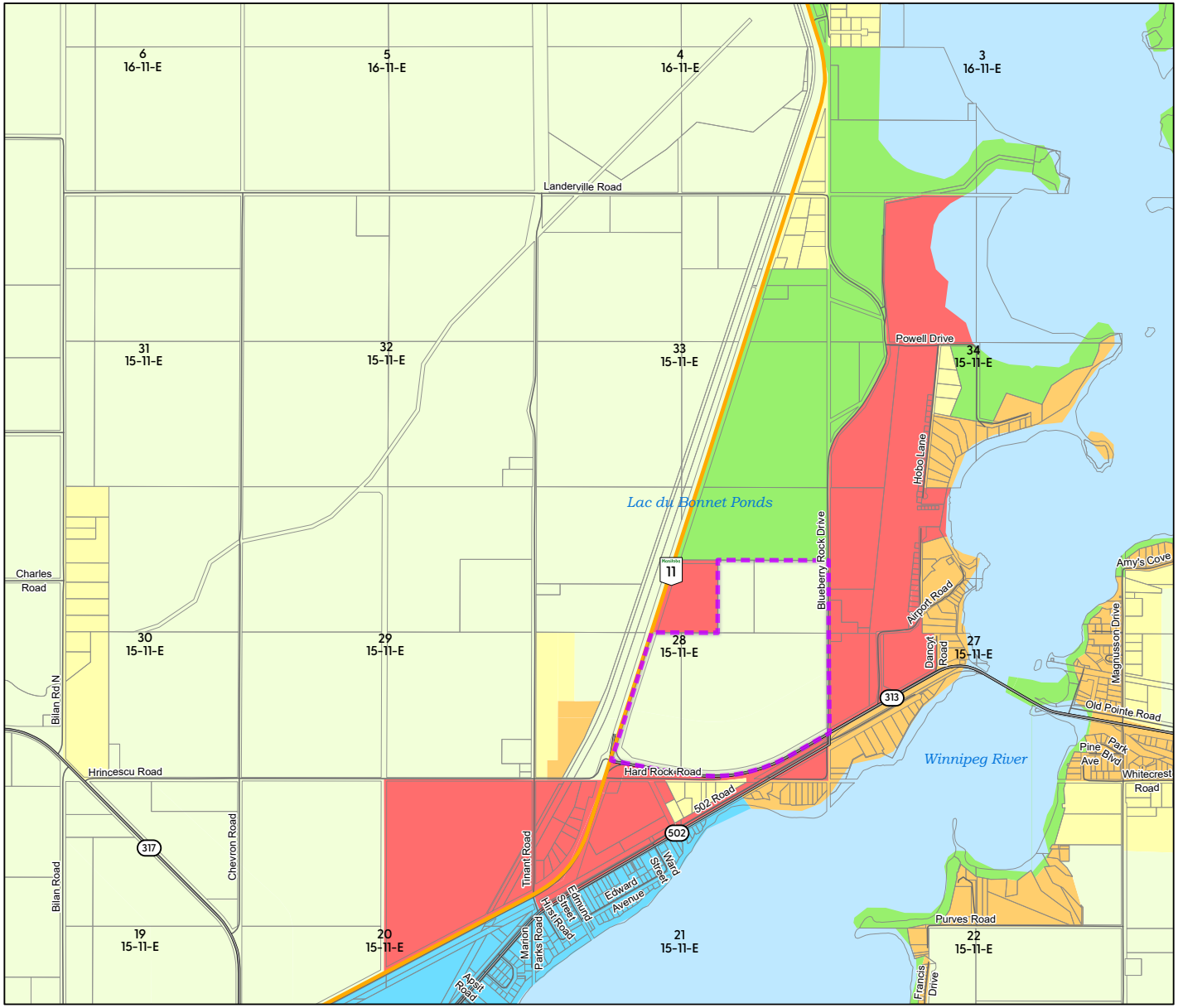
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Source: Esri Basemap and Province of Manitoba

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MRA planning + development

MAP D5 - Airport Area



MAP D5 - Airport Area

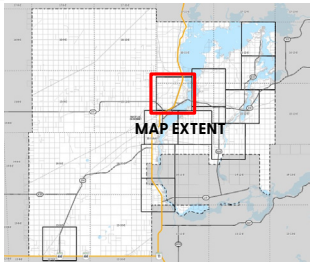
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- Assessment Parcel
- Town Boundary



