

Community Planning and the New Municipal Official

Once Elected.....What is Expected?
Newly Elected Municipal Official Training Seminar 2015

The Planning Act

- *The Planning Act* provides the legal framework for planning in Manitoba
- Establishes Planning as an essential function of municipal government

Duties of a Municipality

A Council is responsible to:

1. Prepare a Development Plan
2. Adopt a Zoning By-law
3. Issue Development Permits
4. Approve Subdivisions, with or without conditions
5. Hear and decide on Conditional Use and Variance applications

However, when the municipality is a member of a Planning District...

Duties of a Planning District

The Board of a Planning District can:

1. Prepare a Development Plan
2. Adopt a District Zoning By-law
3. Issue Development Permits
4. Hear local Zoning Appeals
5. Recommend approval of subdivisions

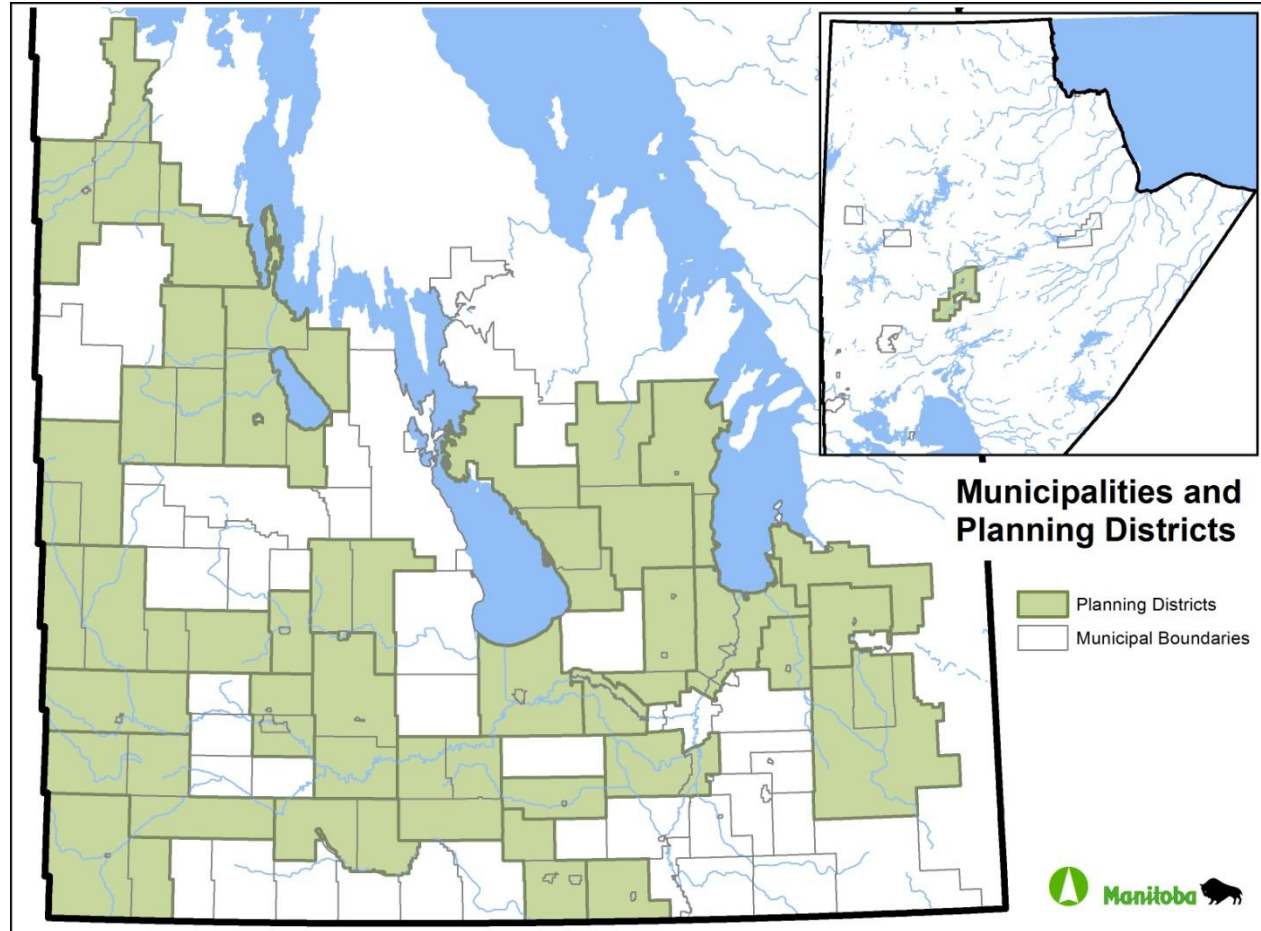
Why Be in a Planning District?

