THE RURAL MUNICIPALITY OF TACHÉ

BY-LAW NO. 10-2025

BEING a By-law of the R.M. of Taché, in the Province of Manitoba, to adopt a Development Plan.

WHEREAS Section 40 of The Planning Act provides authority for the preparation of a development plan;

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

AND WHEREAS pursuant to the provisions of The Planning Act, the Minister of Manitoba Municipal and Northern Relations Government approved the RM of Taché Development Plan on the ___ day of _____, A.D. _____;

NOW THEREFORE, the R.M. of Taché Council, in meeting duly assembled, enacts as follows:

1. The RM of Taché Development Plan, attached hereto and marked as "Schedule A" is hereby adopted; and

2. The RM of Taché Development Plan shall take force and effect on the date of Third Reading of this By-law; and

3. The RM of Taché Development Plan By-law No. 5-2016, and all amendments thereto are hereby rescinded;

DONE AND PASSED in Council duly assembled in the Council Chamber of The Rural Municipality of Taché, at Dufresne, Manitoba this 20 day of October A.D., 20____.

Mayor

Chief Administrative Officer

CERTIFIED A TRUE AND CORRECT COPY OF BY-LAW NO. 10-2025;
BEING AN AMENDMENT TO THE R.M. OF TACHÉ BY-LAW NO. _____.
Chief Administrative Officer

Read a First time this 15th day of July A.D., 2025.

Read a Second time this 18th day of November A.D., 2025.

Read a Third time this 20th day of October A.D., 20____.

BY-LAW No. 10-2025 is hereby Approved pursuant to clause 51(1)(a) of *The Planning ACT*
This 2nd day of September 2026
Minister of Municipal and Northern Relations

Schedule “A”

By-Law No. By-Law 10-2025

Rural RM of Taché

Development Plan

LAND ACKNOWLEDGEMENT

We acknowledge that we are in Treaty 1 Territory, the traditional lands of the Anishinaabe, Cree, Oji-Cree, Dakota, and Dene Peoples and the homeland of the Metis Nation.

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SECTION A: INTRODUCTION

1. COMMUNITY VISION

The Rural Municipality of Taché is a diverse, culturally rich and age-friendly agricultural community with growing urban centres of commercial and residential development that have efficient and focused services and infrastructure. Pathways and greenspace provide walking and cycling connections to enhanced main streets, community amenities, and recreational opportunities. Agriculture, resource development and rural living areas coexist in a peaceful, safe and sustainable manner.

2. GUIDING DIRECTIONS

The following municipal priorities expand on the community vision and provide direction to the development plan policies:

a. Agriculture remains a priority of the RM and policies must balance the need for efficient agricultural operations with the need for community and residential development.
b. Expanding important public services and amenities, such as age-friendly amenities, active transportation, green spaces, and municipal infrastructure is essential to accommodate community growth.
c. The planning framework must respond to business, industrial, and housing demands, capture future agricultural diversification opportunities and consider future infrastructure needs.

3. GOALS AND OBJECTIVES

Four primary goals, identified through engagement with the community, were the foundation in creating the objectives and policies in the Development Plan:

Goal 1: To create great places to live, work, play and visit.

a. Strengthen community ties and increase the population of the RM.
b. Ensure a variety of housing and living options are available for residents of various ages, abilities, and incomes.
c. Ensure the RM is an attractive place for education, recreation and employment.
d. Protect, enhance and market the heritage and culture of the RM.
e. Recognize and adapt to the commuter nature of the RM.
f. Ensure that there is an adequate supply of land to accommodate a broad range of uses.

Goal 2: To create rural and urban communities where residents are able to achieve a high quality of life.

a. Recognize and celebrate shared opportunities between agriculture activity and town living, while respecting and balancing their influences on each other.
b. Encourage transportation and housing options for all ages, abilities, and incomes.
c. Ensure residents of all ages and abilities, as well as newcomers, have access to an appropriate variety of community services.
d. Ensure that a full range of residential options exist, ranging from rural and agricultural to urban.

e. Foster a mix of land uses that are complementary and compatible.
f. Promote land use and development that minimize risks to people, property and water quality from hazards related to flooding, erosion, and bank instability.

Goal 3: To ensure the RM is environmentally responsible, resilient and adaptable.

a. Protect and enhance environmental assets and ensure development does not negatively impact the natural environment.
b. Manage surface drainage and enhance flood protection on a watershed basis.
c. Promote emergency planning to respond to extreme weather events, like flooding, tornadoes, and drought.
d. Protect watercourses, drinking water quality, and aquatic ecosystems.
e. Provide modern, efficient, and well-planned infrastructure, while increasing the cost-effectiveness of existing infrastructure through intensification of development.
f. Develop resiliency to the effects of climate change, and mitigate its effects on all residents.

Goal 4: To strengthen and diversify the local economy.

a. Continue to promote and support agricultural and resource extraction industries, and protect their future viability from incompatible uses.
b. Encourage a full range of employment areas ranging from un-serviced agro-industrial areas to fully serviced business parks with effective transportation linkages.
c. Encourage and facilitate a full range of commercial activity from small shops to large-scale commercial stores.
d. Promote tourism by protecting historic assets, enhancing natural features, and growing recreational opportunities.
e. Proactively manage infrastructure construction, maintenance, and renewal.
f. Optimize existing public investments by aligning new development with infrastructure and recovering costs from benefiting landowners.
g. Fully integrate the transportation system with land use to enhance connectivity while moving people and goods safely and efficiently throughout the RM.

4. PURPOSE

The Development Plan (the Plan) is a long-range policy document used to manage land use development and guide future growth within the RM of Taché.

The community vision of the Plan outlines where, when and how development will occur and the goals, objectives and policies will be used to achieve that vision.

5. LEGISLATION

The Planning Act (the "Act") provides the legal basis for municipal land use planning in Manitoba. All municipalities or planning districts must adopt a Development Plan to guide the growth of their areas. The Development Plan must establish plans and policies for land use that respect social, environmental, and economic objectives, designates areas of land for various uses and set out measures to implement the plan.

The Provincial Planning Regulation falls under *The Planning Act* and reflects the provincial government's interest in land uses, sustainable development, and provides policy direction for a comprehensive, integrated and coordinated approach to land use planning. It contains three distinct parts: provincial land use policies, development plan requirements and livestock operation requirements.

The Province of Manitoba must approve all Development Plans and amendments. All Development Plans and amendments must be generally consistent with the Provincial Planning Regulations.

6. HOW TO USE THE DEVELOPMENT PLAN

The policies in the Development Plan are not intended to be used as a detailed action plan. Policies provide clarity for decision makers and guide future initiatives as the need arises. The policies translate the community's vision into a more meaningful plan.

The policies contained within the Plan shall be interpreted as follows:

- *"May"* **=** When used in policy, is provided as a guideline or suggestion towards implementing the intent of the policy.
- *"Should"* **=** When used in policy is intended to be complied with, however, due to unique circumstances where compliance is impractical or impossible, an acceptable alternative means of achieving the intent of the policy may be considered.
- *"Shall"* **=** When used in policy, is mandatory.

The policies contained in the Development Plan need to be read and applied in conjunction with the area designations found on the attached maps in Appendix A. The maps illustrate land use designations for the RM and are as follows:

- Map 1A – RM of Taché North West
- Map 1B – RM of Taché East
- Map 1C – RM of Taché South
- Map 2 – Lorette LUD Area
- Map 3 – Landmark LUD Area

It shall be recognized that certain situations may necessitate a degree of flexibility in the application of policy and mapping framework provided to ensure that the general intent of the Development Plan is maintained. Additional information and features on the maps, including LUD boundaries are for information purposes only and are not considered part of the Development Plan By-law.

7. STRUCTURE OF THE PLAN

The RM of Taché Development Plan is organized into seven (7) sections, each with its own subsections, as follows:

Section A | Introduction: includes the community's vision and the goals required to achieve the vision.

Section B | Context and Background: includes a high-level overview of the local context, in terms of natural features, demographics, economy and infrastructure.

Section C | General Policies: includes objectives to obtaining each goal set out in Section A, and policies that apply to the entire RM including communities, natural environment, transportation, Servicing and Utilities, Agriculture and Resources, Economy, and Water and Waste.

Section D | Land Use Policies: sets out specific policies for designated areas within the RM, which are central to the Development Plan and identified on the attached maps in Appendix A. These include:

- Agriculture Area
- Escarpment Area
- Rural Living Area
- Village Area
- Neighbourhood Area
- Main Street Area
- Employment Area
- Recreation and Open Space Area

Section E | Implementation: sets out the procedures for implementing the Development Plan, including planning tools that may be used to guide growth and development in Taché.

Section F | Definitions: defines words, phrases and terms used throughout this plan.

Section G | Appendices: includes maps and supplementary materials relevant to the Development Plan.

SECTION B: CONTEXT AND BACKGROUND

8. PLANNING CONTEXT

The Rural Municipality (RM) of Taché is a growing, diverse community in Southeastern Manitoba. Located just a few kilometres from the City of Winnipeg, the 582 km^2 RM has strong agricultural roots and historic French and Métis cultures. The RM is located along the Trans-Canada Highway and is bordered by the RM of Springfield (North), RM of Ritchot (west), RM's of Hanover and St. Anne (South) and the RM of Reynolds (East). The population of the RM was 12,105 as of 2021, an increase of 4.6 percent from the previous Census.

The RM of Taché is located within the Red River Valley, home to some of the most productive agricultural soils in the world. It is no surprise that agriculture is a major driver of the RM's economy, although rural living development is the emerging area of growth. There are two Local Urban Districts (LUD's) in the community, Lorette and Landmark. There are also smaller village areas, including Ste. Genevieve, Dufresne, Ross, and Linden.

Accommodating rapid population growth, while honouring agricultural heritage, is a significant challenge. The diverse demographics of the community, ranging from young families to seniors, create pressures for both affordable and senior housing. The RM, like many others in the province, must deal with costly infrastructure renewal, as well as drainage and flooding issues.

9. HISTORICAL CONTEXT

The RM of Taché lies within Treaty One territory and is comprised of lands that were important to Indigenous populations prior the prairie of southeastern Manitoba being settled. While many ethnic groups helped settle the area in the late 1800s, it was a large group of French settlers from the east who gave the community its character. They were attracted by both the fertile agricultural land and the opportunities created by the recently built railway. Archbishop Alexandre Antonin Taché, the community's namesake, helped create a string of French-speaking Roman Catholic communities, particularly along the Seine. Vestiges of the old river lot system of subdivision feature prominently today along the Seine, while most of the land is divided according to the Dominion Land Survey (into sections and quarter sections).

The RM lies has experienced consistent rapid growth over the recent past. Once having a primarily agricultural economy, the settlement centres of Lorette and Landmark have become prime destinations for commuters looking for a small-town feel. Rural living development has sprung up primarily within the western portion of the RM but is now becoming more popular in the eastern Escarpment Area since more restrictions on developing prime agricultural land in the West are being enforced. The western portion of the RM is mainly home to settlement centres and fertile agricultural land, while the eastern portion features poorer quality soils, bogs, and aggregate deposits.

10. NATURAL FEATURES AND CLIMATE

The RM of Taché is located at the eastern edge of the rich fertile prairies that characterizes the western border of the Canadian Shield. The RM is close to the Red River Floodway and has a range of natural features including lowland areas, croplands, and wetlands as well as varying soil qualities.

Taché has a flat topography, with slopes generally less than 2%. The RM, which is naturally very poorly drained, features an extensive network of agricultural drains, particularly in the West. Portions of the RM are often subject to flooding from the Seine River. Land ranges from cropland in the west to woodland intermixed with grassland and wetland to the East. Annual crops cover 59% of the land, grassland 15%, forested 13%, wetlands 6% and forages 5%. Urban and transportation uses of the RM of Taché cover approximately 2.2% of the land (including towns, roads, railways, quarries).

The RM has a true continental climate with extremely cold winters (often with temperatures below -30° C and high wind chills) and warm summers (sometimes with temperatures above 30° C and high humidity). The mean annual temperature in the RM is 2.4°C, and the mean annual precipitation increases slightly from 504 mm in the west to 510 mm in the east. The average frost-free period ranges from 118-115 days, and all these climate conditions combined provide sufficient moisture and heat to support crop growth. The climate and geography make the RM susceptible to three natural hazards – flooding, blizzards, and tornadoes.

11. DEMOGRAPHICS

The population of the RM is 12,105 according to 2021 Statistics Canada Census (revised population count), representing a 3% increase from the 2016 Census. The population grew by approximately 12.5% between 2011 and 2016. The two largest growth cohorts are young families and seniors.

