

1 WHY ARE WE HERE TONIGHT?

LAC DU BONNET GROWING TOGETHER

Planning District Development Plan
& RM Zoning By-law



M Richard
& Associates Ltd.

Growing Together is a community Development Plan for the **Planning District of Lac du Bonnet** – a joint venture between the RM and Town. As part of this process, the RM is reviewing its Zoning By-law at the same time. A **Development Plan** and **Zoning By-law** are fundamental components of community planning that guide how land can be used and developed. They both serve as regulatory tools but have distinct roles in shaping both the vision and the layout of communities, ensuring that development aligns with long-term objectives.



Planning Hierarchy in Manitoba

HOW DOES GROWING TOGETHER IMPACT ME?

Lac du bonnet: Growing Together establishes a set of core planning principles, policies, and tools for the RM and Town of Lac du Bonnet to manage growth and change through the four policy pillars of Complete, Healthy Communities; a Strong, Growing Economy; Agriculture and Rural Preservation; and Stewardship of Land and Water, with specific policies for land use designations. Any registered landowner within Lac du Bonnet is subject to the policies within the Plan and their respective Zoning By-law.



Complete, Healthy Communities



Agriculture and Rural Preservation



Strong, Growing Economy



Stewardship of Land and Water

PLAN TIMELINE

Feedback from this process will be used to create the final draft of both Plans for Council's consideration for formal adoption



The success of the Development Plan depends on collaboration and partnership between the RM, the Town, their residents and neighbouring communities so we can all Grow Together.

WHAT WE HEARD

Lac du Bonnet: Growing Together is the outcome of an extensive public outreach and engagement process that embraced a community-led approach to the creation of the Plan. The results from the first round of engagement resulted in the following themes that have been carefully considered in the development of Growing Together:

“What would you like us to know as we start working on the long-range vision for the community?”



KEY THEMES

- 1



SUSTAINABILITY
- 2



STRONG
LOCAL ECONOMY
- 3



DIVERSE HOUSING
OPTIONS
- 4



COLLABORATION
- 5



ENHANCING
MAIN STREET

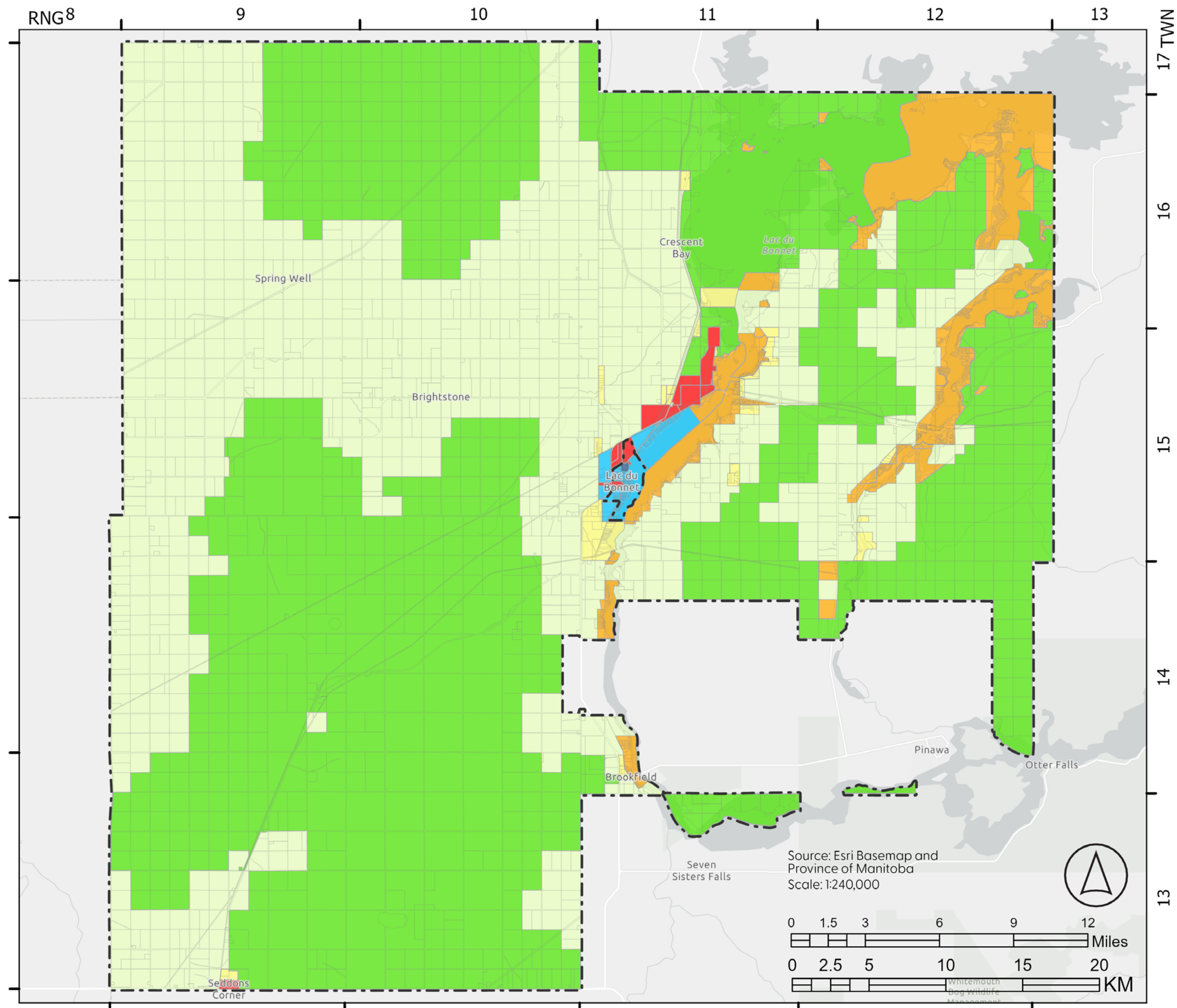
PROPOSED DEVELOPMENT PLAN
LAND USE POLICY AREAS FOR THE RM
AND TOWN:

VISION STATEMENT

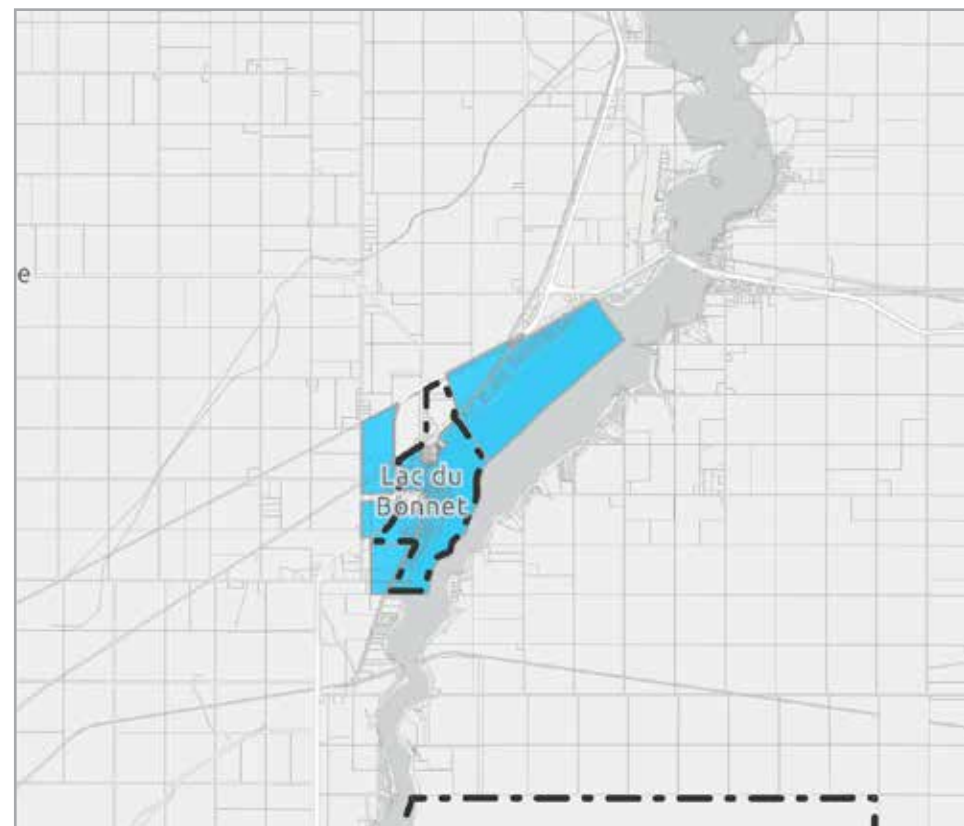
Successful efforts to work together will result in a smart, balanced approach to land use and development. Regional economic development agencies, local business and large employers will assist each other in directing new growth and economic development opportunities. The community will maximize infill,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