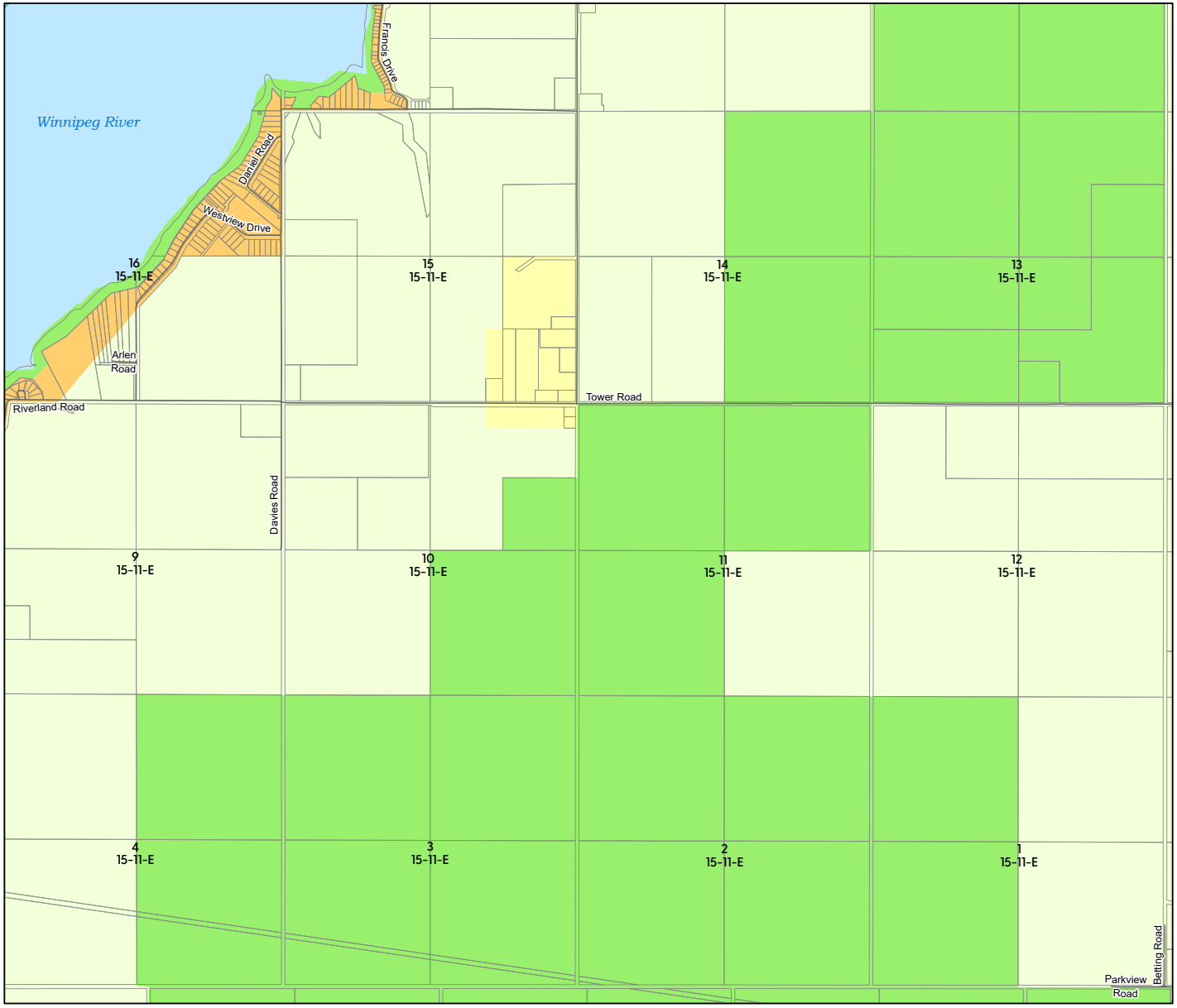
Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

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Scale: 1:32,000

MRA planning + development

MAP D6 - Winnipeg River East



MAP D6 - Winnipeg River East

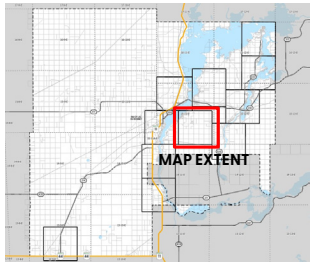
Lac du Bonnet
Development Plan Bylaw no. 01-2026