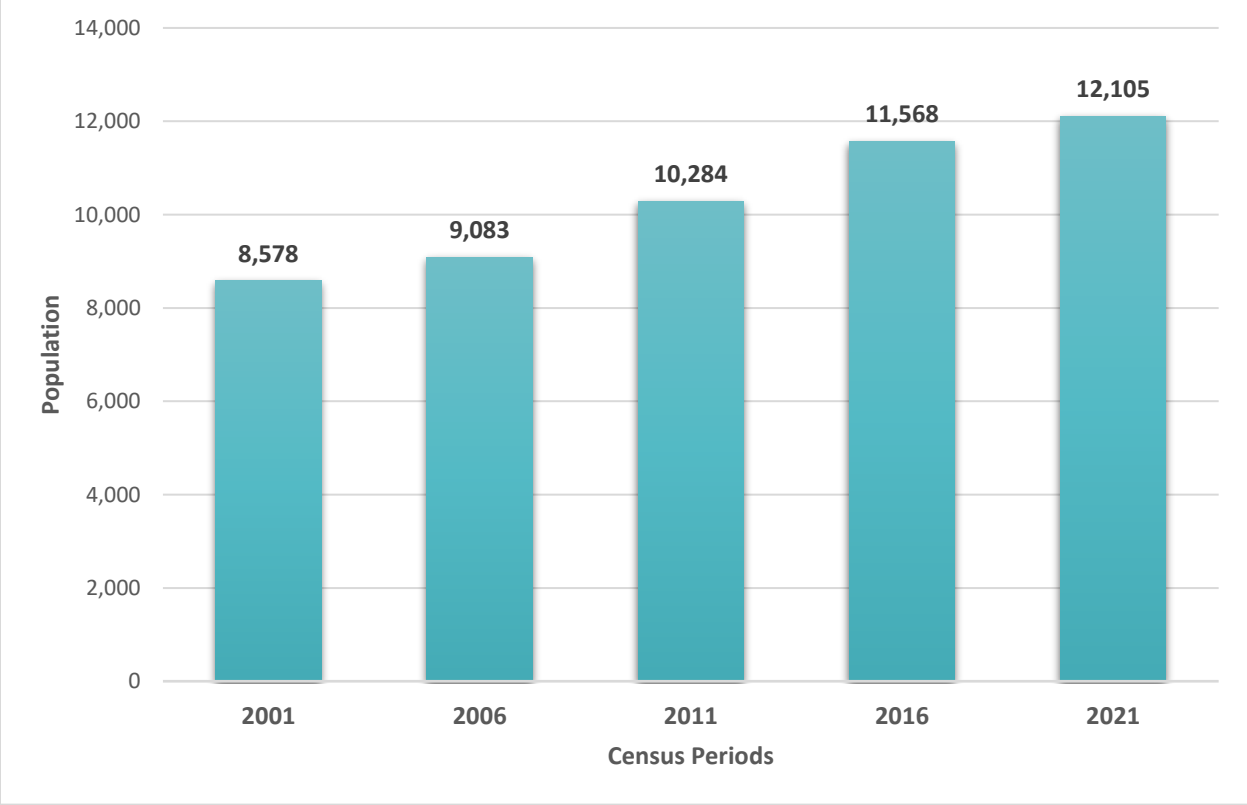


Figure 1: RM of Taché Population Growth, 2001 to 2021

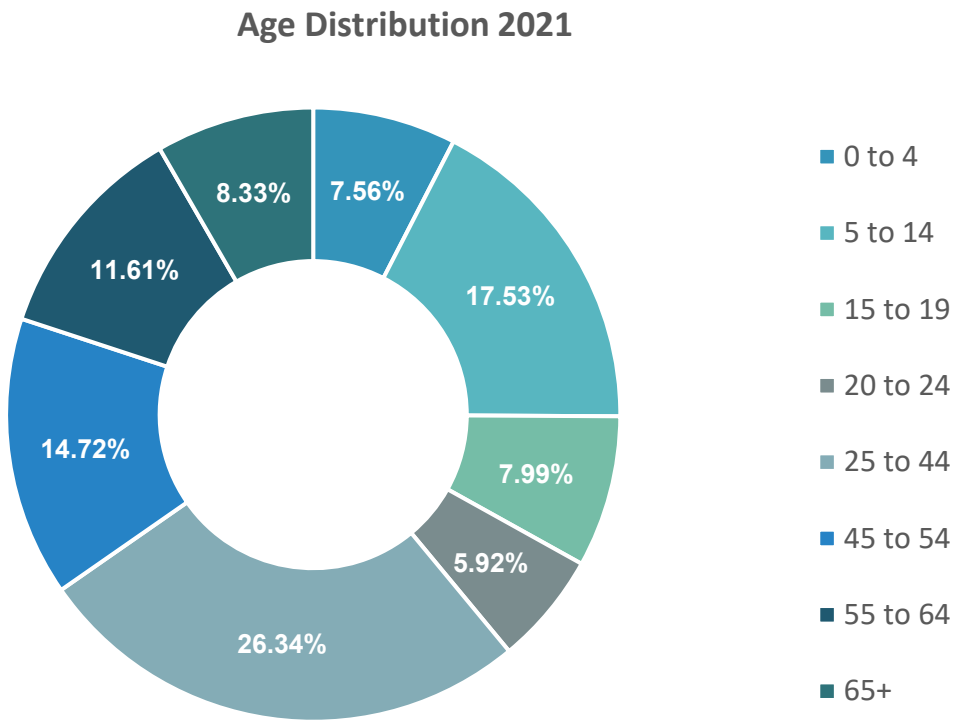


Figure 2: RM of Taché Age Distribution, by percentage (2021)

Due to its location within a rapidly-growing region, its proximity to major settlement centres, and historic trends, the RM is expected to continue seeing strong growth over the coming years. Based on population projections the RM would see an average annual population increase of 1.4% per year until 2051, reaching an estimated population of 17,376 by the end of this period. In terms of population split, approximately 60% of that growth would be absorbed by Lorette, 20% by Landmark, and 20% in Rural Areas (of that, 5% in Villages and 15% in Rural Living Areas).

12. ECONOMY

The dominant land use in the RM is agriculture, an industry which employs roughly 4% of the local population. However, the economy is diverse, including crop farming, intensive livestock operations, dairy production, forage cropping, aggregate extraction, peat soil removal, residential development, and more. The RM has a low unemployment rate of 6%, which is 2% lower than the provincial unemployment rate according to 2021 Census. However, approximately 84% of the labour force works outside of the RM. The RM's location between Winnipeg and Steinbach makes it an attractive location for commuters to these urban centres, and other employment areas in adjacent rural municipalities.

Education is one of the major public sector employers in the RM as both the Seine River School Division and Division Scolaire Franco-Manitobaine have their head offices located in Lorette. Other major employers include Maple Leaf Foods, Landmark Nutrition, and Pioneer Grain.

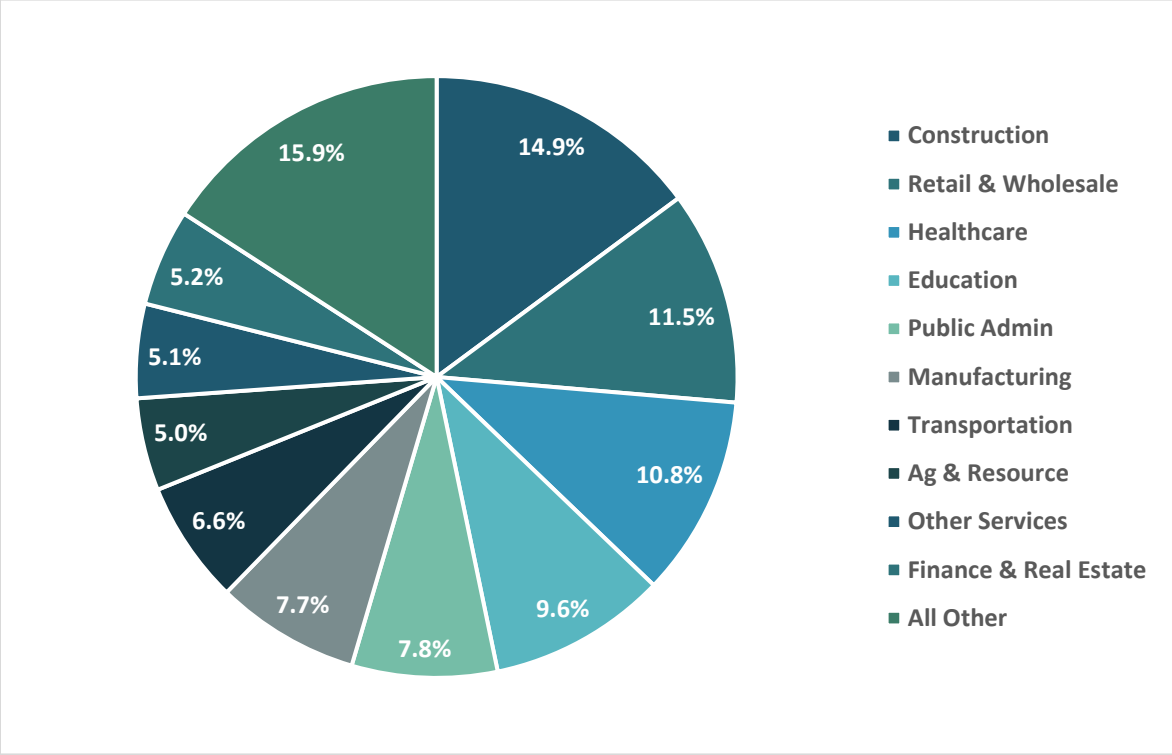


Figure 3: Industry by Labour Force, by percentage (2021)

In 2020 the RM's median household income after-tax was $109,000, which was $40,000 higher than Manitoba's median household income after-tax for the same year and an increase of $29,939 for the RM since 2015. Additionally, according to 2021 Census, the proportion of Taché households who rent their home is only 11.0%, compared to 30.2% across Manitoba as a whole.

13. SERVICES AND INFRASTRUCTURE

Municipal infrastructure, such as water supply, sewer, drainage, roads, and distribution of hydro and gas, is vital to the development and growth of communities and businesses. Development without planning for infrastructure and services will limit the intended benefits of the development and have adverse environmental and social impacts. Infrastructure planning is an integral part of planning for development.

Lorette and Landmark are both serviced with water and wastewater infrastructure. Lorette recently underwent a reservoir expansion in 2023 to double the storage capacity in the reservoir from 1,000 M^3 to 2,000 M^3. Based on the Lorette Water System Study done by the Manitoba Water Services Board in 2021, The reservoir upgrade will function as a temporary fix. Population projections and maximum daily water usage predictions indicate that by 2026, daily water use will likely exceed 2,000 M^3 on high use days. A new water treatment plant in Landmark was completed in 2018 which now ensures water quality meets regulatory treatment standards.

The Landmark lagoon was last upgraded in 2008 and services residents residing in the LUD, as well as rural residents who have their septage trucked to the Landmark lagoon. Based on a study completed by Dillon Consulting in 2017, the lagoon can support a population of 10,290 people. Conservative estimates

would see the lagoon reaching capacity by 2026, but under more conservative projections it could be adequate for longer. The Lorette lagoon was expanded in 2016 and can service a population of up to 10,000 people. The RM of Taché has reached an agreement with the Provincial Government and neighbouring municipalities to construct a shared water treatment facility that will provide widespread service. The project, referred to as the Red-Seine-Rat (RSR) Wastewater Treatment Facility & Conveyance System is expected to begin construction in 2025, and become operational by 2028.

In terms of healthcare, the South Eastman Health Centre is located in Lorette, although there is currently no hospital. Residents visit nearby Ste. Anne for emergency services. Fire protection is provided by three local fire halls (Lorette, Landmark, and Ste. Genevieve), while police service is provided via the St. Pierre-Jolys RCMP detachment and in partnership with the Citizen's on Patrol Program.

SECTION C: GENERAL POLICIES

14. INTENT

Section C of the Development Plan outlines policies that apply to the entire RM, and all development which occurs within its boundaries. Land use policies, which are linked to specifically designated areas, are addressed later in the Plan under Section D.

15. PRINCIPLES

Development proposals should be evaluated based on their consistency with the overall intent of this Development Plan. They should consider the impact on quality of life for residents and be consistent with the vision, goals, objectives and policies within this plan. Development should contribute towards maximizing the capacity of the community to address opportunities and challenges.

16. GENERAL POLICIES

16.1 Growth Management

16.1.1 New development should occur within existing LUDs, Villages and Rural Living Areas to promote compact and contiguous development, utilize existing infrastructure and protect agriculture and resource lands.

16.1.2 New development shall be connected to municipal servicing infrastructure, where available.

16.1.3 Rural residential development and land fragmentation shall be restricted in areas adjacent to serviced population centres to allow for orderly growth of these areas.

16.1.4 Where large undeveloped areas, or multi-lot developments are being considered for future development, an overall concept plan shall be prepared for the area, in order to provide for an efficient and well-planned development.

16.1.5 Concept plans shall be prepared for all large developments that include the placement and sizing of buildable lots, roadways, sidewalks, open spaces and shows connectivity to existing areas (where possible–) and the development's connections to existing roadways and services.

16.1.6 New development proposals shall be evaluated based on:

- The costs of providing municipal services and infrastructure;
- Local and regional transportation networks;
- Existing drainage patterns and – including stormwater drainage and groundwater conditions;
- Access to amenities including parks and other recreational facilities;
- Compatibility with adjacent land uses; and
- Density of surrounding development.

16.1.7 Large developments that will be completed gradually should be accompanied by a phasing plan to ensure orderly and efficient development and sustainable use of municipal services.

16.1.8 Encourage connectivity between existing and future areas to promote contiguous development.

16.1.9 Proponents of development shall pay for their share of growth-related infrastructure costs by using tools such as capital levies, development agreements and sharing costs of anticipated infrastructure.

16.1.10 Ensure that dedication and capital levy fees reflect the impact on existing infrastructure, and if required, may be amended.

16.1.11 Inter-municipal cooperation shall be encouraged and achieved by consulting with adjacent municipalities for any future changes to plan designations adjacent to municipal boundaries.