LEGEND

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

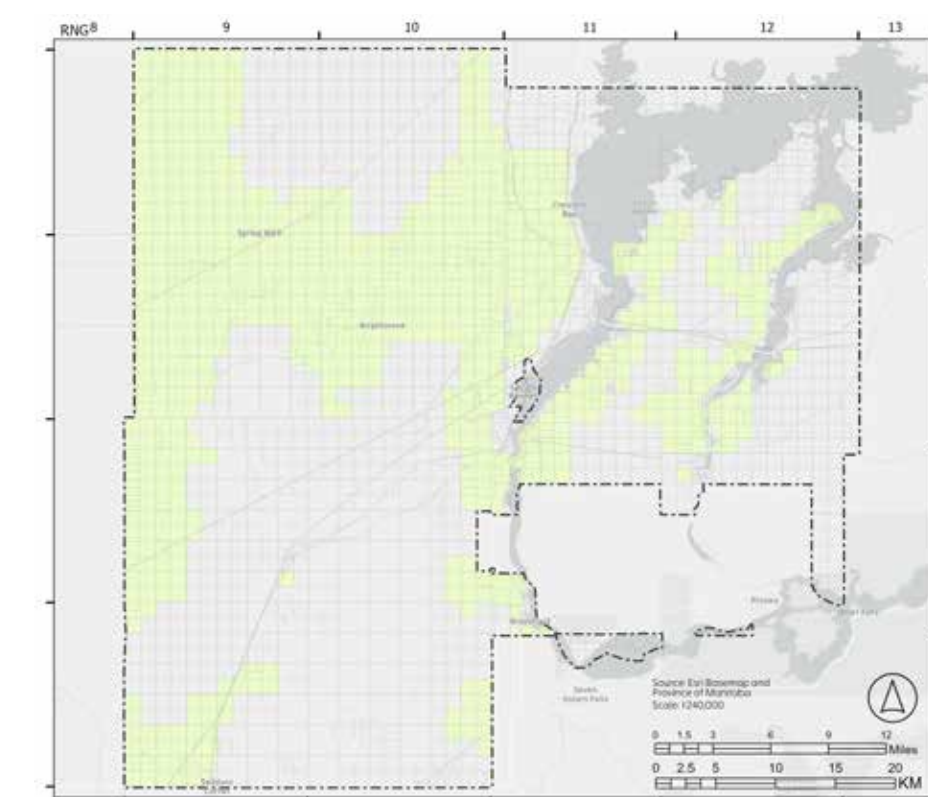


 **URBAN AREA**



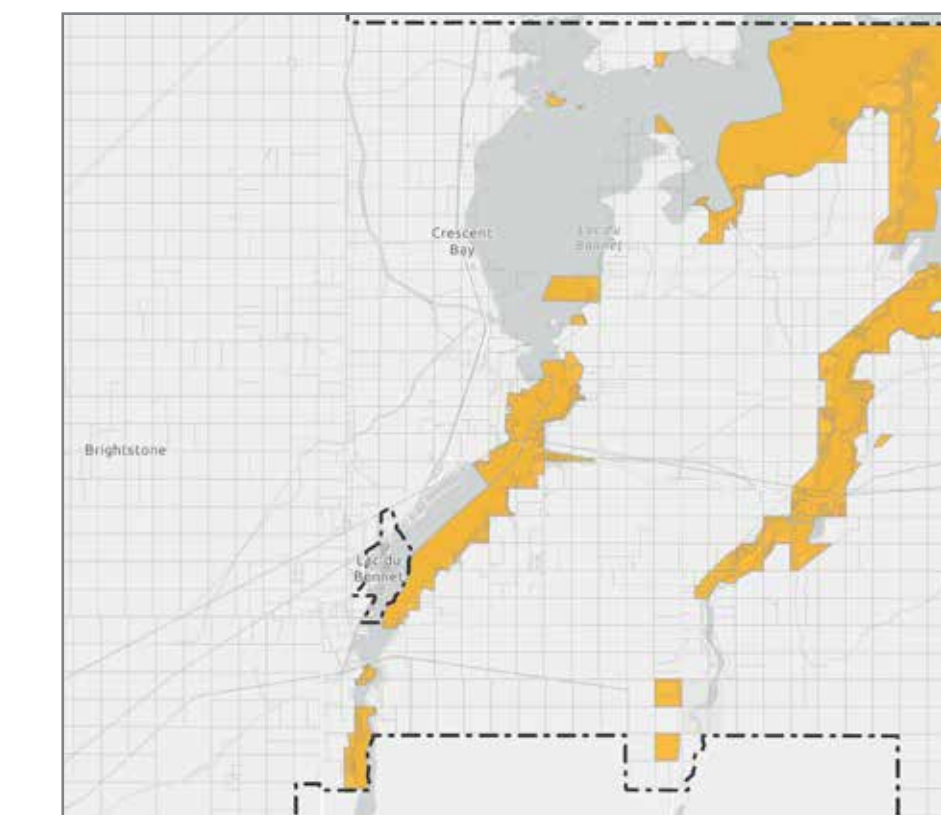
Purpose: To support residential, neighbourhood commercial, institutional, and open space that are primarily found on urban land in close proximity to or serviced by municipal water and sewer.