Policy Areas

- Urban Area
- Commercial Core
- Economic Development Area
- Rural Residential Area
- Waterfront Development Area
- Agricultural Area
- Natural Area
- Future Growth Area

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel

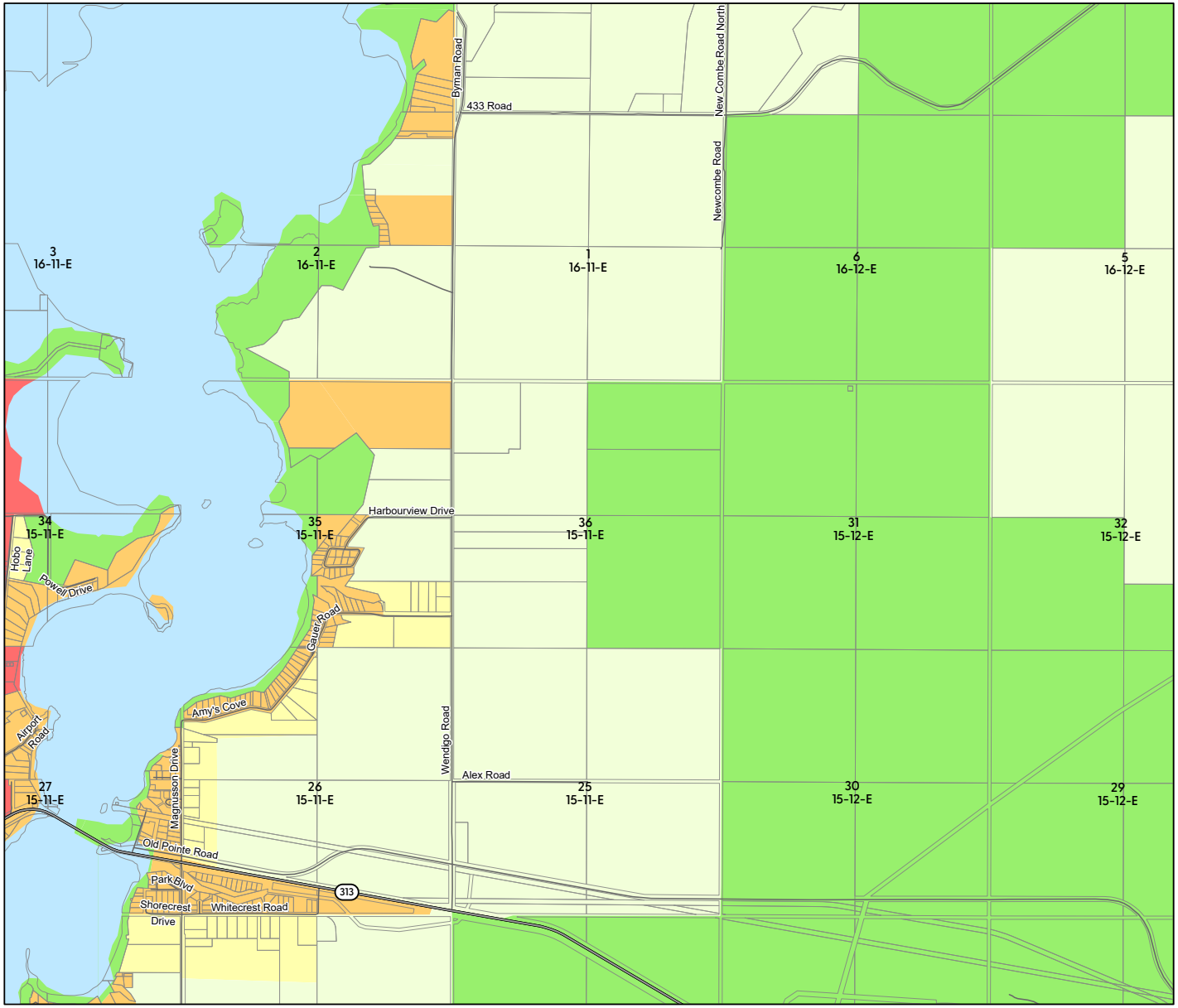


Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

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Scale: 1:32,000

MAP D7 - Winnipeg River North East



MAP D7 - Winnipeg River North East

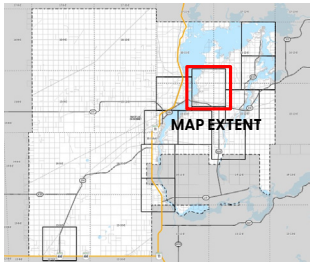
Lac du Bonnet
Development Plan Bylaw no. 01-2026