16.1.12 The areas of the RM east of Île-des-Chênes (a community located in the neighbouring RM of Ritchot) should be considered for future residential expansion, or municipal boundary adjustment, subject to the necessary legislative approvals and the will of Council. Should residential expansion occur without a municipal boundary adjustment, a Secondary Plan for the area shall be required.

16.1.13 Topsoil shall be preserved when undertaking development activities. This should include, but not be limited to, stockpiling topsoil for re-use and re-distribution before the commencement of a development project.

16.1.14 To protect and preserve burials and cemeteries, the RM will ensure that procedures and mechanisms are in place to inform land use and infrastructure planning, and that decisions are aligned with provincial legislation and policy. Collaboration with Indigenous Nations or other descendant communities should be undertaken where appropriate.

16.2 Housing

16.2.1 Intensification, densification, and reinvestment into the existing urban structure shall be promoted to increase the cost-effectiveness of existing infrastructure.

16.2.2 Additional residential density should be encouraged, where appropriate, and the zoning by-law shall provide appropriate dimensional standards for context-sensitive infill.

16.2.3 A variety of housing types, densities, and affordable tenure types shall be encouraged to promote intergenerational communities for all ages and abilities.

16.2.4 Development should generally support housing that is close to jobs, community services, businesses etc., in efforts to create complete communities.

16.2.5 The establishment of secondary suites should be encouraged on properties with existing residences, where appropriate, to promote infill and ageing-in-place housing options.

16.2.6 Diverse housing types shall be encouraged in Rural Living and Village Living Areas to accommodate a diverse population, including, but not limited to, traditional farmsteads, rural living clusters, secondary and garden suites, and growth of existing villages.

16.2.7 Age-friendly communities should be achieved by encouraging the development of retirement residences for seniors, affordable housing for young families, and universal access standards.

16.2.8 Adequate buffers between single-unit and multi-unit housing and residential and non-residential uses shall be established in the Zoning By-law to protect privacy, avoid nuisance and manage traffic.

16.2.9 Multi-unit residential development shall be directed to areas with convenient access to collector streets.

16.2.10 The use of flag shaped lots, private roads and/or shared driveways in subdivision design should be limited to ensure emergency services can efficiently locate properties using clearly marked 911 civic signage and to prevent potential conflicts between property owners. Such lot configurations may be allowed if the subdivision is increasing residential density in an existing Urban, Village or Rural Living Area, as designated in the Development Plan.

16.2.11 Development proponents should engage with the local school divisions and appropriate Provincial departments when contemplating any large multi-lot subdivision, in order to communicate and allow schools to gauge enrollment needs.

16.3 Recreation and Tourism

16.3.1 Recreational development within the RM shall be consistent with the recommendations outlined in the *Taché Recreation Masterplan* and/or other relevant recreation studies.

16.3.2 New developments shall contribute to recreational infrastructure through land dedication, lot levies or other development charges.

16.3.3 In large subdivisions, land shall be allocated to connect existing roads, sidewalks, pathways, parks and other public lands together, where possible. These linkages shall be included in the Concept Plan as outlined in SECTION E: IMPLEMENTATION.

16.3.4 Adequate land shall be provided to accommodate recreational uses and public access to recreational areas and facilities.

16.3.5 Ecologically sensitive recreation along the Seine River should be encouraged and supported including, but not limited to, hiking and cycling trail systems and canoeing and kayaking launch points.

16.3.6 Public access to natural areas shall be encouraged and should not lead to levels of activity or development which exceeds the capability of the area to sustain the environment and ecosystem integrity.

16.3.7 Opportunities for eco-tourism east of PTH 12 should be explored due to its unique natural features and wildlife.

16.3.8 Communities should be connected to the Trans Canada Trail system where feasible, by partnering with neighbouring municipalities.

16.3.9 As a recommendation of the *Recreation Masterplan*, the adoption of a *Trails Master Plan* should be pursued.

16.3.10 The development of the Centre of Canada as a Park and Tourism Area shall be encouraged in accordance with the *Centre of Canada Secondary Plan.*

16.3.11 Heritage resources shall be protected and enhanced by documenting their location and considering the impact of development with each application. If adverse impacts are unavoidable, the impacts must be minimized and mitigated by using appropriate measures to preserve, create or restore the value of the heritage resource. Any proposed development that may impact heritage resources or burials shall be forwarded to the relevant Provincial or Federal authorities for review and comment.

16.3.12 Bilingualism, as well as the RM's French heritage, should be enshrined and encouraged. This can be achieved for example, by requiring bilingual street signs in new developments.

16.3.13 Indigenous peoples should be acknowledged as the first inhabitants of the land and should be commemorated through plaques, monuments, or other appropriate means.

17. NATURAL ENVIRONMENT POLICIES

17.1 Natural Areas

17.1.1 The conservation and enhancement of wetlands, forests and natural areas throughout the RM shall be encouraged.

17.1.2 The RM should collaborate with The Seine Rat Roseau River Watershed District, Cooks Creek Conservation District and the Northeast Red Watershed District to implement the recommendations of the Seine River and Cooks-Devils Creek Integrated Watershed Management Plans (IWMPs) and ensure that future development complies with said plans.

17.1.3 The RM should work with the Province, Watershed and Conservation Districts, and other organizations to identify wetlands and other natural assets, including, but not limited to, bogs and fens, wetlands and other natural features.

17.1.4 The restoration and maintenance of wetland habitats shall be promoted to offset the demand for increased drainage requirements and drainage infrastructure.

17.1.5 In accordance with the *Water Rights Regulation* under *The Water Rights Act*, all proposed developments that would cause an existing Class 3, 4 or 5 wetland to be drained, filled, and/or permanently altered shall be prohibited unless a license has been obtained from the appropriate Provincial department and sufficient measures are implemented to mitigate the environmental risk.

17.1.6 A buffer of natural vegetation should be maintained or, wherever possible, restored in riparian areas along waterways and adjacent to waterbodies throughout the RM. The buffer shall be no less than 30 metres (98.4 feet)from the edge of the waterway or waterbody, unless otherwise identified in consultation with the Provincial or Federal government. Limited development may be permitted in this area to permit access for recreational or agricultural purposes.

17.1.7 The identification and protection of natural areas that are critical to the existence of rare, endangered or ecologically significant plants, wildlife and fish is encouraged throughout the RM.

17.1.8 The preservation of mature trees in population centres shall be encouraged. In addition, the RM shall ensure public parks and pathways feature adequate tree cover to provide shaded areas.

17.1.9 Public access to natural areas is encouraged to foster appreciation for and enjoyment of nature. However, such access should not lead to levels of activity which could cause a threat to the ecological integrity or sustainability of the affected area.

17.1.10 Proposed developments next to a protected area should be forwarded to the appropriate Provincial authority for review to ensure the development will not adversely impact the area or the resident flora and fauna.

17.1.11 The protection of ecologically significant lands on private land should be encouraged using tools such as land dedication and conservation easements where applicable. The Province will consult with the RM prior to any approvals of privately initiated habitat conservation land leases or land transfers proposals.

17.1.12 Development adjacent to waterways or water bodies should not accelerate erosion, contribute nutrients, remove riparian vegetative cover, or impact aquatic ecosystems.

17.1.13 The ecologically sensitive lands east of PTH 12 should be protected from incompatible land uses, and enhanced where possible, to support rare and protected species and their habitats.

17.1.14 Riparian areas should be protected using tools such as:

a. Riparian tax credits;
b. Conservation easements;
c. Public reserve land; and
d. Development agreements restricting building locations.

17.2 Hazard Lands, Flooding and Erosion

17.2.1 Development should not be permitted within areas where specific flood hazards have been determined, including:

a. all lands which would be flooded by a 1:200 years flood or the flood of record, whichever is greater; and
b. lands that are subject to periodic local flooding, or a flood specified by the applicable Provincial authority in areas of protected flood control works.

17.2.2 Land subject to flooding should be left in its natural state or only development for low intensity uses such as open space recreation, grazing, cropping, forestry, and wildlife habitat. Development will only be considered on lands subject to flooding, erosion, and bank instability where the risk is eliminated or significantly reduced by mitigation and will be subject to the following conditions:

17.2.3 Where it is not practical or desirable to restrict development in known flood hazard areas, at the discretion of the RM, development may occur but must be planned and designed to eliminate or mitigate potential risks. Where such exceptions are made, the following criteria shall be applied:

a. There should be no added risk to life, health, or safety;
b. The proponent shall be required to provide a hydro-geologic study or investigation, or a geotechnical report, prepared by a professional engineer licensed to practice in Manitoba;
c. All permanent structures should be situated, or provided with flood protection, at least 0.61m (2 feet) elevation above the 200-year flood level or the flood of record, whichever is greater, as determined in consultation with the Provincial authority;
d. Activities such as dumping, excavation and clearing, which could accelerate or promote damages due to causes such as erosion or bank instability, shall be prohibited;
e. Buildings, structures, and accesses (including driveways) shall be designed to function under hazard conditions;
f. Permanent structures should be set back a sufficient distance from the normal high-water mark of any adjacent waterway or waterbody, as determined by the Development Officer, unless an engineering investigation can demonstrate, to the satisfaction of the Development Officer, that such limits may be safely reduced;
g. There should be no adverse alteration, obstruction, or increase in water flow, flood

velocities or flood stages as a result of development; and

h. Applications shall be circulated to the applicable Provincial authority for review.

17.2.4 Lands that may be eroded within a 50-year period, become unstable due to the erosive forces of water in an adjacent waterway or waterbody, or feature steep natural slopes that are known or predicted to be unstable, shall be excluded from development unless it can be demonstrated that erosion processes have halted or that adequate bank stabilization measures have been implemented.

17.2.5 Land use activities that would alter existing slopes and contribute to increased rates of erosion, bank instability, and slumping, shall not be permitted. Wherever possible, these lands should be left in their natural state, allowing for existing tree and vegetative cover to reduce erosion and help maintain bank stability.

17.2.6 Potentially hazardous developments, exclusive of railways and roadways, which manufacture, handle, store, and/or distribute hazardous materials shall be subject to the following requirements:

a. New hazardous developments shall not be located closer to urban areas or dwellings than what is permitted or recommended under the applicable Provincial guidelines and/or legislation and should be situated in areas of the RM where health risks to residents, guests and wildlife can be minimized.
b. Where the development of a potentially hazardous use is proposed, the following information should be provided to the RM:
    i. The nature of the potential discharges into the soil, water or air;
    ii. The nature of the outside storage requirements;
    iii. The compatibility of surrounding land uses; and
    iv. Plans for the buffering and containment of such activities from adjacent land uses;
c. Any required environmental studies or engineering assessments, as deemed necessary by the RM to support the review process, shall be the sole responsibility of the development proponent.

17.2.7 All structures and services (wells, septic fields, holding tanks, manure storage, etc.) shall be protected to eliminate or minimize the damages from hazards related to flooding, erosion or bank instability;

17.2.8 Development shall not adversely alter, obstruct or increase water flow, velocities (especially overbank velocities) or flood levels;

17.2.9 That in areas where the flooding and erosion hazard cannot be readily defined, permanent structures shall be set back from all waterways a distance of at least ten times the height of the bank above the ordinary high water mark (OHWM) or 30 metres, whichever is greater, unless a geotechnical engineering investigation shows that these limits may be altered.

17.2.10 Encourage property owners of flood prone land to undertake independent measures to flood-proof existing development on their properties, where feasible.

17.3 Wildlife

17.3.1 The RM should work with the Province and the Federal Government to identify lands containing endangered species and/or ecologically sensitive and significant habitats.

17.3.2 New development should aim to protect natural areas and habitats from incompatible adjacent land uses using the Zoning By-law and development permit process to mitigate any adverse effects of proposed development, where:

a. Rare or endangered flora and fauna have received provincial designation and protection under either the Manitoba Endangered Species Act or the Federal Species At Risk Act;
b. Lands have been designated as Protected under the Protected Areas Initiative;
c. Lands have been identified or designated as supporting ecologically significant/sensitive habitat(s); and
d. Private lands have been voluntarily protected by landowners under *The Conservation Agreements Act*.

17.3.3 The fragmentation of critical and significant wildlife habitats should be avoided whenever possible, and the establishment and protection of wildlife corridors is to be supported.

17.3.4 New development that results in the fragmentation of natural areas and habitats should be minimized and suitably mitigated through required infrastructure setbacks, development agreements and other tools, as appropriate.

17.4 Climate Change Planning and Adaptation

17.4.1 The RM should seek partnership opportunities with other levels of government, relevant organizations, and neighbouring municipalities to develop a thorough understanding of the issues relating to climate change and create coordinated strategies.

17.4.2 In light of changing weather patterns, including more hot days (those above 30° C), droughts, and extreme weather events, Council should explore strategies and plans for emergency response and coordination to mitigate potential future impacts.

17.4.3 Agricultural producers are encouraged to increase on-farm water storage capacity for future redistribution to build local resilience during potential drought scenarios.

17.4.4 The planting of native plants and vegetation that are drought resistant or tolerant shall be encouraged throughout municipally managed public spaces, including parks and municipal facilities.

17.4.5 Periodic reviews should be undertaken regarding development policies for hazard lands to ensure standards are adequate to meet changing precipitation patterns and flood risk levels.

17.4.6 The RM should create and continuously update a strategy for emergency preparedness, particularly regarding natural hazards such as flooding, tornadoes, and other extreme weather events.