Benefits of a Planning District:

- Better planning on a larger scale
- Able to deal with inter-municipal matters
- More effective administration – general manager, district development officer
- May adopt a District Zoning By-law
- Better liaison with the Province
- Increased autonomy – local hearing of zoning appeals, subdivision approval (if authority delegated)
- Cost effective

PLANNING DISTRICTS

- First Planning District created in 1977
- 30 Planning Districts today
- 83 of the 137 municipalities have joined
- Size – from 2 to 6 Municipalities



What is a Development Plan?

The Act says a Development Plan:

1. Sets out objectives for physical, social, environmental and economic development
2. Directs the sustainable development of the planning area
3. Includes Maps and Statements of Objectives
4. Includes Measures for implementing the Plan

Why is a Development Plan Important?

- Create a shared vision for the future and set out objectives for the community
- Integrate physical, social, economic and environmental objectives
- Provide for sustainable land use and community development
- Ensure effective use of land and infrastructure
- Protect natural and heritage resources
- Minimize land use conflict

The Zoning By-law

- Zoning By-law contains regulations to implement Development Plan policies
- Divides the municipality or planning district into “zones”
- Prescribes permitted and conditional uses in each zone
- Establishes development requirements such as minimum lot area, lot width, yard setbacks, etc.
- Procedures for administering the by-law: development permits, etc.
- Must be consistent with the Development Plan

Subdivisions

- Subdivision process is a key tool for managing development
- Subdivision approval is required any time a parcel of land is created or to change the boundaries of a parcel of land
- Subdivisions must be approved by both the Municipal Council and the subdivision Approving Authority
- Approving Authority is delegated to the Regional Managers and the Boards of five planning districts
- Subdivisions must conform to:
 - the Subdivision Regulation,
 - the Development Plan, and
 - the Zoning By-law

Provincial Role in Planning

Mission of Community and Regional Planning

Branch: *deliver professional planning services to support sustainable communities*