Policy Areas

- Urban Area
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- Agricultural Area
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Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

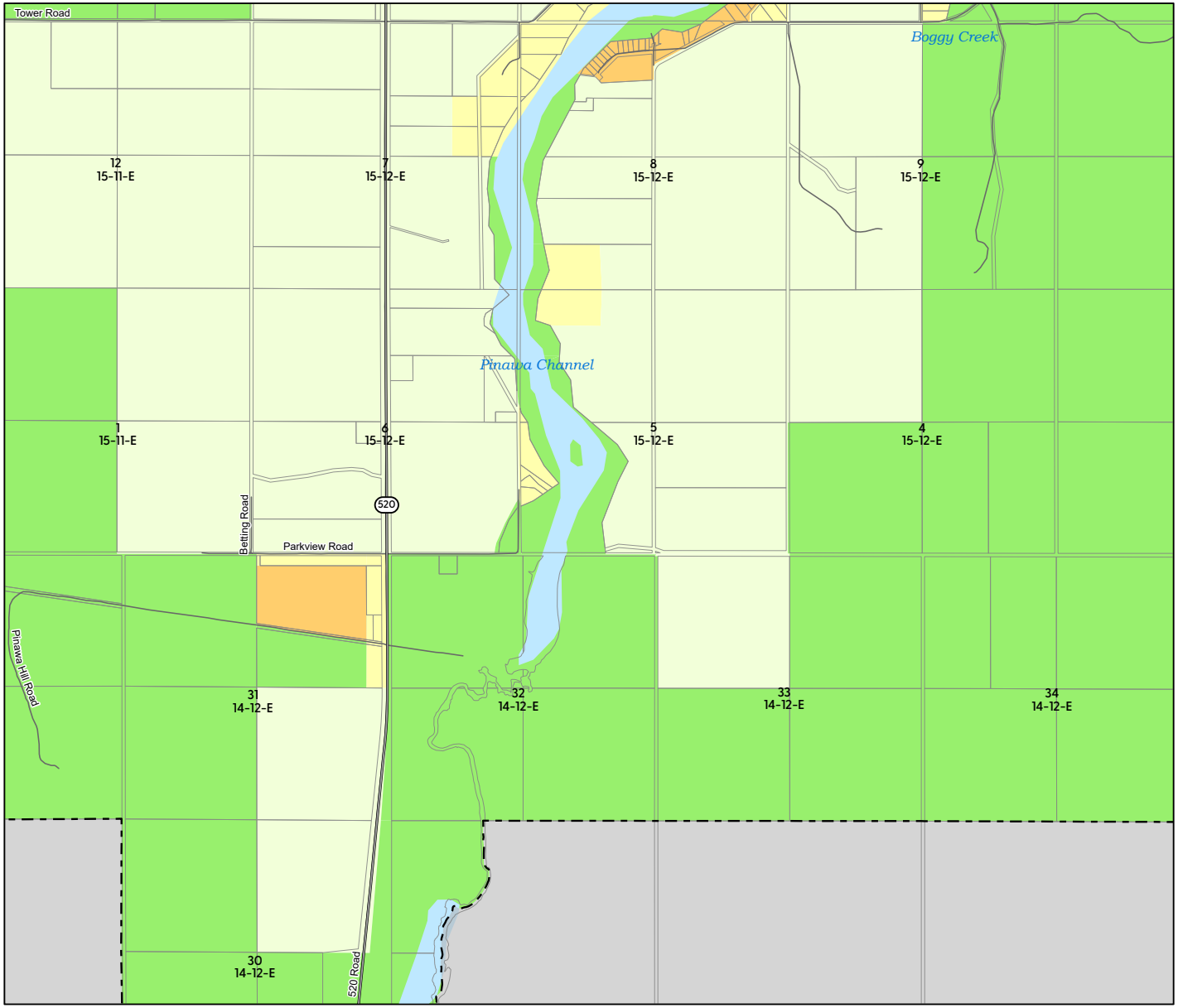
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Scale: 1:35,000

MRA planning + development

MAP D8 - Pinawa Channel



MAP D8 - Pinawa Channel

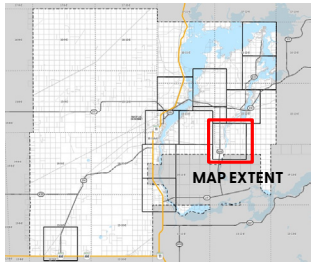
Lac du Bonnet
Development Plan Bylaw no. 01-2026