18. TRANSPORTATION POLICIES

18.1 Local Roads Policies

18.1.1 The RM will integrate land use planning with the protection of key transportation corridors and related Provincial roadways to ensure a convenient, efficient and economical road transportation system to enable the movement of people and goods. The nature and location of development shall account for the availability of suitable transportation facilities and shall be sensitive to the constraints imposed by the safe and efficient operation of transportation facilities.

18.1.2 The RM shall foster land use patterns and development designs that encourage multi-modal transportation options. Practices that ensure safe, convenient and attractive walking and bicycling routes to key destinations with dedicated bicycle parking are encouraged.

18.1.3 Local road networks should be planned and designed to service both existing and future development. Council may designate certain roadways as truck routes to limit deterioration of the local road system and to minimize safety problems and nuisance factors within communities.

18.1.4 New multi-lot subdivisions with a proposed public road should have two points of access/egress to facilitate safe traffic circulation and allow for adequate emergency access as recommended by the *Subdivision Regulation (MR 127/2006)*.

18.1.5 Proposals for large multi-lot subdivisions may be required to provide transportation and traffic studies, prepared by a qualified engineer, to ensure adequate road networks are provided, including a hierarchy of arterial, collector and local roads, and supplementary non-motorized transportation networks.

18.1.6 The use of flag shaped lots with private roads or shared driveways in subdivision design should be limited to ensure direct access to public roads is provided, civic addressing standards are maintained, emergency service liabilities are limited, and potential conflicts regarding access are avoided.

18.1.7 New developments with the potential to generate significant vehicle traffic should be directed away from areas and land uses where such levels of traffic could endanger public safety.

18.1.8 Municipal road allowances should be retained for public access. Any clearing, cultivation or cropping of unimproved road allowances should be approved by the RM. Wherever possible, unimproved road allowances should be left in their natural state until such time as they are required for road development.

18.1.9 All new developments shall have access to an all-weather public road that is of sufficient standard and capacity to service the proposed land use, unless the proponent enters into an agreement with the RM to upgrade an existing road or develop new road access to an agreed upon standard. The proponent may be responsible for all, or a portion of the costs associated with constructing new accesses, as per the terms of the agreement.

18.1.10 New developments are encouraged to feature minimal cul-de-sacs and shorter residential blocks to improve connectivity and create alternative options for reaching local destinations. If cul-de-sacs are used, direct pedestrian connectivity should also be provided to provide shorter walking distances.

18.1.11 New subdivisions should be planned and designed to not limit future development on adjacent lands. Applicants may be required to provide a portion of lands for future road allowances in strategic locations to serve as connection points for future development. Proponents should consult the requirements for Concept Plans outlined in SECTION E: IMPLEMENTATION of this Development Plan.

18.1.12 To accommodate heavy traffic servicing a new development, development proponents shall build new municipal roads, or upgrade local roads or Provincial Roads, to current municipal or provincial standards at the time of construction at their own cost.

18.2 Provincial Highways and Roads

18.2.1 The RM will work to manage access to Provincial Roads (PR) and Provincial Trunk Highways (PTH) by:

a. Collaborating with the Province to develop Access Management Studies for PTH 1;
b. Ensuring new developments are consistent with approved Access Management Plans; and,
c. Requiring developments to have internal road networks with limited access to Provincial highway facilities.

18.2.2 A permit from the Province of Manitoba shall be required to construct, modify, relocate, or intensify the use of an access to a Provincial Trunk Highway or Provincial road.

18.2.3 A permit from the Province of Manitoba shall be required to construct, modify, or relocate any structure or sign, or to change or intensify the use of a structure within the controlled area adjacent to a Provincial highway.

18.2.4 Proposed developments that may have a detrimental impact on the operation, safety, function or expansion of provincial highways shall not be permitted unless appropriate mitigation measures can be incorporated into the development. Council may require the analysis of a professional traffic engineer to demonstrate appropriate measures.

18.2.5 Proposed developments adjacent to the Provincial highway and road system should be guided by a concept plan that outlines access and connections to the Provincial highway and road network. New developments should be served by service roads, internal roads and/or municipal roads which do not gain direct access from the Provincial highways or roads.

18.2.6 Development should be directed to areas that have an existing improved intersection to a Provincial highway in place or rely on an internal road network.

18.2.7 Strip development, or a development that contributes to the evolution of a row of lots that front on and require direct connection to a Provincial highway, shall not be permitted.

18.2.8 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, including but not limited to, the potential for PR 207 to be twinned from Lorette to PTH 1.

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

18.3 Active Transportation

18.3.1 The RM should encourage multi-modal transportation (including active transportation trails, walking paths, and transit) by:

a. Promoting densification of buildings and land uses and creating interconnected transportation networks;
b. Identifying, protecting, and utilizing corridors and rights-of-way for active transportation, when feasible; and
c. Encouraging the establishment of delineated or protected bike paths, where feasible.

18.3.2 Large subdivisions shall incorporate active transportation infrastructure, including sidewalks, trails, and paths, in accordance with Municipal Active Transportation plans, studies or policies. Network consideration shall be a requirement of the Concept Plans as described in SECTION E: IMPLEMENTATION of this Plan.

18.3.3 New developments shall identify potential connections to existing public corridors and spaces such as sidewalks, paths, parks, greenspaces.

18.3.4 Active transportation facilities, including public trails, adjacent to Provincial trunk highways should be:

a. Physically separated from the travel lanes of the highway; and
b. Should not incorporate pedestrian crossings on said highways.

18.3.5 All sidewalks, paths and trails should be designed to allow for barrier free access, ensuring users of all ages and abilities are accommodated, and to safely and efficiently facilitate two-way travel.

18.3.6 New paths, trails and sidewalks should, whenever possible, connect to existing transportation networks and establish convenient routes to key local destinations, such as parks, schools and areas of commerce.

18.3.7 Traffic calming measures on local roads may be considered at the discretion of Council to ensure the safe movement of pedestrians, cyclists and other modes of active transportation.

18.3.8 Decommissioned railway tracks are encouraged to be used as active transportation paths and as tracks for recreational vehicles. Wherever possible, railway paths and tracks should be expanded upon to promote tourism opportunities and enhance quality of life for residents.

18.3.9 Recreational trails may be developed in public parks, open spaces and seasonal facilities such as golf courses to allow for year-round use.

18.4 Alternate Forms of Transportation

18.4.1 The RM should explore transit and/or ride sharing options both within and between communities, including those in neighbouring municipalities.

18.4.2 Park and Ride locations should be implemented in both rural and urban areas for residents working in Winnipeg, Steinbach or another area outside the RM. Potential locations and implementation programs should be determined via a specific future study.

18.5 Railways and Rail Crossings

18.5.1 In partnership with the Province and Federal Government, the RM should promote enhancement of existing at-grade railway crossings to promote safety.

18.5.2 Development that requires new crossings over existing railways should generally be discouraged. When residential development is proposed for land near a railway, Council may require the developer to allocate a portion of land as public reserve to provide a buffer between dwellings and the railway.

18.5.3 New developments adjacent to railways should reflect the Federation of Canadian Municipalities and Railway Association of Canada (FCMRAC) *Guidelines for New Development in Proximity to Railway Operations*.

18.6 Airports and Aircraft Landing Field Policies

18.6.1 Existing airports and aircraft landing fields should be protected from incompatible land uses that may adversely impact their operation or endanger public safety. The Federal government's guide for *Land Use in the vicinity of Aerodromes* should be referenced as needed when reviewing development applications in close proximity to aircraft landing facilities.

18.6.2 The Zoning By-law shall outline separation distances for land development in proximity to approach and takeoff zones associated with airports and aircraft landing fields.

18.6.3 Airports and aircraft landing fields shall be identified as a conditional use in the Zoning By-law.

19. UTILITIES AND SERVICING

19.1 General Utilities and Servicing Policies

19.1.1 The efficient use of new and existing municipal infrastructure and services shall be a consideration in the layout, design and approval of new development areas.

19.1.2 Development proponents may be required to complete drainage, servicing and/or other engineering studies and plans showing the expected impact on existing systems and surrounding properties and the proposed method of addressing future servicing and/or drainage. The costs of these studies shall be the responsibility of the development proponent.

19.1.3 The RM should protect existing utilities, whether public or private, from incompatible land uses, or those which may negatively affect their operations.

19.1.4 Cooperation and coordination between MTS, Manitoba Hydro, CN, TC Energy, Fiber Optic entities and other utilities, should be encouraged to ensure that their services are provided in the most efficient manner.

19.1.5 All development proposals within 220 meters of the Trans Canada Pipeline right-of way shall be circulated to the utility for comments. Any development involving pipeline rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations.

19.1.6 Oil and gas pipeline rights-of-way should be preserved as passive open space. A crossing and encroachment permit/agreement must be approved by the pipeline operator for ongoing activities such as mowing or maintenance of the right-of-way. No buildings or structures shall be installed anywhere over a pipeline right-of-way. Service sharing agreements with neighbouring municipalities should be explored where feasible, desirable, and to the mutual benefit of all parties.

19.1.7 Alternate forms of on-site servicing, or alternative service delivery may be explored if feasible and allowed for by Provincial Regulations. Engineering studies, prepared at the expense of the proponent, shall be required in order for the evaluation of any such proposal.

19.1.8 The RM should collaborate with Watershed and Conservation Districts to promote and participate in water conservation programs.

19.1.9 The RM should explore opportunities for intermunicipal and regional collaboration on servicing infrastructure and/or servicing cooperatives.

19.2 Water and Wastewater

19.2.1 New developments within Landmark, Lorette, designated Village Areas, and any other areas where available, shall be required to connect to municipal piped water and/or piped sewer systems where available. Costs to upgrade and/or extend water and wastewater services shall be borne by the development proponent in consultation with Council.

19.2.2 All new developments in Rural Living Areas and other areas without municipal servicing shall have access to an adequate supply of potable water.

19.2.3 For developments that require groundwater, Council will consider information provided from Engineers and the Province with regards to impacts on the aquifers, including:

a. The long-term ability of the aquifer to provide groundwater for normal usage;
b. The degradation of the quality and quantity of groundwater within aquifers;
c. The rate of recharge of the aquifers; and
d. The effects on the ecosystems that are reliant on groundwater discharge from the aquifers.

19.2.4 Onsite wastewater management systems, for areas not included under municipal wastewater collection systems, must meet the requirements of *the Onsite Wastewater Management Systems Regulation (MR 83/2003)* pursuant to *The Environment Act*.

19.2.5 Where a wet industry will be directing industrial effluent or wastewater to a municipal wastewater treatment facility, an industrial use agreement should be established between the RM and the owner.

19.2.6 The RM shall coordinate phasing of infrastructure upgrades and new developments to ensure water and sewer capacity is available for approved developments.

19.2.7 Upgrades and improvements to Municipal servicing infrastructure shall be pursued as necessary, including, but not limited to:

a. Upgrading the Lorette wastewater treatment system to meet provincial phosphorus effluent regulations;
b. Improving water supply, treatment, and distribution networks to adequately service existing and new developments in Landmark, where the system is currently at capacity;
c. Liaising with the Province to encourage the production of a regional aquifer model that

could provide an estimate for sustainable groundwater yield in the vicinity of population centres; and

d. Exploring long-term options for water security including potential participation in regional water co-ops.

19.3 Stormwater and Drainage

19.3.1 Drainage for new development should be designed and constructed to restrict surface water discharge to pre-development flows in accordance with the applicable Municipal and Provincial regulations.

19.3.2 On-site drainage and/or water retention or detention systems may be required for new development.

19.3.3 Development proposed in proximity to the Provincial highway drainage system should be circulated to the applicable Provincial authority for review. No water shall enter the Provincial highway drainage system unless approval from the Province of Manitoba has been secured. Where approved, any costs incurred from altering or revising the highway drainage system shall be the responsibility of the development proponent.

19.4 Solid Waste Management

19.4.1 Minimum buffer areas restricting development around waste disposal sites shall be identified in the Zoning By-law, in accordance with Provincial guidelines.

19.4.2 New development shall adhere to and apply the Municipal Servicing Standards for the applicable area (Urban or Rural) at the time of construction, which may be amended from time to time.

20. AGRICULTURE AND RESOURCE POLICIES

20.1 Protection

20.1.1 The RM shall acknowledge agriculture (including livestock) and resource development as important components of the local economy and direct land use decisions in a manner that preserves the integrity of these uses, and reduces conflict with other land uses.

20.1.2 The RM shall seek to protect the existing rural economy from incompatible uses, while ensuring parcels remain large enough for efficient farming and to provide for compatible and complementary uses, where appropriate, including limited rural living and uses accessory to and supportive of the rural economy.

20.1.3 The RM shall protect prime agricultural land and resources. Development should be managed in a way to minimize negative impact to current and future agricultural operations. Development within rural areas should respect agricultural operations, resource extraction activities, and the natural features of the land.

