

THE LOCAL GOVERNMENT DISTRICT OF PINAWA
BY-LAW NO. 637-02

Being a By-law of The Local Government
District of Pinawa for the purpose of adopting
a Development Plan.

WHEREAS under 24(1) of The Planning Act, the council of a municipality
may prepare a development plan;

AND WHEREAS pursuant to Section 27(1) of The Planning Act, the
council of a municipality shall by by-law adopt a Development Plan;

AND WHEREAS, pursuant to Section 30 of the Planning Act, the Minister
of Intergovernmental Affairs approved the Local Government District of
Pinawa Development Plan on 200 ;

AND WHEREAS the Council of the Local Government District of Pinawa
has prepared a Development Plan and Council wishes to repeal all
existing Development Plans and amendments and to proceed with the
adoption of such a plan;

THEREFORE BE IT RESOLVED that the Council of The Local
Government District of Pinawa duly assembled, enacts as follows:

1. That the Local Government District of Pinawa Development Plan,
attached hereto and marked as Schedule "A" be and the same is
hereby adopted.

DONE AND PASSED at the LGD of Pinawa,
assembled this 23 day of
June A.D., ~~2003~~ 2004


Resident Administrator

Read a first time this 13th day of August, 2002
Read a second time this 11th day of February, 2003
Read a third and final time this 23rd day of June, 2004

**THE LOCAL GOVERNMENT DISTRICT OF PINAWA
DEVELOPMENT PLAN**

**SCHEDULE "A"
TO
BYLAW No. 637-02**

**Prepared by the L.G.D. of Pinawa with the Co-operation of
RuraLand Consulting Ltd. and Intergovernmental Affairs, Community Planning Services**

February 2003

TABLE OF CONTENTS

PART 1: INTRODUCTION	1
1.1 Purpose of a Development Plan	2
1.2 Plan Format	2
1.3 Plan Interpretation	3
PART 2: EXECUTIVE SUMMARY	4
PART 3: GOALS AND OBJECTIVES	6
3.1 Approach	6
3.2 Goals	6
3.3 Objectives	6
3.3.1 Environmental	6
3.3.2 Social	7
3.3.3 Economical	7
PART 4: DETAILED DEVELOPMENT POLICIES	8
4.1 Serviced Residential	8
4.1.1 Introduction	8
4.1.2 Objectives	9
4.1.3 Policies	9
4.1.4 Zoning	10
4.2 Unserviced Residential	10
4.2.1 Introduction	10
4.2.2 Objectives	10
4.2.3 Policies	10
4.2.4 Zoning	11
4.3 Commercial	12
4.3.1 Introduction	12
4.3.2 Objectives	12
4.3.3 Policies	12
4.3.4 Zoning	13
4.4 Industrial	14
4.4.1 Introduction	14
4.4.2 Objectives	14
4.4.3 Policies	14
4.4.4 Zoning	16
4.5 Institutional	17
4.5.1 Introduction	17
4.5.2 Objectives	17
4.5.3 Policies	17
4.5.4 Zoning	18
4.6 Recreation	19
4.6.1 Introduction	19
4.6.2 Objectives	19
4.6.3 Policies	19
4.6.4 Zoning	20

4.7.	Natural Area	21
4.7.1.	Introduction.....	21
4.7.2.	Objectives.....	21
4.7.3.	Policies	21
4.7.4.	Zoning.....	22
4.8.	Parks and Open Space.....	23
4.8.1.	Introduction.....	23
4.8.2.	Ironwood Park	23
4.8.3.	Objectives.....	23
4.8.4.	Policies	24
4.8.5.	Zoning.....	24
4.9.	Agriculture	25
4.9.1.	Introduction.....	25
4.9.2.	Objectives.....	25
4.9.3.	Policies	25
4.9.4.	Zoning.....	25
4.10.	Provincial Park.....	26
4.10.1.	Introduction.....	26
4.10.2.	Objectives.....	26
4.10.3.	Policies	26
4.10.4.	Zoning.....	26
PART 5: GENERAL DEVELOPMENT GUIDELINES.....		27
5.1.	Flood and Erosion Management.....	27
5.1.1.	Introduction.....	27
5.1.2.	Objectives.....	27
5.1.3.	Policies	27
5.2.	Home Occupations /Home Industries.....	28
5.2.1.	Introduction.....	28
5.2.2.	Objectives.....	28
5.2.3.	Policies	28
5.3.	Highways and Transportation.....	30
5.3.1.	Introduction.....	30
5.3.2.	Objectives.....	30
5.3.3.	Policies	30
5.4.	Utilities and Municipal Services	32
5.4.1.	Introduction.....	32
5.4.2.	Objectives.....	32
5.4.3.	Policies	32
5.5.	Drainage	34
5.5.1.	Introduction.....	34
5.5.2.	Objectives.....	34
5.5.3.	Policies	34
5.6.	Heritage Resources.....	35
5.6.1.	Introduction.....	35
5.6.2.	Objectives.....	35
5.6.3.	Policies	35