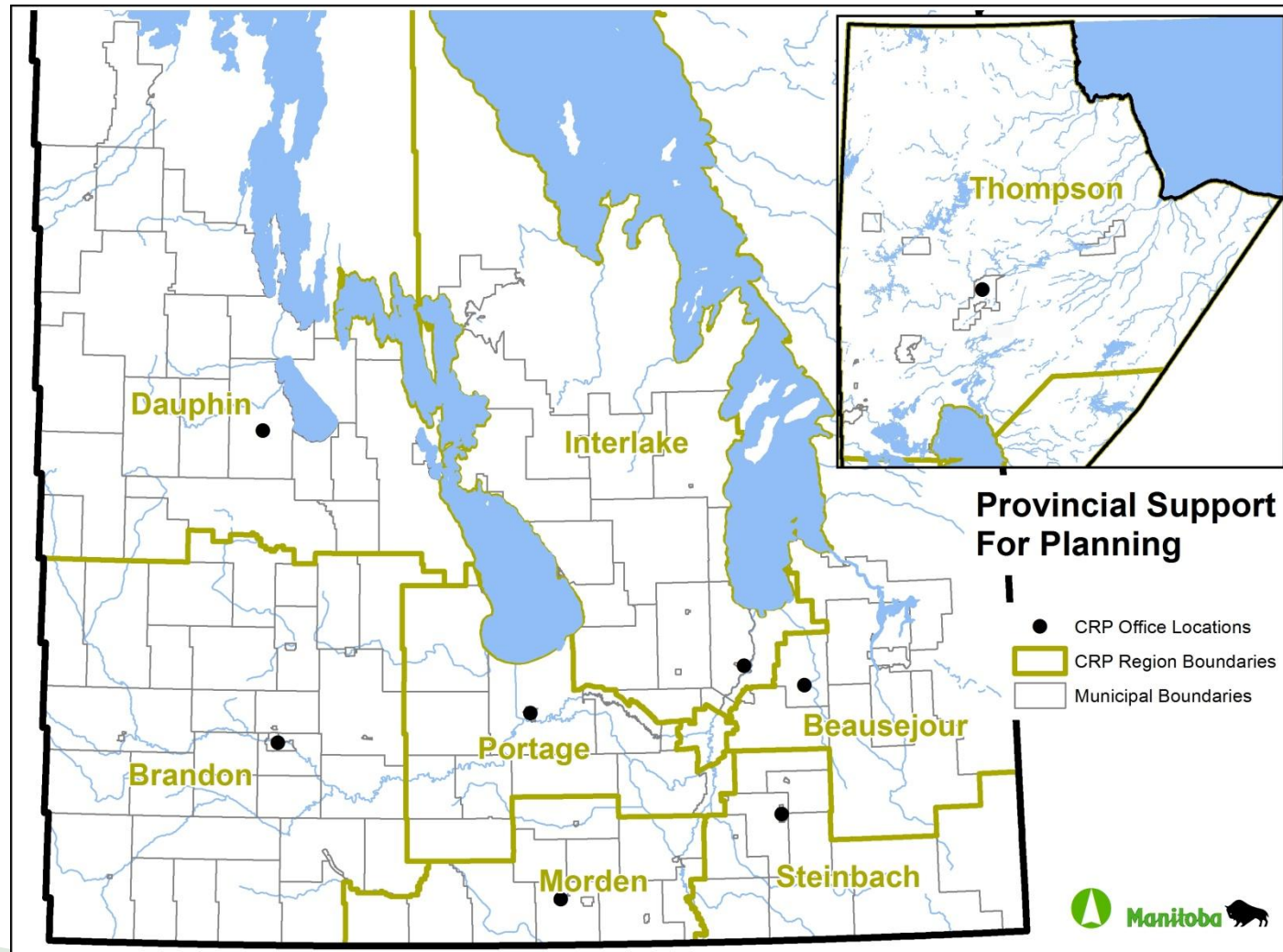
1. Review and Approve Development Plans
2. Review and Approve Subdivisions, road and public reserve closures
3. Build local capacity through financial assistance, training and other resources

Provincial Planning Regulation (PPR)

- The PPR is a regulation to guide the sustainable use and development of land
- Provincial Land Use Policies (Part 3) contain statements of provincial objectives and policies, including:
 - General Development; Settlement Areas; Agriculture; Renewable Resources, Heritage & Recreation; Water; Infrastructure; Transportation; Mineral Resources; and the Capital Region
- Part 4 guides the preparation and amendment of Development Plans
- Part 5 guides policies for livestock operations

Provincial Support for Planning

- Community and Regional Planning (CRP) Branch
- Network of 8 Regional Offices
- CRP Regional Offices are unique among Canada's provinces in level of support provided.



Provincial Support for Planning

- Community and Regional Planning (CRP) Branch provides hands-on planning advice and support to:
 - Municipalities
 - Planning Districts
 - The Public
- Regional Staff services include:
 - Professional planning advisory services
 - Education and training services
 - Support on planning projects (e.g. Terms of Reference, Consultant selection)
 - Digital mapping services provided through the two Regional Service Centres (Brandon & Selkirk)

Provincial Support for Planning

Financial Support for Municipalities and Planning Districts

- Community Planning Assistance (CPA) Program
- Cost-shared funding available for:
 - Development Plans
 - Zoning By-laws
 - Studies (wastewater plans, drinking water plans, secondary plans)
 - Land Parcel Mapping
- Approximately \$1.5M in provincial grant dollars over the last 7 years have supported 75 planning projects in Manitoba communities.

To Find Out More

Contact your Community and Regional Planning Branch
Regional Office

Manitoba Government on-line Planning Resources:

- www.gov.mb.ca/ia/land_use_dev/index.html
- Land Use and Development
 - [About Planning](#)
 - [Planning FAQs](#)
 - [Planning Districts](#)
 - [Provincial Planning Regulation](#)
 - [Planning Support Materials](#)
 - [Subdivision Review and Approval](#)
 - [The Community Planning Assistance Program](#)
 - [Manitoba Planning Excellence Awards](#)
 - [Planning Links](#)
 - [Planning Contacts](#)

To Find Out More

Attend the Manitoba Planning Conference

*“Living up to Our Potential: The Economics of
Planning”*

Delta Winnipeg Hotel, April 8–10, 2015

www.mbplanningconference.com