20.2 Livestock Operations

20.2.1 Livestock and livestock operations will be guided by the following criteria:

a. Within areas designated Agriculture Areas, the following livestock-policies shall apply:

i. Livestock operations 300 animal units (a.u.) or greater in size shall be listed as a conditional use in the Zoning By-law.

ii. New and expanding livestock operations will be required to meet mutual separation distances from a single residence and designated residential or recreational areas as established in the Zoning By-law, which will be the same as separation distances identified in the Provincial Planning Regulation. Minor variation of the separation distances listed in the Zoning By-law may be considered by Council based on unique circumstances of an individual application.

b. Within areas designated **Rural Living Areas** the following livestock-related policies shall apply:
   i. New or expanding livestock operations shall not be permitted.
   ii. Livestock (less than 10 a.u) accessory to the primary residential use may be permitted.
   iii. Council shall give due consideration to soil capability, topographic variability and residential land uses within this designation, which may limit the size or type of any livestock allowed in this designation, which would be affected by the inclusion of appropriate conditions in a conditional use order.

c. Within the **Escarpment Area**, new and expanding livestock operations will be considered and may be subject to a Conditional Use approval when less than 300 a.u.

d. No new livestock operations shall be permitted to establish and no existing livestock operations shall be permitted to expand within Landmark, Lorette or any areas designated Village Area.

20.2.2 Proponents, owners and operators of livestock operations will be required to develop their facilities and conduct their operations in a manner that minimizes offensive odours and the potential for the pollution of soils, groundwater and surface water.

20.2.3 New or expanding livestock operations may be required to incorporate the following:
   a. Treed shelter belts surrounding the entire livestock operation facility, including the manure storage facility; and
   b. Confirmation of separation distances and setbacks by a Manitoba Land Surveyor.

20.2.4 Livestock operation shall be prohibited on soils with a dry land agricultural capability rating of Class 6, Class 7 and unimproved organic soils based on detailed soil surveys (at a scale of 1:50,000 or better).

20.2.5 In areas subject to flooding, new livestock operations shall be constructed where the main floor is equal to the design level plus 0.61 metres (2 feet) and the fill is a minimum of the Design Flood Level plus 0.3 metres (1 foot) and must be setback a minimum of 300 metres from the Ordinary High Water Mark (OHWM) of the Seine River and a minimum of 100 metres (328 feet) from other surface watercourses, including roadside ditches and drains. Existing operators may be able to expand if they are located a minimum of 100 meters (328 feet) from the Ordinary High Water Mark (OHWM) of the Seine River.

20.2.6 The following criteria apply to livestock operations of 300 a.u. and above:

a. Property owners within three (3) kilometres of the affected land shall be notified of a proposal to establish a livestock operation, including an opportunity to provide written comment to Council; and

b. All proposals for new or expanding operations shall require review and report by the Technical Review Committee of the Province of Manitoba.

20.3 Resource Extraction

20.3.1 Applications for resource extraction developments shall require a Concept Plan as outlined in SECTION E: IMPLEMENTATION.

20.3.2 For lands on which a high quality mineral deposit is located, land uses and development should be limited to non-intensive agriculture, temporary uses or other uses that will permit access to the resource for exploration and extraction within an appropriate distance of the existing or anticipated limit of the mineral extraction operation. However, if non-resource related development in areas identified in Appendix B as high and medium quality is proposed, a site-specific analysis conducted by a professional engineer or geoscientist to determine the quality and extent of the deposit including the feasibility of extraction is required. Valid mineral or sand and gravel rights including mineral access rights will be honoured and security of tenure shall be accommodated.

20.3.3 In areas where existing development is sensitive to the impact of mineral exploration and extraction (including noise, dust, and truck traffic), land use controls such as suitable buffers or additional setback requirements that limit the extent of extraction shall be used in cooperation with provincial regulatory agencies.

20.3.4 Sustainable extraction of aggregate and peat resources shall be promoted in order to foster sustained economic development in an environmentally responsible way.

20.3.5 If mineral extraction ceases on a site where the surface of which was prime agricultural land before the extraction began, the land will be rehabilitated by the owner to the same average soil quality for agriculture as is found on surrounding lands.

20.3.6 Aggregate, mineral and peat moss extraction sites shall be rehabilitated by the owner with assistance from applicable Provincial programs to a condition that is safe, stable, and compatible with adjoining uses.

20.3.7 An access and drainage management plan shall be required for all commercial peat moss harvesting operations.

20.3.8 Aggregate and mineral extraction shall be listed as a conditional use in the zoning by-law to allow council review on a case-by-case basis.

20.3.9 All resource development proponents shall consult with the appropriate provincial agencies and departments to ensure compliance with regulatory frameworks.

20.4 Economic Development

20.4.1 The RM should support activities that diversify the local economy in order to provide more local employment opportunities, and increase the local tax base.

20.4.2 The RM should seek to create opportunities among local and regional agencies to integrate and align economic development and tourism initiatives with the Development Plan.

20.4.3 The economic drivers of the Rural Areas, including agriculture and resource extraction, should be protected and preserved.

20.4.4 Commercial, industrial and recreational development within the *Centre of Canada Secondary Plan Area* should be pursued and encouraged, in accordance with the policies of the Secondary Plan.

20.4.5 Commercial activities should be focused and encouraged primarily within serviced areas and in some Rural Areas where businesses will serve agriculture and resource extraction operations.

20.4.6 Industrial land uses shall be buffered appropriately from incompatible uses to avoid land use conflicts. Standards for buffering shall be included in the Zoning By-law.

SECTION D: LAND USE POLICIES

This section of the Development Plan provides objectives and policies for the specific land use policy areas within the RM. Each of these policy areas are illustrated on the land use maps contained in Appendices of the Development Plan.

21. AGRICULTURE AREA

21.1 Intent

Agriculture is the predominant land use within rural areas of the RM. Agricultural Area policies are aimed at protecting agricultural land and providing a stable environment for farmers and producers.

21.2 Principles

The Agricultural Area policies should provide guidance and regulation in order to:

a. Protect prime agricultural lands and viable lower-class lands from encroachment of non-compatible uses;
b. Maintain the producers' ability to expand operations;
c. Minimize conflicts between producers and residents; and,
d. Accommodate non-agricultural resource-related development when it can be demonstrated that it does not diminish the overall agricultural capability of the land in the long-term.

21.3 General Agricultural Policies

21.3.1 Lands designated as Agricultural Area are intended for a full range of agricultural activities and livestock operations.

21.3.2 The unnecessary fragmentation of lands designated as Agricultural Area shall be minimized to protect the long-term viability of large-scale agricultural activities and livestock operations.

21.3.3 Existing agricultural enterprises shall be protected from development that may unduly interfere with their continued operation.

21.3.4 Producers should be enabled to diversify their agricultural operations, including small-scale specialized agriculture and other uses accessory to the principal agricultural use, to ensure the long-term viability of this important industry.

21.3.5 Commercial and industrial uses not related to agriculture will not be accommodated in Agricultural Areas and should be directed to other appropriate Village, Main Street, or Employment Areas.

21.3.6 Communal settlements should be allowed to operate and exercise their way of life within the Agricultural Area provided they do not contravene the objectives and policies of this Plan, including those pertaining to livestock operations. However, this does not exempt communal settlements from the requirement to obtain development permits and building permits in accordance with the Zoning By-law. Proponents intending to establish a new communal settlement shall be encouraged to consult with Council prior to submitting a development application to ensure alignment with the RM's planning vision.

21.3.7 Council may require a special study or concept plan, as described in SECTION E: IMPLEMENTATION of the Plan to be prepared in support of any proposed agriculture-related commercial or industrial use.

21.4 Agricultural Subdivision Policies

21.4.1 The subdivision of land in the Agricultural Area shall not be wasteful of agricultural land and should be directed away from prime agricultural land and livestock operations, and contained within the shelterbelt of an existing farmstead site, where possible.

21.4.2 All subdivisions within Agricultural Areas shall be subject to the following criteria:

a. Proposed subdivisions shall accommodate the provision of water and wastewater services in accordance with Provincial regulations;
b. The proposed subdivision shall, wherever possible, be directed away from prime or viable lower class agricultural lands, livestock operations, and other resource-related uses to avoid land use conflicts. If applicable, the site shall be confined to any existing shelterbelts that form part of a farmstead site;
c. The proposed subdivision shall not impede the orderly expansion of serviced urban centres or Rural Living Policy Areas;
d. The proposed subdivision can be adequately protected from hazards associated with flooding, erosion or inadequate drainage; and
e. The proposed subdivision shall comply with the minimum mutual separation distances for livestock operations, industrial areas, waste disposal grounds, or other incompatible land uses, as outlined in the Zoning By-law.

21.4.3 The consolidation of smaller parcels into larger land holdings is encouraged.

21.4.4 Lands designated as Agricultural Area shall generally observe a minimum parcel size of 80 acres.

21.4.5 Lands designated Agriculture Area may be subdivided into smaller parcels less than 80 acres under the following circumstances:

a. Where a specialized agricultural operation requires a smaller land holding. The proponent may be required to submit a business plan that supports the proposal for a specialized agricultural operation prior to subdivision.
b. Where an existing farmstead site is no longer required as part of an agricultural operation or has become surplus.
c. Where subdivision of the existing farmstead site is necessary to allow the agricultural producer to continue to reside in the farm residence upon retirement, where the producer has owned and worked the land for a minimum of 10 years.
d. Where a single lot subdivision is required for an individual who significantly participates in the farm operation on an ongoing basis and derives an income from it.
e. Where a farm is incorporated and it is necessary to separate the farmstead site from the company holdings for business or mortgage purposes. The farmstead site must have been in existence for a minimum of 10 years.
f. Where a single-lot subdivision for a commercial or industrial use is proposed that is intended to provide services, machinery, equipment, or goods specifically required by an agricultural operation or store and process products grown or raised by an agricultural operation and it is demonstrated that it is essential that it be located in an agricultural area.
g. The subdivision of land for the readjustment of farm boundaries where a distinct boundary is formed by rivers, streams, highways, drains and other features, if deemed

necessary for agricultural purposes and provided no new lots are created.

21.4.6 A maximum of two subdivisions less than 80 acres shall be considered per quarter section of land designated Agricultural Area (equivalent to one subdivision per 80-acre parcel).

21.4.7 Single lot subdivisions may be allowed where an area of a parcel has been physically isolated by way of a transportation route or water course, but only if the parcel is of a size, shape or nature that makes farming physically impractical.

22. ESCARPMENT AREA

22.1 Intent

The Escarpment Area provides unique opportunities and challenges due to the distinct topography, the dramatic change in elevation, a significant portion of Crown Lands, important peat and aggregate resources, sensitive wildlife habitats, limited agricultural potential and the meeting of three separate watersheds. The designations on lands East of PTH 12 provide additional direction to accommodate rural living, protect natural lands, and manage resource development. Resource policies ensure access to mineral or aggregate resources for exploration, extraction and development.

22.2 Principles

The Escarpment Area policies should provide guidance and regulation in order to:

a. Recognize marshes, bogs, forests, and tree stands are valuable ecological resources, and should be conserved in their natural state where possible;

b. Protect agricultural operations and other resource extraction uses within this area while limiting environmental impacts;
c. Provide opportunities for rural living with large minimum lot sizes and private on-site services on a limited, non-intensive basis where appropriate;
d. Encourage co-operation and consultation between Taché, the Province of Manitoba, and private landowners respecting the use of Crown Lands.

22.3 General Escarpment Policies

22.3.1 Lands should be conserved in their natural state wherever possible.

22.3.2 Crown Lands within the Escarpment Area are subject to the *Provincial Crown Land Act* and any other Provincial regulations. The provisions of the Development Plan do not apply to the Crown lands within the RM.

22.3.3 Development proposals within the Escarpment Area will be forwarded to the Province (Wildlife Branch) to review for adverse impacts, compatibility or provision for mitigation direction to address the onsite ecological sensitivity, where and if applicable.

22.3.4 Low-impact recreational uses may be considered provided that they are suitable and compatible with the surrounding natural environment and appropriate measures are taken by the proponent to minimize or mitigate any negative impacts on the surrounding natural environment.

22.3.5 Rural residential lots may be accommodated subject to the policies of this plan and in consultation with the appropriate provincial departments.

22.3.6 The Zoning By-law shall dictate large minimum lot sizes for the General Escarpment Area to help reduce impacts on natural areas and habitats.

22.3.7 Development Agreements may be used to restrict the location of buildings on a lot and may include, but not limited to, the following:

a. Clearing restrictions so that development disturbs natural ground cover and drainage patterns as little as possible;
b. Drainage plans, stamped by a qualified engineer;
c. Review by the Province to evaluate if additional restrictions or mitigation activities are required due to the ecological sensitivity of the area; and
d. Land in the escarpment area may be zoned to reflect the various uses that are found in this diverse area such as livestock operations, resource extraction, and rural residential dwellings.

22.3.8 Subdivision in the Escarpment Area may be permitted on a limited basis, provided the proposed uses are compatible with agricultural and resource extraction uses and meet the following criteria:

a. The proposed lot shall not be located in an area where it might interfere with agricultural operations, resource extraction operations, or negatively impact existing livestock production operations. Except for residences associated with a livestock operation, the proposed lot shall be located in accordance with the livestock operation separation distances adopted in the Zoning By-law. As well, the location of such lots shall not cause an existing livestock production operation to become non-compliant with the zoning by-law or any other municipal and provincial regulation affecting livestock;
b. All parcels or lots resulting from the subdivision shall have legal access to an all-weather road. Flag lots, or lots requiring easement agreements for access, will be discouraged;
c. The proposed lot is not located on or adjacent to viable mineral resource deposits which may eventually be extracted;
d. The proposed lot is not located in poorly drained areas, swampland, marshland, on deep peat or organic soils, or in areas subject to ponding or flooding;
e. Where there are potable water concerns, the applicant must provide evidence that an adequate supply of potable ground water is available or that the lot will be serviced by a water distribution system;
f. Lots should be generally a minimum of four acres in size; and,
g. On land zoned for agriculture, the total number of lots that can be subdivided from each existing Certificate of Title shall be limited to two lots where the existing parcel comprises about 80 acres or greater, or one lot where the existing parcel is less than 80 acres.