 **AGRICULTURAL AREAS**



Purpose: To ensure that an inventory of appropriate rural lands, currently used, or with potential, for agricultural purposes, remain for future farming, and farming related activities.

 **WATERFRONT / RECREATIONAL AREA**



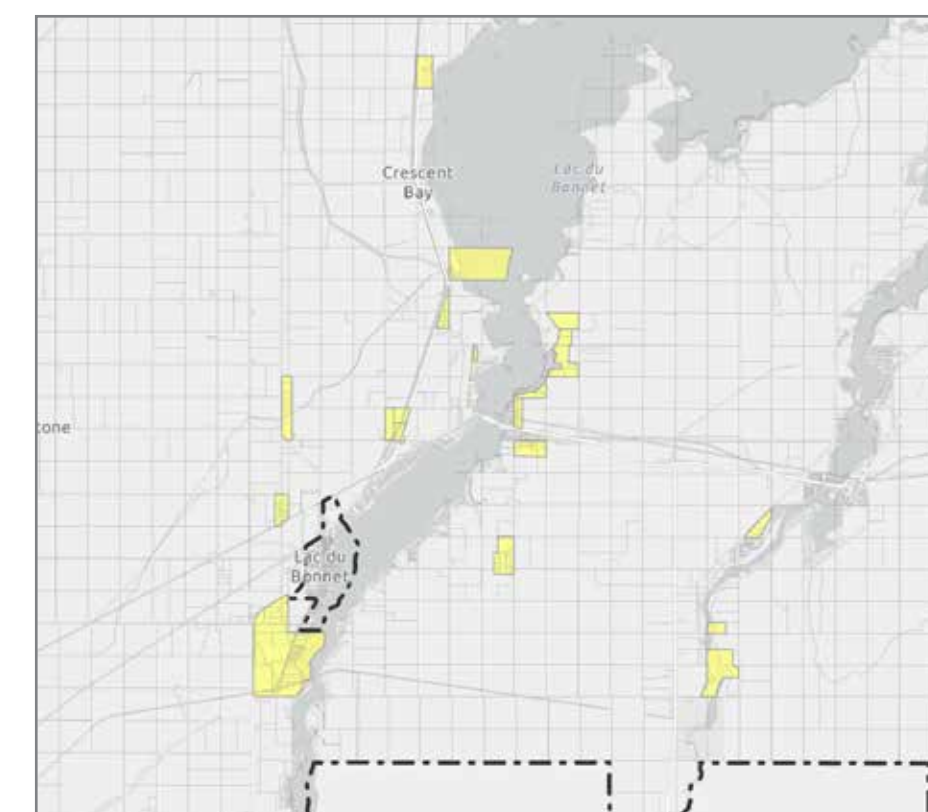
Purpose: To accommodate existing residential ‘cottage’ properties found throughout the rural areas, and to provide opportunity for new residential and recreational related properties and uses that are compatible with the surrounding area.

 **COMMERCIAL CORE**



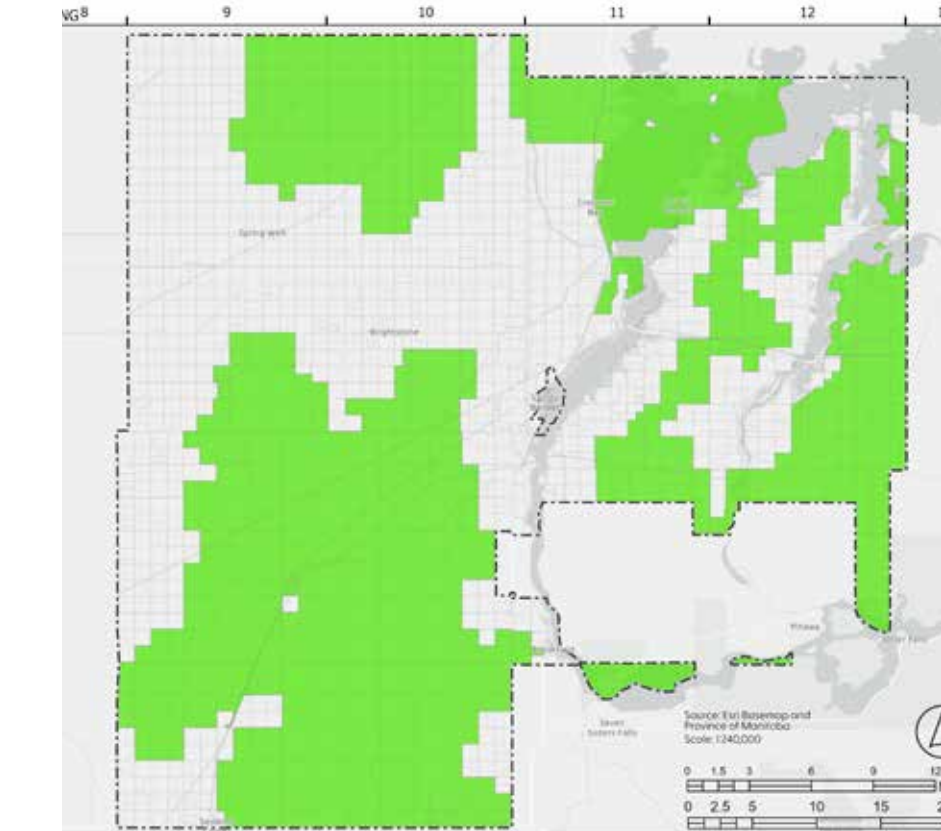
Purpose: To provide a concentrated area for retail, entertainment, personal services, offices, and residential that are within walking distance of each other.