Policy Areas

- Urban Area
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- Agricultural Area
- Natural Area
- Future Growth Area

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



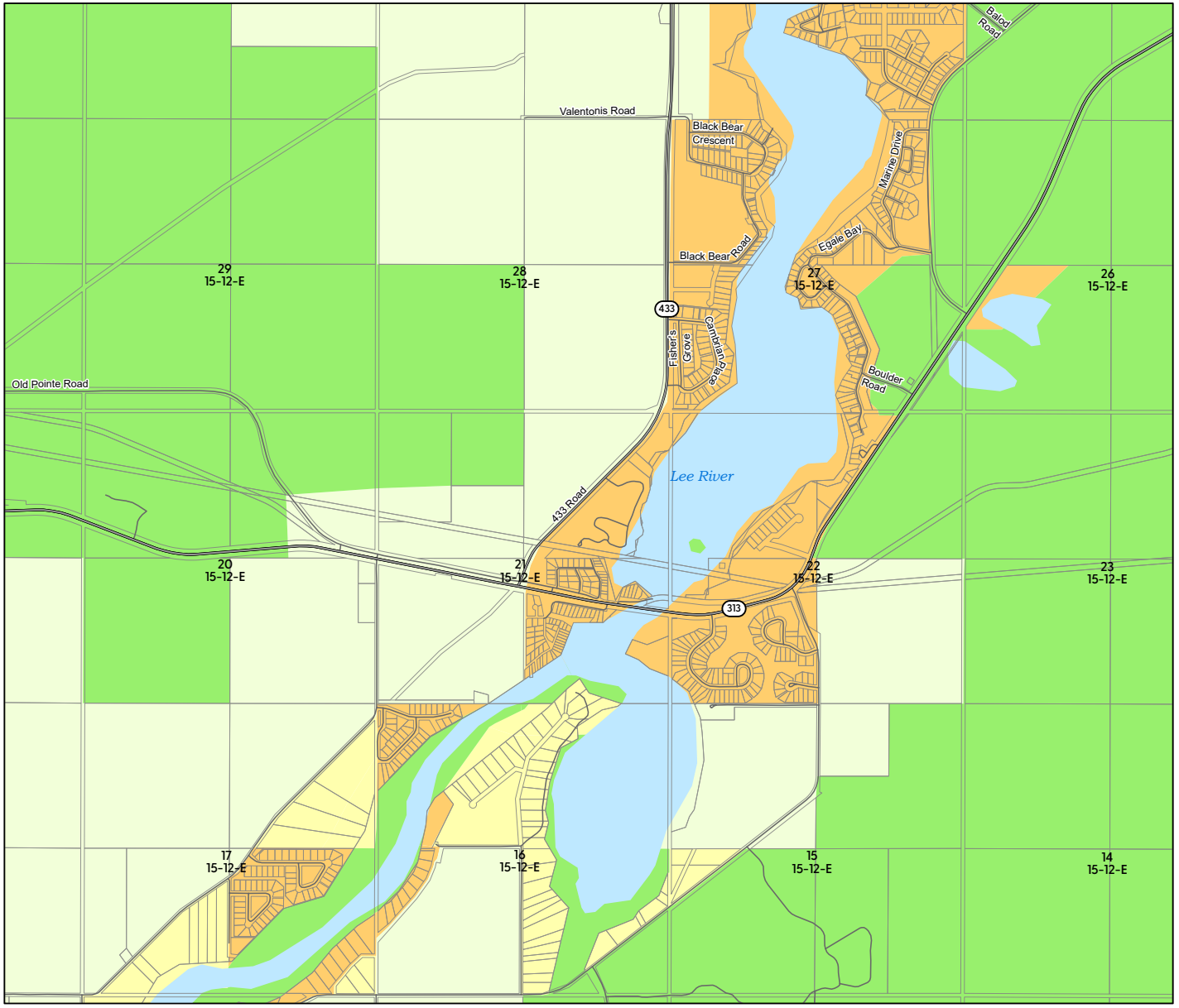
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Source: Esri Basemap and Province of Manitoba

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Scale: 1:35,000

MRA planning + development

MAP D9 - Lee River South



MAP D9 - Lee River South

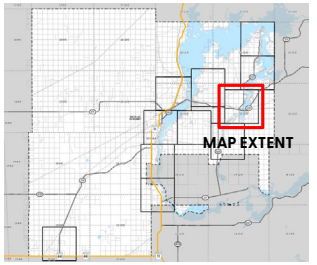
Lac du Bonnet
Development Plan Bylaw no. 01-2026