5.7.	Sand and Gravel Resources.....	36
5.7.1.	Introduction.....	36
5.7.2.	Objectives.....	36
5.7.3.	Policies.....	36
5.7.4.	Zoning.....	36
5.8	Livestock Operations.....	37
5.8.1.	Introduction.....	37
5.8.2.	Policies.....	37
PART 6.0. ADMINISTRATION AND IMPLEMENTATION.....		39
6.1.	Introduction.....	39
6.2.	Conceptual Plans.....	39
6.3.	Area/Sector Plans.....	39
6.4.	Zoning By-law.....	39
6.5.	Subdivision Review.....	40
6.6.	Building Code Regulations.....	40
6.7.	Development Permits.....	40
6.8.	Development Agreements.....	41
6.9.	Land Acquisition.....	41
6.10.	Public Works.....	41
6.11.	Capital Expenditure Program.....	41
6.12.	Public Consultation Process.....	41
6.13.	Local Boards, Committees and Non-Governmental Organizations.....	42
6.14.	Review and Amendments.....	42
PART 7.0. DEVELOPMENT PLAN DESIGNATION MAPS.....		43
	Map A: Overall Plan`.....	43
	Map B: Pinawa Town Site.....	43
Appendix A:	Animal Unit Summary Table.....	44

THE LOCAL GOVERNMENT DISTRICT OF PINAWA DEVELOPMENT PLAN

PART 1 - INTRODUCTION

The Local Government District (L.G.D.) of Pinawa, located approximately 110 km northeast of the City of Winnipeg, was established in 1962 as the site of a modern atomic energy research facility funded by Atomic Energy of Canada Ltd (AECL). Initially, 2 nodes of development were established. The atomic energy research facility was located in the west end, adjacent to the Winnipeg River. The town site for the employees was located approximately 13 km to the east. PR 211 connected the research facility to the town site.

In the early 1990's, the atomic energy research site consisted of over 38,000 m² of floor space in 35 buildings, including modern administration offices, nuclear research labs and support buildings. The town site grew to a population of 2,080 in 1971 and currently stands at 1,444 according to the 2011 Census reported by Statistics Canada. It currently supports a small hospital, fire station, school, golf course, arena, curling rink, harbour, small commercial sector and several churches.

Pinawa is an important summer tourist area due to its proximity to the Winnipeg River system and Whiteshell Provincial Park. Outdoor winter sports such as cross country skiing and snowmobiling have been growing in popularity.

The L.G.D. of Pinawa is a young, progressive community in a state of transition. The decline and eventual loss of the AECL facilities has resulted in a loss of employment and migration of highly skilled, professional workers. The community is now in the process of repositioning itself from a one-industry community to a more diversified community. This Development Plan is intended to create opportunities and facilitate the transition. It will serve to guide land use decisions made by Council and the community over the next 20-year period.

Early in the planning process the L.G.D. consulted with the public and developed a Mission Statement in order to provide a foundation upon which to build. The Mission Statement reads as follows:

The L.G.D. of Pinawa is a unique community in a natural setting with amenities for all ages. The L.G.D. of Pinawa is committed to sustainable, affordable growth through progressive and well-managed planning for the future. To achieve this future direction the L.G.D. will:

- ✓ Properly plan growth for current and future generations
- ✓ Encourage economic diversification
- ✓ Enhance recreational and social development
- ✓ Preserve the integrity of the environment and the wise use of resources
- ✓ Respect and support local heritage and culture
- ✓ Foster a community government built upon co-operative relationships

Finally, the Development Plan builds upon the community's many attributes and amenities including the diverse and well maintained housing stock, modern health facilities, elementary and secondary schools, modern infrastructure, highly skilled work force, pristine environment and 4-season recreation facilities.

This Development Plan endeavours to balance the aspirations of the residents of the L.G.D. within the broader interest as espoused in the Provincial Land Use Policies. The implementation of this Development Plan is not the sole responsibility of Council, but rather must be pursued through co-operative efforts of individuals, community groups, government agencies and the business community.