 **RURAL RESIDENTIAL AREAS**



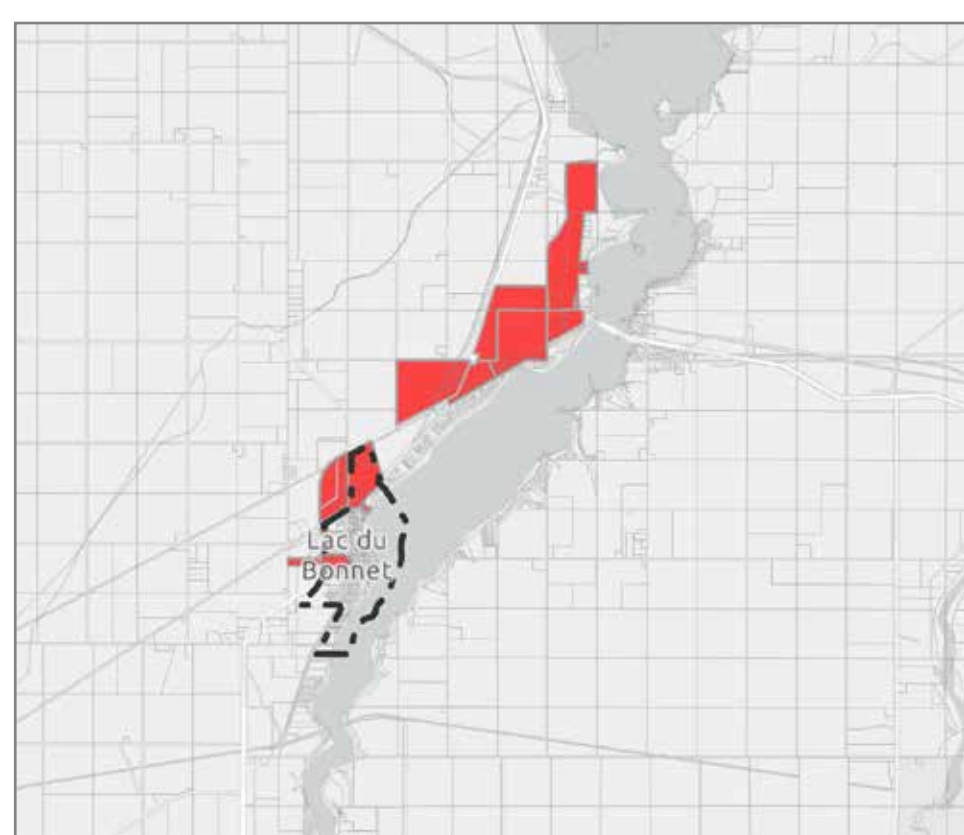
Purpose: To maintain the existing character of the rural areas and provide for low density rural residential land uses. Primarily found on rural lands located outside the Urban Development Boundary, Rural Residential Area designations have been created to accommodate the existing larger rural lots and hobby farms found throughout the Plan area.

 **NATURAL AREAS**



Purpose: To protect areas of natural environment wildlife and riparian habitat, which are integral to the Planning District and the community, and, to protect areas that may be useful for outdoor recreational and heritage conservation. This designation includes existing and potential regional parks, local community parks, and public recreation facilities. Development within these parks is limited to natural outdoor recreational uses.