Policy Areas

- Urban Area
- Commercial Core
- Economic Development Area
- Rural Residential Area
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- Agricultural Area
- Natural Area
- Future Growth Area

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel



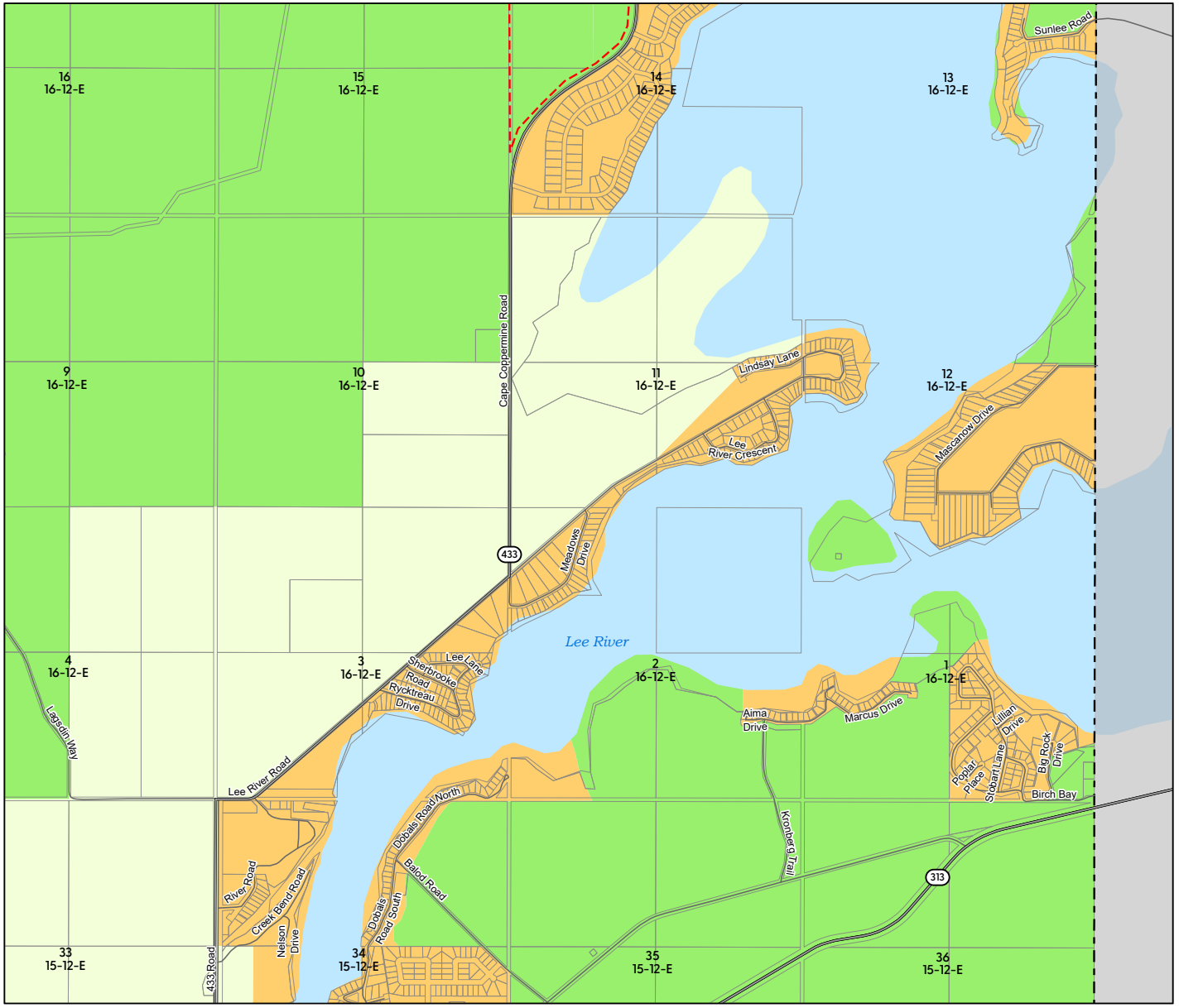
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Source: Esri Basemap and Province of Manitoba