1.1 Purpose of a Development Plan

A Development Plan is a long-range planning document that establishes the overall municipal land use goals, objectives and policies. Section 25(1) of The Planning Act, Chapter P80, states:

“The purposes of a Development Plan are

- (a) To serve as a framework whereby the L.G.D. and the community as a whole may be guided in formulating development policies and decisions;
- (b) To identify the factors relevant to the use and development of land;
- (c) To identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;
- (d) To set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;
- (e) To establish and specify the programs and actions necessary for the implementation of the Development Plan;
- (f) To outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts, or affected areas immediately abutting thereto, may be co-ordinated; and
- (g) To identify those matters of government concern which affect the use and development of land and other resources within the L.G.D.”

Development Plans cover a broad range of land use related issues including:

- the development of land and other resources;
- the conservation and management of the environment;
- the control and abatement of pollution;
- the establishment of land banks;
- the preservation of historic buildings and archaeological sites;
- the provisions relating to urban land uses;
- the provisions for recreational development;
- the provisions for public services;
- the development and control of top soil and aggregate resources; and
- the subdivision of land in rural areas.

1.2 Plan Format

This Development Plan is comprised of 2 major sections: the written text and the Land Use Maps. The text section is divided into 7 parts as described below:

Part 1 is an **Introduction** to the Development Plan providing some general background information. It explains the purpose of a development plan and guidance on how to interpret land use maps;

Part 2 is the **Executive Summary**;

Part 3 is a statement of general **Goals and Objectives**;

- Part 4** deals with Detailed *Development Policies* with respect to Agriculture, Serviced Residential, Unserviced Residential, Commercial, Industrial, Institutional, Open Space and Recreation;
- Part 5** provides *General Development Guidelines* for uses that are found in all or some of the land use designations;
- Part 6** contains information on the *Administration and Implementation* of the Development Plan; and
- Part 7** contains *Land Use Maps A and B*, which divide the L.G.D. into different land use designations.

1.3 Plan Interpretation

This Development Plan applies to all of the L.G.D. of Pinawa. The boundaries of the L.G.D. are indicated on Map A. In interpreting the goals, objectives and policies of this Development Plan, reference should be made to the text and the Land Use Maps.

The Land Use Maps contained in **Part 7** are instruments to illustrate the long-term land development strategy for the L.G.D. The actual achievement of the land use goals will take place over a period of years as the existing land use patterns evolve, subject to periodic revision of the Development Plan.

The land use designation boundaries as shown on the attached maps may be altered slightly in order to accommodate more suitable design layouts

The Development Plan describes the general land development philosophy and the subsequent policies of the L.G.D. The Development Plan provides the overall planning "umbrella" under which other planning policies are authorized. Major land uses that may be permitted within each land use designation are provided in the Development Plan as guidance for the Zoning By-law and are not absolute. The Zoning By-law will establish land use zones and regulations to control the use and development of land within each zone. The Zoning By-law will specify such items as permitted and conditional uses for each zone, site area and width requirements, land use buffers and setback distances.

Proposed development that does not conform to the policies of this Development Plan cannot be allowed. If the applicant wishes to pursue the proposal the only alternatives are:

- Alteration of the proposal to bring it into conformity with the Development Plan policies;
- or
- Development Plan amendment.

As an amendment may have impact on other policies in the Development Plan and can affect the long-term land use, they should be well thought out and not undertaken frequently. Frequent amendments are indications that the Development Plan is either dated or does not address all of the major issues. Development Plan amendments require public review, circulation through government departments and ultimately, Ministerial approval.

Existing land uses that do not conform to this Development Plan will be allowed to continue and may be zoned to reflect the existing use. Ultimately, these uses may be phased out to accommodate uses more appropriate for the area.

This document is not static. Provincial legislation requires that development plans be reviewed every five years. These policies should also be assessed on an ongoing basis and amendments should be made to alter the text or change the land use designations on the maps if the suggested changes are in the best long-term interest of the L.G.D.

PART 2 - EXECUTIVE SUMMARY

The L.G.D. of Pinawa was created in 1962 as the site of the Atomic Energy of Canada (AECL) research facility. In addition to the research facility, a town site with a potential population capacity of 7,000 people was established. The population peaked at 2,080 in 1971 and is currently at approximately 1,444 according to the 2011 Census reported by Statistics Canada.

The research facility, located north of PR 211 on the east bank on the Winnipeg River, contained over 35,000 m² of floor space on 48.97 ha of land. During times of peak employment, AECL employed approximately 600 professional and 400 support staff.