22.3.9 Subdivisions shall not be permitted on lands designated as nutrient management zone N4 (Class 6, 7 or Organic Soils) as per the *Nutrient Management Regulation*.

22.3.10 Land can be re-zoned to a rural residential zone to accommodate the subdivision of more than two lots if it meets the following criteria:

a. The land has not been cleared or improved for agricultural purposes such as pasture, hay land, or cultivated farmland;
b. The land has an agricultural capability rating of Class 4 or poorer. Notwithstanding, due to the complex nature of soils in this area, land mapped as Class 3 may be considered for

rural residential zoning provided that it is not in agricultural use and cannot be reasonably used for agriculture in the future;

c. The land shall not be located in an area where it might interfere with agricultural operations, resource extraction operations, or negatively impact existing livestock production operations; and,
d. The land is not located in poorly drained areas, swampland, marshland, on deep peat or organic soils, or in areas subject to ponding or flooding.

23. RURAL LIVING AREA

23.1 Intent

Rural Living Areas provide opportunities for rural residential, on larger lots than typically found in serviced areas.

23.2 Principles

The Rural Living Area policies should provide guidance and regulation in order to:

a. Offer a degree of privacy for residents;
b. Rely on on-site servicing for water and wastewater;
c. Enable residents to undertake activities like gardening, horticulture, and subsistence farming;
d. Ensure rural residential development occurs in a well-planned manner to protect and not compromise agricultural activities, and enable the RM to efficiently maintain municipal infrastructure; and
e. Offer long-time residents opportunities to subdivide their land holdings in certain circumstances.

23.3 General Rural Living Area Policies

23.3.1 Rural Living Areas shall be located in areas that preserve the natural and rural character of the area, where parcel sizes already limit cultivation, and where the natural features of the land preclude viable agricultural or resource development activity.

23.3.2 Infill development or intensification in a context-sensitive manner should be encouraged and accommodated within the existing Rural Living clusters that exist throughout the RM. Such development will be prioritized over the designation of additional Rural Living Areas.

23.3.3 Require evidence that soil quality and its potential effects on on-site sewage disposal have been evaluated prior to the approval of new rural living development.

23.3.4 Rural living areas will generally use on-site or cluster water and wastewater systems, including private wells for the provision of drinking water and septic fields or advanced on-site treatment systems for the disposal of wastewater.

23.3.5 Lot sizes West of PT.H 12 should be as small as possible to minimize the impact on agricultural land and meet the minimum site requirements set out in provincial regulations.

23.3.6 Council may require the developer to provide a concept plan for rural living subdivisions as outlined in SECTION E: IMPLEMENTATION.

23.3.7 Further to the above, when development of a Rural Living Areas is proposed near Lorette, Landmark or a designated Village Area, the Concept Plan should provide guidance on future connectivity between urban and non-urban living areas.

23.3.8 When Council receives requests from landowners who want an existing Rural Living Area expanded, Council will review their request and consider the following:

a. The impact and future impact that the expansion will have on the agricultural industry and producers to operate and/or expand their operations;
b. The amount of land fragmentation in the area;
c. The ability of the infrastructure in the area to accommodate more residential development
d. The current and future municipal services that will need to be provided;
e. Man-made or natural constraints that impact land uses; and,
f. If the proposed area is located away from prime agricultural land, viable lower class agricultural land in agricultural use (hay land and pasture), and livestock operations (with associated separation distances).

23.3.9 The Zoning By-law may contain provisions to accommodate limited livestock, such as horses and ponies, and other agricultural uses, such as green houses and market gardening or similar uses, as permitted or conditional uses in Rural Living Areas. The number of livestock permitted shall be relative to the size of the site.

24. VILLAGE AREA

24.1 Intent

The RM of Taché is home to several small villages located in the rural areas – Dufresne, Linden, Ross, and Ste. Genevieve. These residential clusters differ from LUDs, as they are un-serviced, and have much smaller populations. The intent of the Village area is to provide residential living opportunities for those who cherish the small-town feel.

24.2 Principles

The Village Area policies should provide guidance and regulation in order to:

a. Regulate development and limit impacts in light of their proximity to both agricultural operations and serviced population centres;
b. Promote a mix of land uses, including residential lots serviced with on-site holding tanks and small-scale commercial uses intended to serve local residents; and
c. Acknowledge these areas have minimal local amenities and provide appropriate planning direction for the context of these areas.

24.3 General Village Area Policies

24.3.1 Growth and the amount of land used for Village Area expansions shall be planned to:

a. Minimize interference with established agricultural operations;
b. Use land not capable of sustaining agricultural production; and,
c. Consider drainage conditions.

24.3.2 Accommodate limited commercial activities in villages providing they serve the local village or surrounding area.

24.3.3 Infill development or intensification in a context-sensitive manner should be encouraged and accommodated within the existing Village Areas that exist throughout the RM. Such development will be prioritized over the designation of additional Village Areas.

24.3.4 Village residents should contribute towards the infrastructure and services provided in serviced areas where recreation, education, and health services are typically located.

24.3.5 Protection and enhancement of the natural systems within villages will be enabled as much as possible by:

a. Encouraging clustering of new residences, where possible;
b. Respecting the contours of the land in locating built features; and,
c. Protecting tree stands and other vegetation, where possible.

24.3.6 Internal road networks should be provided so that residential uses can be clustered as much as possible.

24.3.7 Access points to provincial roads and highways should be limited by encouraging clustered development and discouraging strip development.

24.3.8 Lot sizes in Village Areas should be large enough to accommodate septic fields which are regulated by the Province by the onsite-wastewater management regulations.

24.3.9 Alternative wastewater treatment systems (individual, clustered, or decentralized) should be encouraged where financially and environmentally feasible to promote long-term wastewater management sustainability and the minimization of land required for on-site treatment.

24.3.10 An engineered drainage plan shall be required where drainage issues are evident/have been identified in Rural Living Areas, particularly east of PTH 12.

24.3.11 A development proponent shall be required to demonstrate that soil quality and its potential effects on on-site sewage disposal have been evaluated prior to the approval of new rural living development.

24.3.12 Council may require the developer to provide a Concept Plan for village area subdivisions, as outlined in SECTION E: IMPLEMENTATION.

24.3.13 Proposals to expand existing Village Area designations shall be accompanied by studies and reports that will allow Council to consider the following:

a. The impact the expansion will have on the agricultural industry and producers to operate and/or expand their operations;
b. The amount of land fragmentation in the area;
c. The ability of the infrastructure in the area to accommodate more residential development;
d. The current and future municipal services that will need to be provided;
e. Man-made or natural constraints that impact land uses; and
f. If the proposed area is located away from prime agricultural land, viable lower class agricultural land in agricultural use (hay land and pasture), and livestock operations (with associated separation distances).

25. NEIGHBOURHOOD AREA

25.1 Intent

Within serviced population centres, Neighbourhood Areas are intended to accommodate the majority of residential growth in the RM.

25.2 Principles

The Neighbourhood Area policies should provide guidance and regulation in order to:

a. Provide communities that are primarily residential in nature, while offering a mix of complementary uses (e.g. schools, institutional uses); and
b. Offer increased densities to reduce the consumption of land and maximize infrastructure investments.

25.3 General Neighbourhood Area Policies

25.3.1 New development proposals shall be evaluated based on land and infrastructure impacts, requiring, in some circumstances, development proponents to present a cost/benefit analysis as part of the development application.

25.3.2 Additional cost to service and maintain large residential lots with linear infrastructure in serviced urban areas shall be recovered from the developer through levies, such as frontage fees, land dedication, or development charges.

25.3.3 A mix of mutually supportive uses including a variety of residential, educational, recreational, institutional, and potentially, local commercial, shall be encouraged at a scale and density compatible with each other.

25.3.4 Opportunities for infill and redevelopment shall be encouraged and accommodated. Such development must be context-sensitive and complementary to existing development in the immediate area.

25.3.5 The development of diverse housing and tenure types shall be encouraged and accommodated in the Zoning By-law, to diversify the housing stock and provide a variety of opportunities for people to live in the RM.

25.3.6 Compact single-family lots and multi-unit development shall be encouraged and accommodated in the Zoning By-law to provide for more efficient use of land and infrastructure.

25.3.7 Multi-unit residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods and should be designed with the following considerations to be accommodated in the Zoning By-law:

a. Form and massing of the multiple-unit development should limit impacts on existing or future single-family residences;
b. Adequate setbacks and buffering should be accommodated;
c. Provisions should be made for resident and visitor parking;
d. Screening of garbage, utility and mechanical should be provided;
e. Landscaping and overall design should provide for a high-level of quality and stability; and
f. Multi-unit residential development shall be directed to areas with convenient access to collector streets.

25.3.8 Greenspace and recreational facilities should be provided as part of multi-lot residential developments and should connect new development to existing development through a green pathway network, where possible.

25.3.9 Home-based businesses and secondary suites that do not generate significant impacts in neighbourhood areas shall be accommodated. Standards for these accessory uses will be detailed in the zoning by-law.

25.3.10 Residential development shall be appropriately buffered from major highways, railways, lagoons, and other incompatible uses by incorporating minimum standards in the zoning by-law.

25.3.11 Limited agricultural uses shall be accommodated in neighbourhood areas reserved for future development.

26. MAIN STREET AREA

26.1 Intent

Main Streets are the heart of the LUDs and accommodate a wide range of uses, some of which are more intensive than those found in Neighbourhood Areas. These areas are currently centered along Dawson Road in Lorette, and Main Street in Landmark.

26.2 Principles

The Main Street Area policies should provide guidance and regulation in order to:

a. Serve as the communities' hubs where services, offices, retail, higher density residential, institutional, and mixed-use developments are encouraged.
b. Recognize that several types of residential uses currently exist in these areas, and new developments must respect and co-exist with these uses. Development and design standards should be promoted to reflect and enhance the unique character and heritage of each LUD.

26.3 General Main Street Area Policies

26.3.1 Urban design standards should be established, either within the Zoning By-law, Secondary Plans or stand-alone documents for development in Main Street areas that reflect each unique community and the heritage of the RM.

26.3.2 Main Streets shall be promoted as central to each community by connecting them with trail networks, preserving heritage resources, and adaptively reusing existing buildings.

26.3.3 Commercial, retail, and institutional uses shall be encouraged to locate and cluster within Main Street areas, to help build the critical mass required to support and sustain local businesses.

26.3.4 Infill of commercial, retail and institutional uses within Main Street Areas should be encouraged and accommodated within the Zoning By-law.

26.3.5 Higher density housing types and a mixture of uses shall be accommodated along Main Streets to diversify the housing stock and provide a rich mix of uses and enhance the character of each community. Such development shall be accommodated in the Zoning By-law through the inclusion of a mixed-use zone and dimensional standards that provide for a walkable environment with active street frontages and limited side and front yard setbacks, where appropriate.

26.3.6 Main Street Areas shall be designed in a manner that encourages active transportation, like walking and bicycling, and manages traffic movements with a high degree of connectivity to the surrounding area.

26.3.7 Main Street Areas should contain a high quality of design and accommodate well-designed public spaces to stimulate revitalization and capitalize on existing infrastructure investments.

26.3.8 New developments should be designed to provide an appropriate transition to the public property through design, space or buffers.

26.3.9 Accessibility to and within the Main Street Areas should be encouraged by using streets, sidewalks, pathways, and greenspaces as an interconnected network to integrate the Main Street and connect it with the surrounding community.

26.3.10 The RM should develop infrastructure, drainage and servicing standards within Main Street Areas which accommodate more dense and intense uses.

26.3.11 The existing residential housing stock in Main Street areas shall be respected and new developments co-exist with existing residential uses, while also providing opportunities for future intensification of these properties.

27. EMPLOYMENT AREA

27.1 Intent

Within the serviced areas, and the Centre of Canada Secondary Plan Area, employment areas provide for larger scale commercial or light industrial operations. These employment opportunities, while important to the local economy, may not be well suited for the Neighbourhood or Main Street areas, as conflicts may arise with local residents over nuisance, parking, or usage.

27.2 Principles

The Employment Area policies should provide guidance and regulation in order to:

a. Provide opportunities for business or light industrial parks and major retail centres.
b. Guide these developments generally toward the edge of serviced areas, and/or areas with access to major Provincial transportation routes.

27.3 General Employment Area Policies

27.3.1 Industrial uses that require municipal services such as sewer and water shall be encouraged and accommodated in Employment Areas near Landmark and Lorette, and uses that do not require municipal services may be accommodated in the *Centre of Canada Secondary Planning Area*.

27.3.2 A mix of uses, including highway commercial and business parks with complementary commercial uses (e.g. hotel/motel or big box retail), should be accommodated where access to appropriate major transportation routes can be safely managed and there are no detrimental impacts on surrounding residential areas or environmental features.

27.3.3 Commercial uses may be permitted to locate within the *Centre of Canada Secondary Plan* Area North of PTH 1 subject to rezoning to a suitable zone. Such developments must complement amenities provided at the Centre of Canada Park and be in compliance with the standards of the Zoning By-law.

27.3.4 Existing institutional uses may continue to operate in the *Centre of Canada Secondary Plan* Area including the RM of Taché Municipal office, the Centre of Canada Park, and other established institutional uses in existence at the adoption of the *Centre of Canada Secondary Plan*.