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Scale: 1:32,000

MRA planning + development

MAP D10 - Lee River Central



MAP D10 - Lee River Central

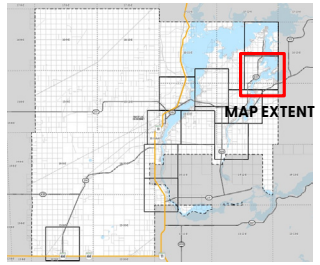
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Policy Areas

- Urban Area
- Commercial Core
- Economic Development Area
- Rural Residential Area
- Waterfront Development Area
- Agricultural Area
- Natural Area
- Future Growth Area

Administrative Layers

- Provincial Trunk Highway
- Provincial Road
- Municipal Road
- RM Boundary
- Assessment Parcel
- TLE Area



Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

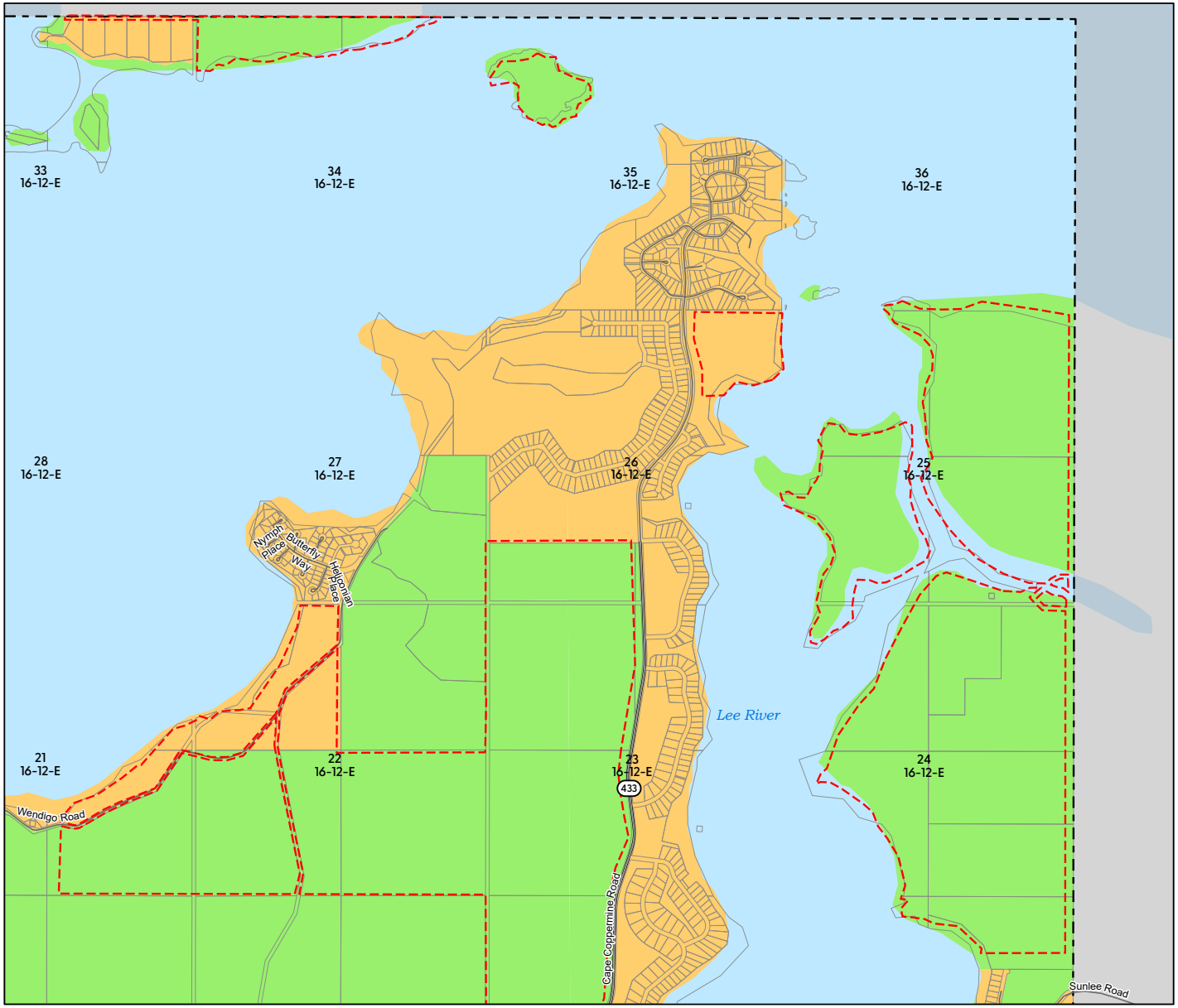
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Scale: 1:32,000