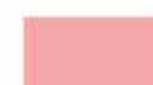

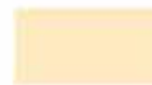


 **ECONOMIC DEVELOPMENT AREA**



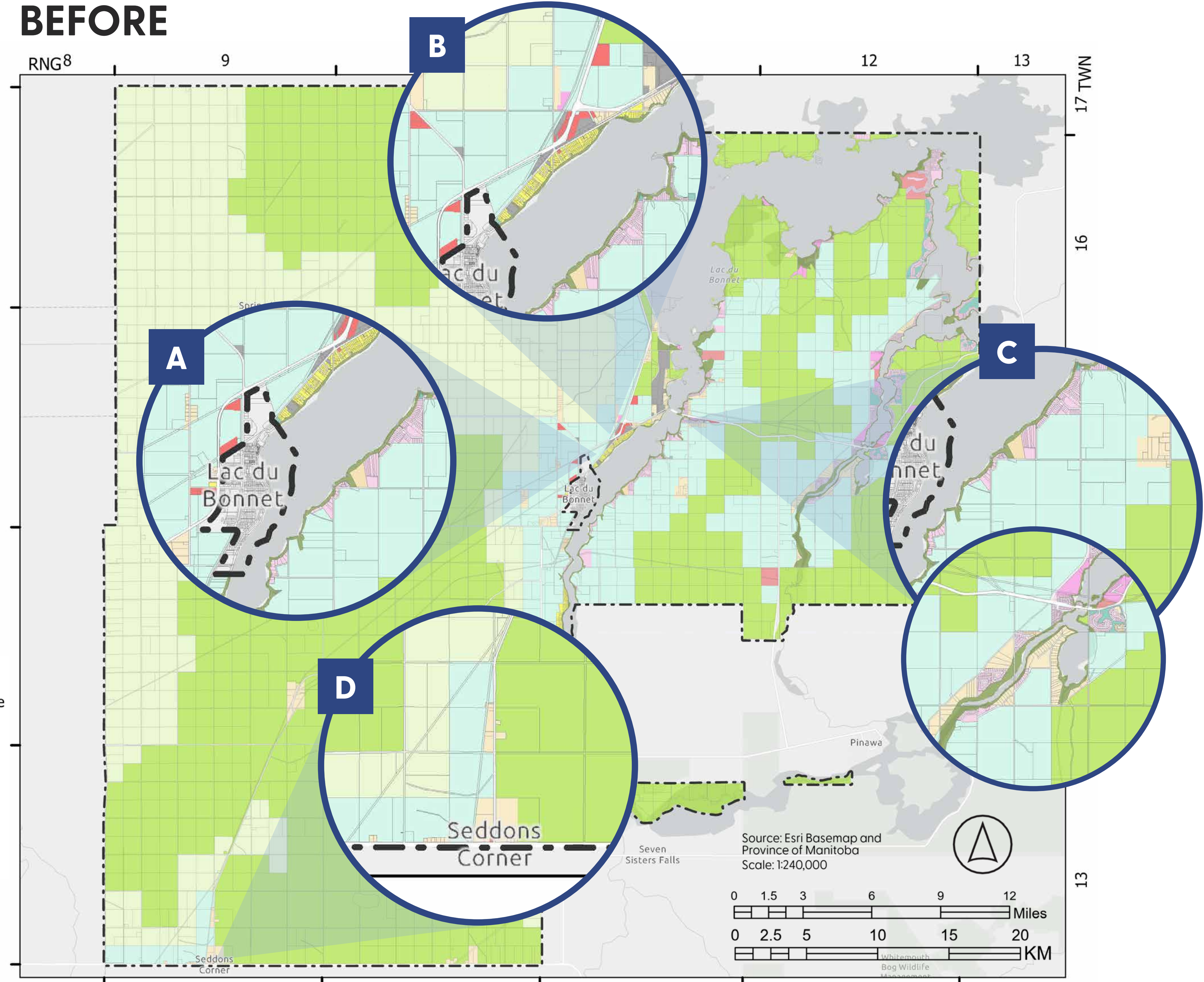
Purpose: To accommodate commercial and industrial development primarily found along major transportation routes that service the community and region.

- A** Limited residential and commercial opportunities for the RM around the Town.
- B** Limited industrial and commercial opportunities near the airport.
- C** Inconsistency between Commercial Seasonal Recreational and Seasonal Recreational Zones
- D** Small existing commercial area.

