



Provincial Land Use Policies 2008 Review

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**Presentation to the
Association of Manitoba Municipalities
June 2008 District Meetings**



Topics of Discussion

- What are the Provincial Land Use Policies?
- Why and how are they being reviewed?
- What are the issues that need to be addressed?
- What responses are being proposed?
- What issues do you feel need to be addressed?
- What are your views on some of the proposed responses?
- What are the next steps in this review?

What are the Provincial Land Use Policies?

Referred to as PLUPs for short.

Regulation under Part 2 of *The Planning Act*.

Purpose is to guide sustainable land use and development in the Province.

First adopted in 1980; amended in 1994 to incorporate the principles of sustainable development and in 2005 to incorporate livestock operations policies.

Scope and Application of the PLUPs

- Guide all land use planning until development plans are adopted.
- Development plans, subsequent amendments, re-enactments and replacements must be generally consistent with Provincial Land Use Policies.
- As of June 2005, applies to the City of Winnipeg.
- Must be applied with common sense and flexibility to be responsive to local conditions.

Content of PLUPs

- Urban, rural and regional development that includes:
 - residential, agricultural, commercial, industrial, institutional and recreational development.
- The protection and enhancement of:
 - the environment, including water sources, sensitive lands, renewable resources and areas of natural or historic significance;
 - the transportation system and other infrastructure; and
 - mineral development.
- Any other matters that the Provincial Government considers advisable.

Reasons for the Review

- ✓ Address gaps and weaknesses.
- ✓ Provide greater clarity.
- ✓ Better link land use and watershed planning.
- ✓ Promote the reduction of greenhouse gas emissions.

Reasons for the Review (continued)

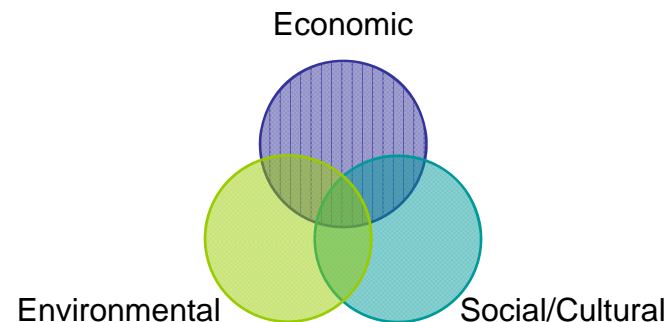
- ✓ Ensure that land use decisions are aligned with infrastructure capacity and municipal financial capacity.
- ✓ Strengthen sustainable agriculture use and development.
- ✓ Broaden the transportation policy to protect all modes of transportation and to create an environment that is friendly to alternative forms of transportation.

Reasons for the Review (continued)

- ✓ Develop policies to address the application of the PLUPs to the City of Winnipeg.
- ✓ Incorporate policies dealing with the revitalization and preservation of urban neighbourhoods and downtown areas.

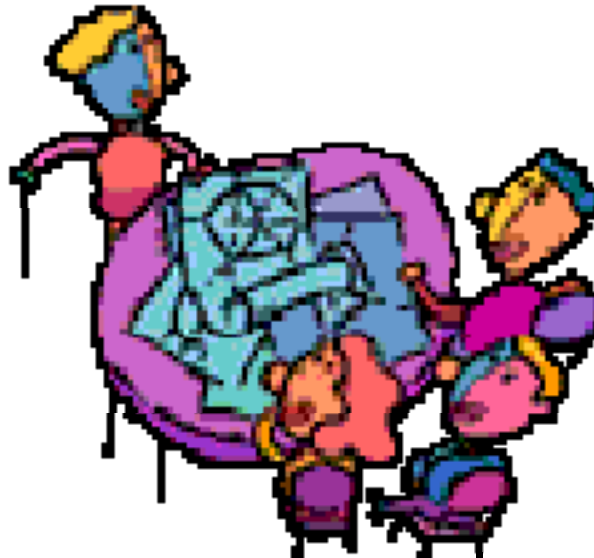
Reasons for the Review (continued)

Integrate the pillars of sustainability which include the economy, the environment, the social and cultural, with land use planning.



PLUPs Review Activities

- Met with the Executive of the Association of Manitoba Municipalities on two occasions to advise of the proposed review and discuss possible changes.



PLUPs Review Activities (continued)

- A provincial Interdepartmental Committee was created consisting of representatives of the following departments:
 - Aboriginal and Northern Affairs
 - Agriculture, Food and Rural Initiatives
 - Conservation
 - Culture, Heritage, Tourism and Sport
 - Infrastructure and Transportation
 - Intergovernmental Affairs
 - Science, Technology, Energy and Mines
 - Water Stewardship

PLUPs Review Activities (continued)

- The Interdepartmental Committee:
 - Has completed its review;
 - Has proposed changes to the existing policies; and
 - Is proposing to Government a Fall consultation process to receive feedback on proposed changes.

Proposed Changes

- ***Scope and application***
 - Include Crown lands
- ***New and Improved Definitions***
- ***New format***
 - New policies will contain a statement of provincial interest followed with goals and policies for each policy area.
 - In existing policies, each policy area is divided into policy objectives and policy application.