MRA planning + development

LAC DU BONNET GROWING TOGETHER

MAP D11 - Lee River North



MAP D11 - Lee River North

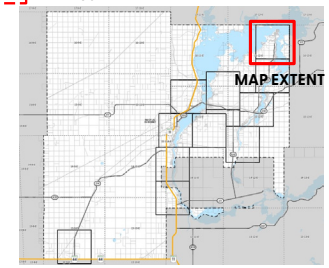
Lac du Bonnet
Development Plan Bylaw no. 01-2026

Policy Areas

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Administrative Layers

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- Assessment Parcel
- TLE Area



Date: 22 December 2025
Source: Esri Basemap and Province of Manitoba

0 0.25 0.5 1 Miles
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Scale: 1:32,000

MRA planning + development

11.0
GLOSSARY



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

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

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

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

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

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

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

Anhydrous ammonia facilities: Facilities that store, distribute, or handle anhydrous ammonia, are hazardous uses.

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

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

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

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

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

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

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

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

Crown Lands: land, whether within or without the province, vested in the Crown, and includes "provincial lands" wherever that expression is used in an Act of the Legislature.

Design Flood: A flood magnitude on a water body expected to occur once during a two hundred-year period (1:200).

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

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

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

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

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

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

Fragmentation: The process of reducing the size and connectivity of an area. In agricultural lands, fragmentation occurs when a contiguous agricultural area is divided into isolated parcels separated by non-agricultural land uses and can impact the productivity of the land. Fragmentation can also occur within a given agricultural parcel of land by access roads, utility developments and/or linear infrastructure.

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

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

Grey Infrastructure: Conventional engineered infrastructure systems.

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

Heritage Resource: includes (a) a heritage site, (b) a heritage object, and (c) any work or assembly of works of nature or of human endeavour that is of value for its archaeological, paleontological, prehistoric, historic, cultural, natural, scientific or aesthetic features, and may be in the form of sites or objects or a combination thereof.

Heritage Object: means a heritage object as defined in Part IV of *The Heritage Resources Act* (1986). Objects can include archaeological, paleontological, natural heritage, and designated objects.

Highway-Oriented Uses: Uses that are dependent on visibility, direct access, or proximity to a Provincial Trunk Highway (PTH) or Provincial Road (PR) to serve the travelling public or transportation sector.

Hobby Farm: A small farm generating sales of less than $10,000, where agricultural activity is carried out as an accessory to residential use for household enjoyment.

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

efficient land use.

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

Land Subject to Flooding: includes land that:

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

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

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

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

Natural Asset: The stocks of natural resources and/or ecosystems that contribute to the provision of one or more services required for the health, well-being, and long-term sustainability of the environment, a community, and its residents.

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

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

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

PLUPs: Provincial Land Use Policies.

Prime Agricultural Land: includes land:

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

Production-Related Uses: Industrial, manufacturing, processing, warehousing, contractor yards, or value-added agricultural operations that involve the production, assembly, storage, or distribution of goods.

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

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

Public Reserve: land which vests in a municipality, and which is dedicated to public interest, ensuring resources and spaces remain available for recreation, conservation, and community enjoyment for present and future generations.

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

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

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

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

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

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

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

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

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

Tourism-Related Uses: Commercial or recreational uses that support visitor accommodation, outdoor recreation, cultural or heritage experiences, and destination-based activities that rely on natural amenities, water access, or rural settings.

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

Treaty Land Entitlement (TLE): The process to restore land that was originally intended for First Nations that signed the numbered Treaties (1, 3, 4, 5, 6, and 10) in Manitoba. It refers to the lands that the First Nations were entitled to at the date of first survey that were not set apart as reserve for the use and benefit of the First Nations. Included within these TLE agreements is the right to select Crown land or with funds to buy private land. The Manitoba Treaty Land Entitlement (TLE) Framework Agreement is a 1997 agreement between Canada, Manitoba, and the TLE Committee of Manitoba, representing 21 First Nations, to address outstanding land claims under historical treaties. These agreements are modern legal commitments that recognize the government's failure to comply with its treaty obligations.

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

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

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

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

Water: Surface and groundwater.

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

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

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

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

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

MRA planning + development
236 Osborne St. Unit A
Winnipeg, MB R3L 2W2
E: info@mrichard.ca | T: 204-202-7672
mraplanning.ca