The town site, located approximately 13 km east of the research facility, currently has 900 residential lots, 160 of which are vacant. The town site has a motel, conference centre, 17-bed hospital with 3 observation beds and a Cancer Care Chemotherapy Unit, fire station elementary school (Kindergarten to Grade 6), Secondary School (Grades 7 to 12), 4 churches, 24 unit – 50+ housing, 12 unit supportive living facility, industrial park, several small businesses, as well as recreation facilities such as the golf course, tennis courts, arena, outdoor rink, curling rink, rifle range, archery range, swimming pool, marina, and 2 seasonal campgrounds.

After a number of years of uncertainty over the future of the AECL facility, it has been announced that the facility will close. The L.G.D. is now faced with the task of establishing a new economic base and community focus. The community must change from being one of support for the AECL facility to one with more diversity and a greater mixture of land uses.

The initial concept for the Pinawa town site was a well-planned community with ample space set aside for playgrounds and pathways. Visual amenities were given a high priority. Although Pinawa must continue to grow and diversify by attracting new residents and tourists, this planning concept is equally important today and will be maintained.

Priority will be placed on redeveloping the current AECL industrial complex. There is also a need for industrial uses closer to the Pinawa town site and therefore, land will be made available in this area as well.

Opportunities exist for expanded commercial enterprises that require highway frontage or businesses that require site areas larger than can be accommodated in the town site. Alternative locations for these businesses have been provided along PR 211 (as identified on Map B) and in the vicinity of the intersection of PR 211 and PR 520.

The L.G.D. has established 10 land use designations in order to provide future land use planning guidelines. The land use designations are:

- Serviced Residential;
- Unserviced Residential;
- Commercial;
- Industrial;
- Institutional;
- Recreational;
- Natural Area;
- Parks and Open Space;
- Agricultural; and
- Provincial Park.

The locations of the above land use designations are identified on Maps A and B in Part 7.

The following land use policies, in concert with the Maps A and B, provide the planning framework for the L.G.D. for the next 5 years. The Development Plan builds on the existing land use pattern and provides expanded opportunities for commercial and industrial developments.

PART 3 - GOALS AND OBJECTIVES

3.1. APPROACH

The approach used in the preparation of this Development Plan was one of collecting and analyzing data and, through public consultation, identifying issues, preparing a mission statement, formalizing goals and objectives and discussing options and alternatives. The Development Plan forms the basis for future development. Implementation policies and a revised land use plan were developed based on the current Development Plan.

3.2. GOALS

The primary goal of a development plan is to protect the general health, safety and well being of residents by adopting land use policies that ensure development occurs in a manner that will not endanger the health and safety of any individual or property, or place undue financial burden on the L.G.D. To ensure that this primary goal is achieved, the secondary goals of this Development Plan are as follows:

1. To provide as much direction as possible to the L.G.D. in its planning process and to ensure that environmental, social and economic considerations are integrated into the decision making process of planning and development.
2. To provide definitive policy guidance for subsequent implementation tools such as the zoning by-law, conditional use decisions, and site plan guidelines and capital works projects.
3. To ensure that development is restricted on low-lying areas subject to flooding.
4. To ensure sufficient lands have been identified to accommodate a variety of housing types and mixed commercial and industrial uses for both current and future needs.
5. To strengthen the L.G.D. of Pinawa as a desirable place to work, live, and visit by encouraging the provision of adequate social, recreation, cultural, health and education services.
6. To expand commercial opportunities.
7. To promote Pinawa as a tourist destination centre with both water and road access; and
8. To maintain and preserve the high quality of the natural environment.

3.3. OBJECTIVES

3.3.1. Environmental

- To identify lands with environmental constraints and/or the presence of sensitive features and establish policies to promote the protection, conservation, maintenance and enhancement of such features.
- To establish policies that will restrict development to only suitable areas where acceptable forms of servicing (private, municipal or communal) are available or could be cost effectively installed.
- To promote the sustainable use and conservation of water supply and waste treatment facilities, including the efficient collection and disposal of solid, liquid

and hazardous wastes, in a manner that minimizes environmental impact and to promote programs of recycling, composing and reduction.

- To protect the natural environment, including fisheries and wildlife.

3.3.2. Social

- To encourage the identification, preservation, conservation and maintenance of natural, cultural or man-made historical or heritage features.
- To maintain and enhance the scenic value of the Winnipeg River and the Pinawa Channel.
- To preserve the open space amenities within the Pinawa town site.
- To increase the year round recreational options for all age groups within the L.G.D.
- To improve community health and social service facilities.
- To improve community education facilities.
- To provide for a variety of housing types in appropriate locations.
- To ensure that industrial uses that are unsightly or that emit high levels of odours, noise or dust, or that generate excessive vehicle traffic, etc. are located in areas that are sufficiently buffered from residential and recreational areas.