Proposed Changes to Policy Areas

Existing

General Development
Agriculture
Renewable Resources
Water and Shoreland
Recreational Resources
Natural Features and
Heritage Resources
Flooding and Erosion
Provincial Highways
Mineral Resources

Proposed

General Development
Settlement Areas
Agriculture
Natural Lands, Renewable
Resources, Heritage and
Recreation
Water Resources
Infrastructure
Transportation
Mineral Resources
Capital Region

Policy Area 1: General Development

Focus on providing overall direction to all types of development.

- Protect people, property and investments from land uses that pose hazards and nuisances.
- Direct development to the most appropriate locations and ensure that uses are compatible with existing surrounding uses.
- Promote development that minimizes land consumption, impacts to water use and quality, and greenhouse gas emissions.
- Ensure that development supports the least cost provision of public infrastructure and services in balance with environmental considerations.

Policy Area 1 – General Development

Focus on providing guidance to development plan preparation, amendment and reviews.

- Undertake appropriate background studies and analysis in preparing, reviewing and amending development plans.
- Encourage authorities to prepare secondary plans for large tracts of vacant land, redeveloping existing built up areas and addressing special issues i.e. protection of significant infrastructure or ecologically significant lands.
- Incorporate design concepts and standards that conserve energy and water, reduces harmful emissions, mitigates against land use conflicts, preserves natural landscapes and heritage buildings.

Policy Area 2: Settlement Areas

- Moves policies related to urban centers and rural residential areas from general development to new area.
- Adds new policies that would apply to larger urban centers such as Winnipeg. (intensification of land uses, revitalization of neighbourhoods and downtown areas)
- Maximizes and sustains investment in existing settlement areas.
- Creates new policies related to cottage development to address the trend to use cottages as permanent residences.
- Encourages rural residential and cottage development be limited in size and density to preserve agricultural lands, natural lands and water resources.

Policy Area 3: Agriculture

- Strengthens the need to plan for and protect agriculture in the same way as other limited resources.
- Protect agricultural operations from encroachment by other land uses.
- Requires 80-acre parcel size for subdivisions on designated agricultural land except where smaller sizes are required for the specialized agricultural operation or parcel cannot be put into agricultural production.

Policy Area 4: Natural Lands, Renewable Resources, Heritage and Recreation

- Combines the current policies on Renewable Resources to protect renewable resources from incompatible uses, fragmentation and degradation, while capturing the economic opportunities and social benefits they provide.
- Conserve natural lands and heritage resources and optimize ecological, heritage, cultural, health and economic benefits.
- Manage recreational resources to ensure that they are environmentally sustainable and compatible with future resource use.

Policy Area 5: Water Resources

- Ensure the protection of Manitoba's water resources (quality and supply).
- Promote development that minimizes risks to people, property and investments from hazards and nuisances related to flooding, erosion or bank instability.
- Introduction of a riparian reserve or setback for development adjacent to all water courses and water bodies.
- All water resources should be identified within and adjacent to the planning area.
- New policy to protect wetlands and water resources from negative impacts associated with water control works.
- More strict requirements for development in flood and erosion prone areas.

Policy Area 6: Infrastructure

- New policy area - maximize investments in existing infrastructure.
- Integrate land use and infrastructure planning to ensure that the costs of infrastructure are incorporated into the costs of development.
- Introduces the need for municipal wastewater management plans and drinking water plans that outline short and long-term strategies and that may incorporate regional servicing sharing approaches to address municipal capacity.
- Restricts unserviced development in areas that have piped servicing available.

Policy Area 7: Transportation

- Current policies only address the highway system; proposed policies should be expanded to include rail lines, airports, transit, bike paths, docking facilities and the local road network.
- Ensure development is planned and located appropriately to promote the efficient and safe movement of people and goods with minimal interruptions.

Policy Area 8: Mineral Resources

- No substantial changes to this policy area. Proposes better wording to improve local understanding of mining rights and the mineral tenure system to ensure development does not impede the exploration and extraction of key mineral, oil and gas resources.
- Encourage the use of best practices in environmental management of mineral extraction.

Policy Area 9: Capital Region

- Completely new policy that emphasizes the need for a regional perspective to be reflected in planning decisions.
- Ensure that the Capital Region's key potential economic development advantages are protected and capitalized upon.
- Encourage municipalities to work together on issues regarding housing, recreation, provision of public services, public transit, immigration, water quality, etc.

Issues

- Rural residential acreages vs compact, efficient residential development and protection of prime agricultural areas.
- Shoreline reserves and setbacks.
- Development freezes until infrastructure issues i.e. wastewater treatment are addressed.
- Policies to protect the use of renewable energies.
- Applicability of PLUPs in remote and areas of slow growth and decline.

Next Steps

- Cabinet approval for the consultation process in the Fall.
- Creation of an Internet site.
- Distribution of documents to stakeholders.
- Public Open Houses and Stakeholder Consultations will held to explain changes and receive feedback on the proposed policies.
- Public feedback will be summarized and incorporated into draft policies for review and approval by Cabinet.
- Legal drafting of Regulation and final approval by Cabinet.

Discussion

What issues are you facing that we have not addressed?

Questions, Comments and Concerns about the proposed changes?