27.3.5 The Zoning By-law shall include mechanisms to reduce conflict and nuisance between non-industrial uses and residential uses, including buffers and/or development and operation standards to mitigate negative impacts such as noise, light, dust, odours, or visual impacts of employment uses that might affect neighbourhood or residential uses.

27.3.6 Business and/or industrial parks shall provide internal road networks and limit private access onto Provincial Roads to minimize traffic impacts.

28. RECREATION AND OPEN SPACE AREA

28.1 Intent

Within serviced areas, Recreation and Open Space areas provide space for community facilities, recreation opportunities, and institutional amenities (e.g. schools). Facilities such as schools, community centres, parks, and sports fields are found in this designation.

28.2 Principles

The Recreation and Open Space Area policies should provide guidance and regulation in order to:

a. Where possible, integrate these areas into a network of pathways or green corridors.
b. Recreation and open spaces should be shared public spaces.

28.3 General Recreation and Open Space Area Policies

28.3.1 The RM should encourage the implementation of the recommendations from the *RM of Taché's Recreation Master Plan*, including:

a. Developing a Trails Master Plan;
b. Enhancing municipal parkland and trail policies for land acquisition and parkland classification; and
c. Creating an Asset Management Strategy.

28.3.2 Major recreational and institutional uses should be located close to and integrated with Neighbourhood Areas as much as possible.

28.3.3 Accessibility to and within Recreation and Open Space Areas shall be encouraged by using streets, sidewalks, pathways, and an interconnected pathway network to integrate these public spaces and connect them with the surrounding community.

28.3.4 Partnerships should be pursued and supported to create flexible multi-plex recreational facilities alongside related health, wellness, education, and specialized housing facilities.

28.3.5 The Zoning By-law shall make provisions for public infrastructure and utilities to be located in Recreation and Open Space Areas, where appropriate.

SECTION E: IMPLEMENTATION

This section sets out the procedures for implementing the Development Plan, so that future development proceeds in an orderly manner and is integrated with social, economic, or other related community initiatives. Once adopted, any development or land use change must be generally consistent with this Development Plan.

29. DEVELOPMENT PLAN DESIGNATIONS AND MAPS

The policies contained in the Development Plan need to be read and applied in conjunction with the area designations found on the attached maps in Appendix A. The land use designations on these maps relate to the policies contained in this plan. Additional information and features on the maps, including LUD boundaries are for information purposes only and are not considered part of the Development Plan By-law.

30. SECONDARY PLANS AND CONCEPT PLANS

Secondary plans and Concept Plans provide more guidance on development issues than the more macro-level focus of the Development Plan. However, these plans must still be generally consistent with the Development Plan. Council may adopt the plan in the form of a secondary plan by-law to give it stronger force and effect. Secondary or Concept Plans can deal with objectives and issues in a part of the RM, including any matter:

a. dealt with in this Plan.
b. dealing with subdivision, design, road patterns, building standards, or other land use and development matters.
c. respecting economic development or the enhancement or special protection of heritage resources or sensitive lands.

Concept Plans may be required to direct the location, nature, and timing of development in a manner that is consistent with this Plan. In addition to any additional studies or reports that are required for development, a Concept Plan is intended to provide a detailed summary of the proposed development, including, but not limited to:

a. Rationale for the proposed development;
b. Conformity to the Development Plan and Zoning By-law;
c. Existing site conditions;
d. Trail, sidewalk and active transportation considerations and network elements;
e. Development design, land uses, densities and landscaping;
f. Site drainage;
g. Engineering, servicing and utilities;
h. Access and transportation; and
i. Phasing of development.

31. ZONING BY-LAW

The Zoning By-law of the RM of Taché is a critical tool to implement this plan. The Zoning By-law and its amendments regulate and control land uses that align with the directions and policies in this

Development Plan. This plan directs that some uses should be conditional in the Zoning By-law and requires Council approval. Property owners may also apply to Council for a variance to the Zoning By-law if they feel the land use controls are too restrictive. Taché's Zoning By-law should be updated to reflect the direction of this plan.

Existing land uses and zoning that do not comply with the policies of this Development Plan may remain as they are, in order to avoid the creation of non-conforming uses, unless deemed by Council to significantly compromise the overall intent of the Development Plan.

When a property with land use and zoning that does not conform with the Development Plan is being redeveloped, subdivision and development applications must be consistent with the policies of the Development Plan.

32. DEVELOPMENT PERMITS

New development that requires a permit issued by the RM will be reviewed to ensure conformance with this Plan, any secondary plans, the Zoning By-law and any other municipal bylaws and policies.

33. DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The RM may implement development standards and design guidelines to help shape development in ways that are consistent with its vision. These standards can be incorporated in the Zoning By-law, the RM's Secondary Plans or other bylaws, policies and guidelines to guide developers on future development projects.

34. OTHER BY-LAWS

A RM has the capability to adopt and administer other by-laws concerning the use, development, and maintenance of land. This includes building by-laws, property maintenance by-laws, access approval by-laws, drainage by-laws and other types of by-laws that affect the use of land. This plan encourages these by-laws to align as much as possible to streamline the development process in the RM. and ensure that there are comparable standards wherever development occurs.

35. SUBDIVISION APPROVAL

Proposals to subdivide land will be subject to review and approval by the RM of Taché Council, and other relevant agencies. This process provides an opportunity for development proposals to be evaluated with policies of this plan to ensure conformity. Conditions may be attached to a subdivision approval to implement policies in this plan.

36. DEVELOPMENT AGREEMENTS

When a development is proposed, Council may approve the development conditional on entering into a development agreement with the proponent of the development. A development agreement may cover the phasing of services, the use of land, the siting of buildings, installation of services, provision of open spaces etc., or any other items listed in *The Planning Act.*

37. DEDICATION AND CAPITAL LEVIES

Municipalities, under *The Planning Act*, can charge levies to cover certain capital costs related to the subdivision of land and multi-unit development. This reserve fund can be used to fund infrastructure upgrades and maintenance in order to achieve Development Plan goals.

38. SPECIAL STUDIES

Policies in this plan call for the completion of special studies (e.g., emergency preparedness, drainage master plan), both for the RM and for development proponents. Proponents may be required to undertake and submit special studies as part of the approval process. For instance, engineering or other professional studies may be required for development of lands that are affected by flooding hazards, have potential for groundwater/surface water pollution, have major traffic impacts or risk community or environmental health.

Special studies, reports or technical investigations that may be required in support of a proposed subdivision or development must be prepared by a qualified and licensed professional, the costs of which would be borne by the development proponent. Planning and engineering studies may include, but are not limited to, the following:

a. Grading plans;
b. Geotechnical assessments;
c. Environmental assessments;
d. Water / wastewater management plans;
e. Traffic impacts studies; and
F. Historical or archaeological investigations.

39. ACQUISITION AND DISPOSAL OF LAND

A RM may acquire, purchase, sell, or lease land for the purposes of implementing this Development Plan. Examples include land dedication from a developer or purchasing land adjacent to a river to support the development of recreational pathways.

40. MUNICIPAL COOPERATION

The RM of Taché is committed to working with its neighbouring Municipalities, and potentially engaging in service sharing where feasible. Potential tools could include tax sharing, service sharing, and cost sharing agreements between Taché and its neighbours. Implementing these agreements and the Development Plan can benefit both the RM and the region.

There are policies in this plan that call for cooperation with adjacent municipalities, other levels of government (and their departments), utilities, and non-profit groups. It should also be noted that some efforts may call for cooperation with several municipalities.

41. PUBLIC WORKS AND INFRASTRUCTURE

The capital works program and public improvements of the RM should conform to the policies in this

Development Plan. This is an important implementation tool since the RM may influence the rate and direction of growth through the provision of municipal services to land.

42. CAPITAL PLANNING AND EXPENDITURES

The RM of Taché, higher levels of government and their departments, school boards, health authorities, and other agencies with a stake in the development and growth of the RM should consult the Development Plan when revising capital plans. Expenditures to service land, build roads, upgrade facilities, or otherwise provide for growth and development should be identified in the approved five-year capital plan and should be coordinated as much as possible across agencies and governments.

43. PUBLIC PARTICIPATION

Fostering a strong culture of public participation and community engagement can be fundamental for the implementation of the Development Plan. In addition to complying with public participation requirements under The Planning Act, Council should apply the following values when considering how to engage the community on future planning decisions, developments or policy changes:

a. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers;
b. Public participation seeks input from participants in designing how they participate;
c. Public participation provides participants with the information they need to participate in a meaningful way; and
d. Public participation communicates to participants how their input affected the decision.

44. AMENDING, MONITORING, AND REVIEWING THE DEVELOPMENT PLAN

The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the RM. The Development Plan may be amended at any time when considered appropriate or necessary by Council.

The RM of Taché should continually monitor the plan to ensure it is effective in guiding the orderly and economical development of the RM. The Planning Act provides that an RM can set out a date by which Council must complete a review of the Development Plan. It is the intent of the RM to carry out a review of the Development Plan no later than five (5) years after the effective date of the current Development Plan By-law.

The policies, location of roads, and boundaries between the areas shown on the attached maps are intended to provide policy direction. It is recognized that certain situations may necessitate a degree of flexibility in the application of policy and mapping framework provided that the general intent of the Development Plan is maintained.

45. DEVELOPMENT OFFICER

The Development Officer of the RM is responsible for the administration and enforcement of this Development Plan. The Development Officer may also be authorized to receive, evaluate, and approve or refuse development permits, zoning memoranda, certificates of non-conformance, and other similar documents, in addition to allowing minor variations to the requirements of the Zoning By-law.

SECTION F: DEFINITIONS

Words, phrases, and terms used throughout this plan are defined in this section. Where a word or phrase is not defined in this plan but is defined in The Planning Act and/or the Provincial Land Use Policies, that definition will apply.

"Development" means:

a. the construction of a building on, over or under land;
b. a change in the use or intensity of use of a building or land;
c. the removal of soil or vegetation from land (unless it's for cropping or forage production); and,
d. the deposit or stockpiling of soil or material on land and the excavation of land.

"Design Flood" means the 200-year flood, or a recorded flood exceeding the 200-year flood.

"Concept Plan" means any plan not formally adopted by by-law that deals with objectives and issues that are within the scope of authority of council in part of municipality, including, without limitation, any matter (a) dealt with in the development plan by-law; (b) dealing with subdivision, design, road patterns, building standards, or other land use and development matters; or (c) respecting economic development or the enhancement or special protection of heritage resources or sensitive lands.

"Ecosystem" means a community of organisms functioning and interacting together within their physical environment. It is composed of all living and nonliving parts of the environment in a defined space and time.

"Flood Prone Lands" means land subject to flooding by the design flood.

"Flood Protection Level" means either the 200-year flood or a recorded flood exceeding the 200-year flood (design flood) plus 0.61 metres (2 feet) of freeboard.

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

"Livestock" means animals or poultry not kept exclusively as pets, excluding bees.

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

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

"Riparian Area" means an area of land on the banks of or near a water body or waterway, which due to the influence of water supports, or in the absence of human intervention would naturally support an ecosystem that is distinctly different from that of adjacent upland areas.

"Tenure Type" means a type of housing arrangement that a resident can have, including owner-occupancy, condominium ownership, participation in a cooperative, and rental/tenancy.

SECTION G: APPENDICES

APPENDIX A: LAND USE MAPS

MAP 1A – RM OF TACHÉ NORTHWEST

MAP 1B– RM OF TACHÉ EAST

MAP 1C – RM OF TACHÉ SOUTH

MAP 2 – LORETTE TOWN AREA

MAP 3 – LANDMARK TOWN AREA

RNG 4
PRAIRIE GROVE
RNG 5
RNG 6
TWP 8
LORETTE TOWN AREA
SEE MAP 2
ROSEWOOD
DUFRESNE
Ile des Chênes
SEE MAP 1B: RM OF TACHE-EAST
SEE MAP 1C: RM OF TACHE-SOUTH
OAK ISLAND SETTLEMENT
12
206
207
405
501

RURAL MUNICIPALITY OF TACHE

DEVELOPMENT PLAN

MAP 1A: RM of Taché - North West

Land Use

- Agriculture
- Rural Living Area
- Village Area
- Employment Area
- Escarpment Area

Other Features

- R.M. Boundary
- Crown Land
- Waterbodies
- Railways
- Provincial Trunk Highway
- Provincial Road
- Access Road
- Pipeline Notification Area
- Facility Notification Area
- Pipeline Right-of-Way