LEGEND

	General Agricultural Zone		Industrial Zone
	Limited Agricultural Zone		Open Space and Institutional Zone
	Commercial Seasonal Recreational Zone		Open Space, Shoreland Zone
	General Residential Zone		Residential Mobile Home Zone
	General Seasonal Recreational Zone		Resource Development Zone
	Highway Commercial		Rural Residential Zone
			Seasonal Recreational Zone

BEFORE

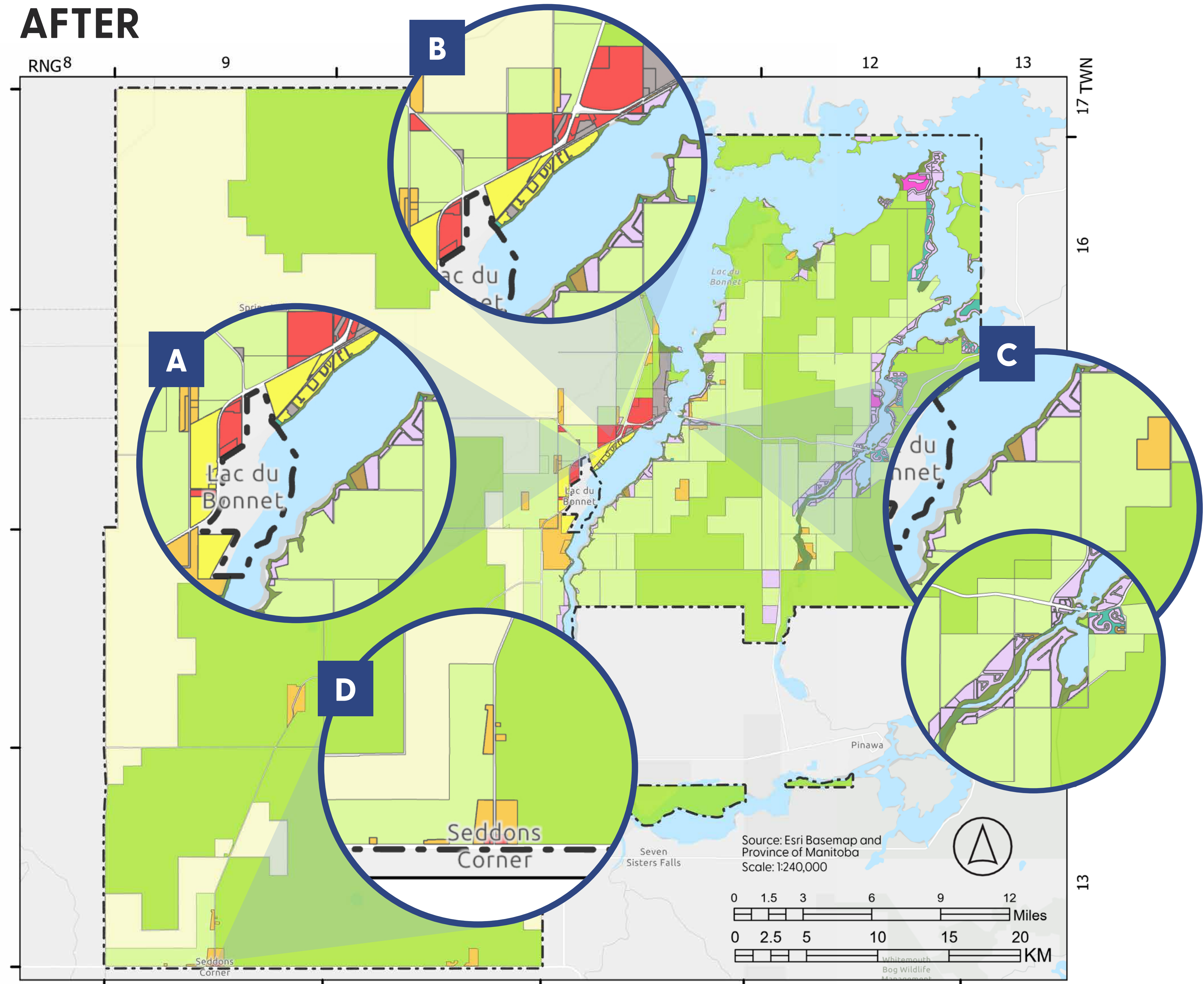


- A** Residential and commercial opportunities for future growth in the RM around the Town.
- B** Expanded industrial and commercial opportunities near the airport.
- C** Consistency added to the Waterfront / Recreation zone.
- D** Preserved existing commercial area.

LEGEND

- General Agricultural Zone
- Limited Agricultural Zone
- Residential Zone
- Rural Residential Zone
- Residential Mobile Home Zone
- Waterfront/ Recreational Zone
- Commercial Recreational Zone
- Highway Commercial Zone
- Industrial Zone
- Open Space and Institutional Zone
- Resource Development Zone
- Shoreland, Open Space Zone

AFTER



Source: Esri Basemap and Province of Manitoba
Scale: 1:240,000

0 1.5 3 6 9 12 Miles
0 2.5 5 10 15 20 KM

Treaty Land Entitlement (TLE)

- The Planning District will also support the integration of lands selected under Treaty Land Entitlement agreements, ensuring their compatibility with surrounding land uses and respecting the cultural, environmental, and economic goals of neighbouring First Nations.
- Once designated as reserve lands, TLE lands fall under federal jurisdiction and are therefore not subject to the provisions of this by-law.

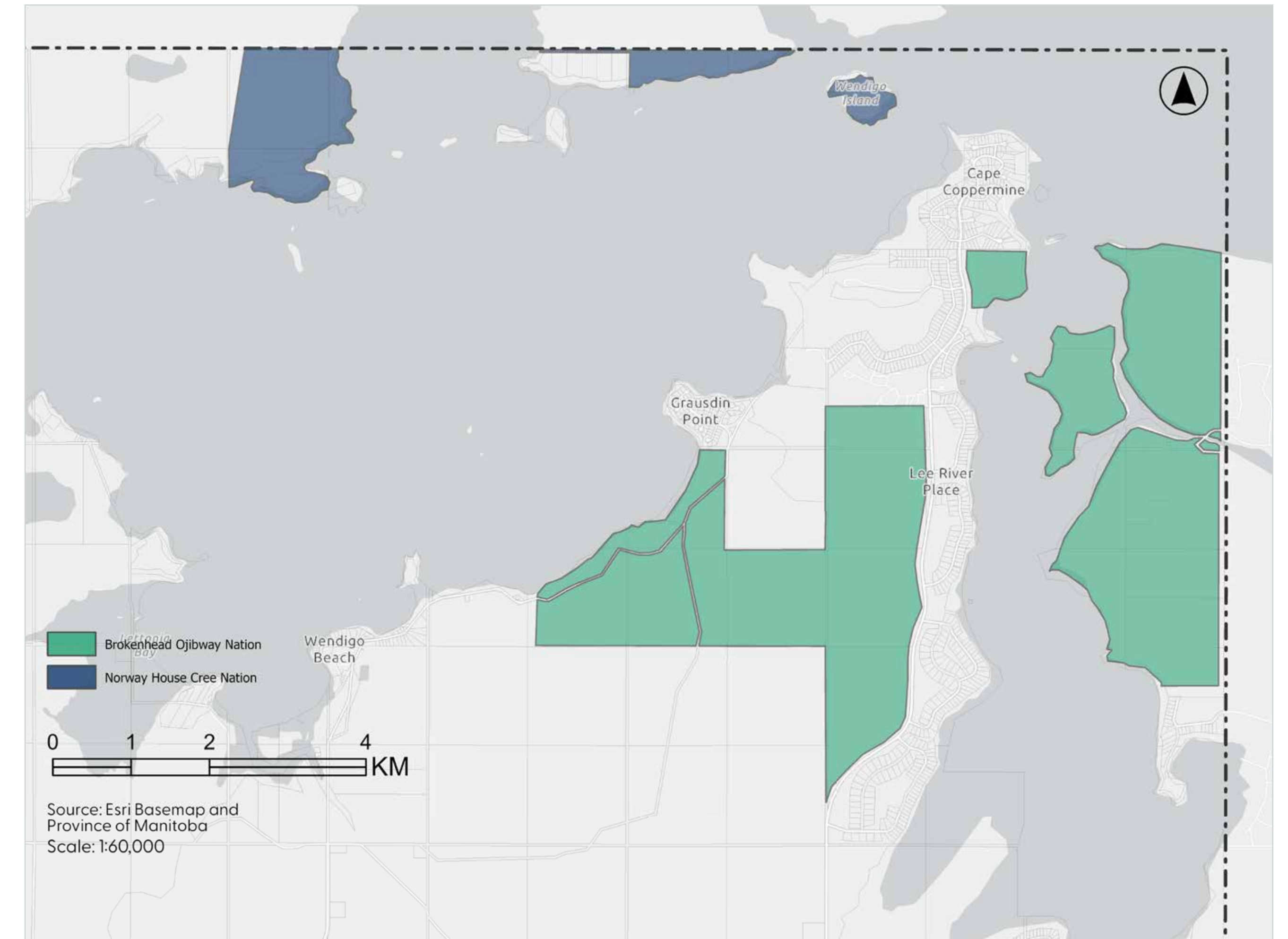
Transition the Moratorium to a sustainable development framework

Since 1988, there has been a Moratorium on further development along the Lee River and Pinawa Channel; however, the moratorium is best incorporated in this Development Plan and Zoning By-law to balance growth with environmental preservation. Policy examples:

7.3.4 Implement clear guidelines for waterfront development

7.3.5 Transition the moratorium to a sustainable development framework

7.5.4 Ensure Erosion Control and Bank Stabilization Measures



Potential TLE Areas

**READ THE DRAFT PLAN AND
SHARE YOUR THOUGHTS!**

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