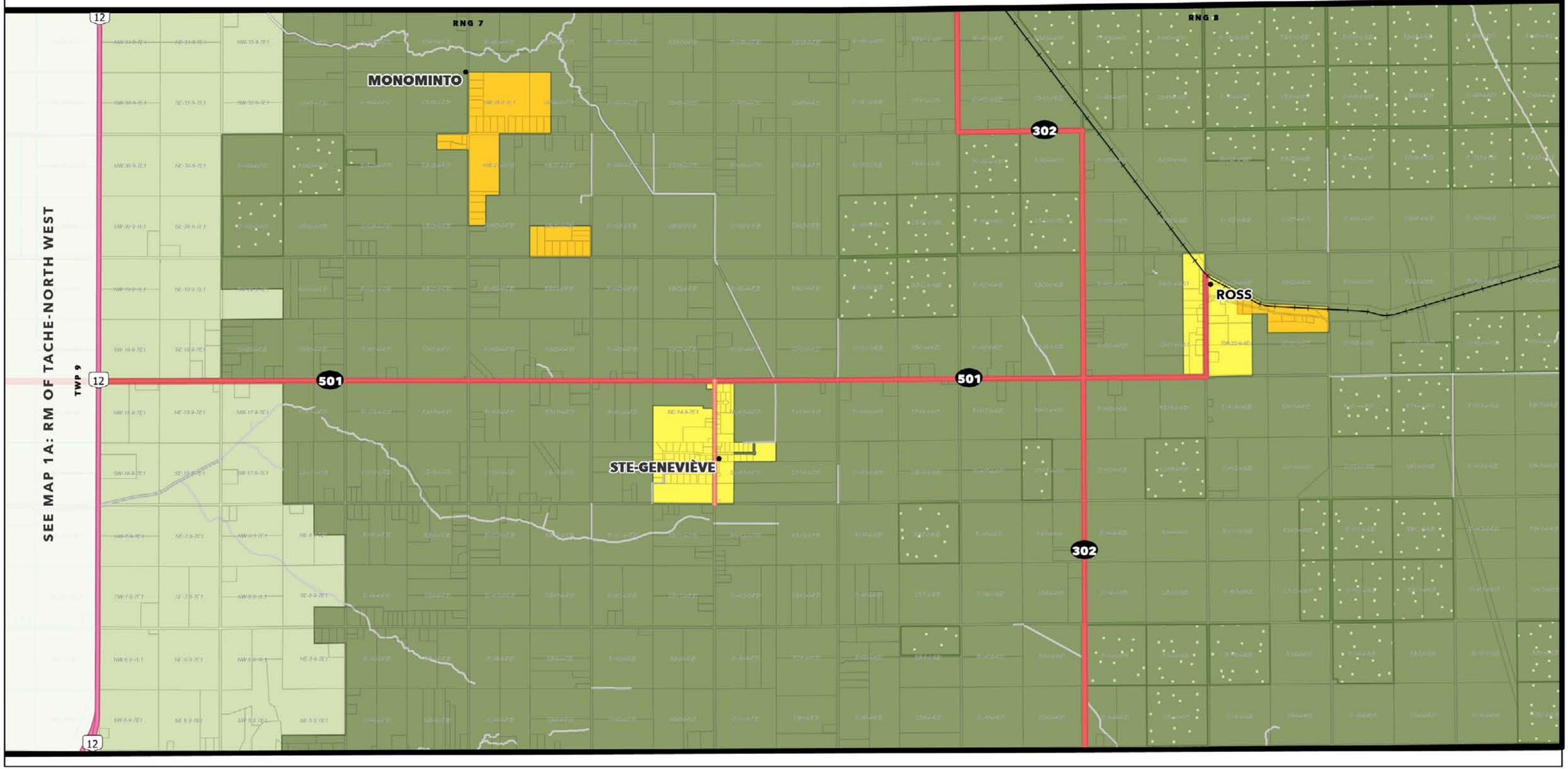
Landmark Planning & Design Inc.

Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: December 17, 2025
Author: Landmark Planning & Design Inc.

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MUNICIPALITE DE TACHE MANITOBA 1880



RURAL MUNICIPALITY OF TACHE

DEVELOPMENT PLAN

MAP 1B: RM of Taché - East

Land Use

- Agriculture
- Rural Living Area
- Village Area
- Escarpment Area

Other Features

- R.M. Boundary
- Crown Land
- Waterbodies
- Railways
- Provincial Trunk Highway
- Provincial Road
- Access Road

Landmark Planning & Design Inc.

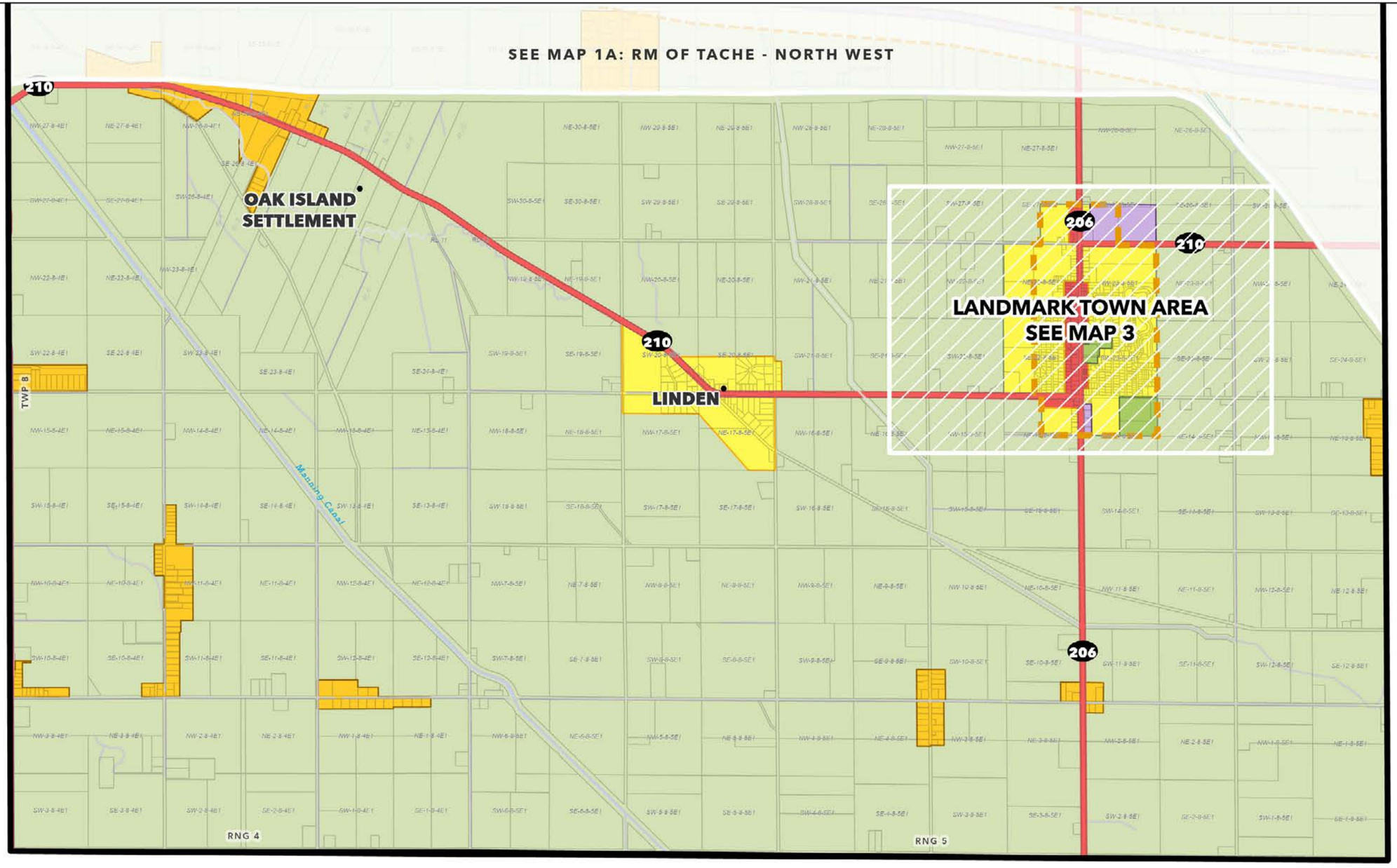
Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: December 17, 2025
Author: Landmark Planning & Design Inc.

N

0 0.38 0.75 Miles

0 0.75 1.5 Kilom

MUNICIPALITE DE TACHE 1880 MANITOBA



RURAL MUNICIPALITY OF TACHE

DEVELOPMENT PLAN

MAP 1C: RM of Taché - South

Land Use

- Agriculture
- Rural Living Area
- Village Area

Other Features

- R.M. Boundary
- Provincial Trunk Highway
- Provincial Road
- Waterbodies

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Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: December 17, 2025
Author: Landmark Planning & Design Inc.

N

0 0.35 0.7 Miles

0 0.5 1 Kilometers

MUNICIPALITE DE TACHE MANITOBA 1880 FLUCTUAT NEC DEMERGITUR

RURAL MUNICIPALITY OF TACHE

DEVELOPMENT PLAN

MAP 2: L.U.D. of Lorette

Land Use

- Agriculture
- Rural Living Area
- Employment Area
- Main Street Area
- Neighbourhood Area
- Open Space Area

Other Features

- L.U.D. of Lorette
- Waterbodies
- Provincial Road
- Access Road

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Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
Date: December 17, 2025
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N

0 0.1 0.2 Miles
0 0.2 0.4 Kilometers

MUNICIPALITE DE TACHE MANITOBA 1880

RURAL MUNICIPALITY OF TACHE

DEVELOPMENT PLAN

MAP 3: L.U.D. of Landmark

Land Use

- Agriculture
- Employment Area
- Main Street Area
- Neighbourhood Area
- Open Space Area

Other Features

- L.U.D. of Landmark
- Waterbodies
- Provincial Road

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Projection: NAD 1983 UTM ZONE 14N
Source: Province of Manitoba, ESRI, OSM
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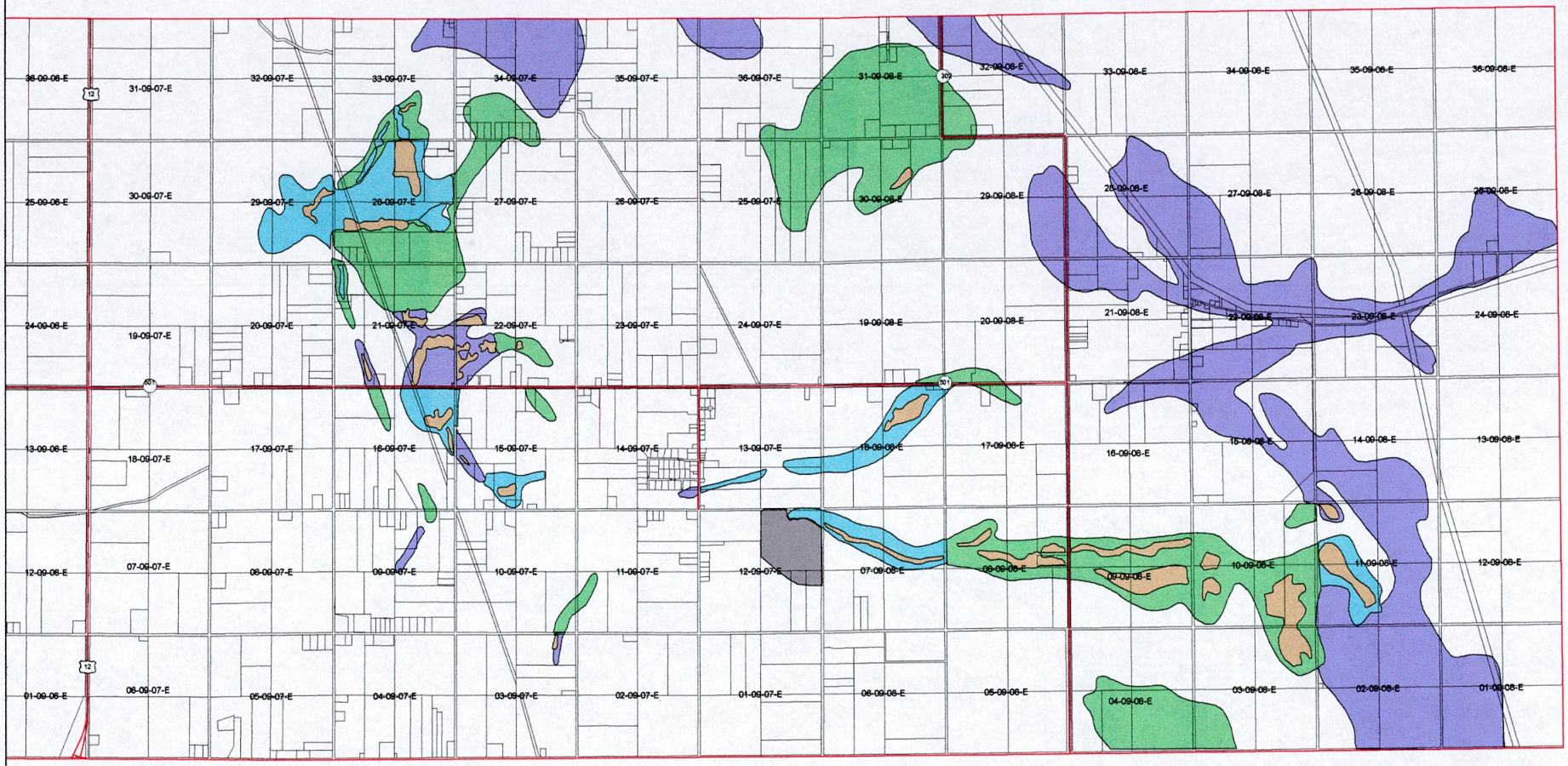
N

0 0.1 0.2 Miles

0 0.2 0.4 Km

MUNICIPALITE DE TACHE MANITOBA 1880 FLUCTUAT NEC DEMERGITUR

APPENDIX B: AGGREGATE RESOURCES



R.M of Tache

Showing the Eastern Portion, East of Highway 12

Aggregate Resources

Legend

- Gravel Pit
- Low
- Peat
- High
- Medium

Kilometers
0 0.5 1 2
0 0.3 0.6 1.2
Miles

Manitoba
Local Government
Community and Regional Planning

Date: 2013-07-16