3.3.3. Economical

- To promote expansion of the downtown commercial district.
- To encourage continued residential growth.
- To improve the marina area to permit increased facilities to boaters and other recreational users.
- To provide sufficient land designated for highway commercial uses in appropriate locations.
- To protect the existing AECL industrial complex from land uses that could restrict future development options of the site.
- To provide sufficient industrial designated land in close proximity to the Pinawa town site for uses that require close proximity to an urban centre.
- To encourage co-operation between the various economic, recreation, and tourism groups to maximize economic opportunities.
- To encourage expansion of recreational facilities for the increased economic benefit of the community.
- To protect existing agricultural land.

PART 4 - DETAILED DEVELOPMENT POLICIES

Part 4 establishes detailed land use policies that relate to each land use designation. The policies should be read in conjunction with the Land Use Maps A and B. These maps indicate the general spatial distribution of predominant land use designations. Minor variations of the boundaries may be permitted in order to conform to existing lot boundaries and topographic features.

Part 4 contains policies for the following land use designations:

- Serviced Residential;
- Unserviced Residential;
- Commercial;
- Industrial;
- Institutional;
- Recreational;
- Natural Area;
- Parks and Open Space;
- Agricultural; and
- Provincial Park.

Part 5 contains additional policies that apply to all land use designations. When considering development in any land designation, these additional policies must also be adhered to.

4.1. SERVICED RESIDENTIAL

4.1.1. Introduction

The original town site incorporated a number of important residential design objectives as listed below.

- To provide a mixture of residential housing types including single family dwellings, 2- family dwellings, multi-family dwellings, apartments, 50+ housing, and supportive housing.
- To design a network of collector streets that minimize traffic flow in residential areas.
- To create buffers between collector streets and Provincial roads.
- To provide ample open space for natural areas, parks, and playgrounds.

It is the intent of this plan to continue using this residential design philosophy.

The expansion of area under the control of the L.G.D. has created opportunities for other residential development types such as: senior's housing, condominium development, and visitable housing development. Provisions will be made for these uses in areas as identified on Maps A and B.

There are presently 900 approved residential lots in the town site, 160 of which are undeveloped. The majority of undeveloped lots are located west of Aberdeen Avenue. Many of the undeveloped lots east of Aberdeen Avenue are comprised of bedrock and are more difficult to develop.

4.1.2. Objectives

1. To maintain the existing high level of open space areas for recreational uses such as playgrounds and walkways.
2. To encourage the establishment of senior's housing.
3. To promote the integration of condominium and recreational developments.
4. To continue to allow a diverse inventory of housing for all financial and age groups.
5. To encourage quality residential development that caters to the tourism and recreation segments.
6. To protect existing trees and promote planting of new trees in residential areas.

4.1.3. Policies

1. The predominant development within areas designated "Serviced Residential" on Map B shall be residential including low density (single family dwellings and 2-family dwellings), and high density (apartments). These uses will be subsequently zoned for residential use in the Zoning By-law.
2. New developments must be designed to link up with proposed or existing roads, water and sewer services, open space areas and pathways.
3. Other uses that are compatible and necessary to serve residential neighbourhoods such as natural areas, playgrounds, neighbourhood commercial uses, bed and breakfast establishments, institutional uses and utilities, may be permitted subject to appropriate zoning. These Zoning By-law will provide regulations for these uses. Proposals shall be reviewed with consideration given to the following matters:
 - the compatibility of the proposed use with adjacent development;
 - the appropriateness of the location to serve the neighbourhood; and
 - the compatibility with the transportation network and appropriate parking.
4. Public access to public parks and open space must be provided in suitable locations within new subdivision designs.
5. A minimum of 10% of the urban centre's gross land area must be provided for public open space and recreation. The Municipality can achieve this goal through a number of means such as land dedication at the time of subdivision approval, gifts or outright purchase of property.
6. Manufactured home subdivisions may be allowed within the town site limits, subject to design and site considerations. Sites must be designed in a manner that ensures adequate area for streets, recreation, open space and parking. Provision must be made for municipal water and sewer services. Common design characteristics must be used for all structures.

Detailed criteria for Manufactured Homes will be outlined in the Zoning By-law.

7. Proposals for new residential developments west of Aberdeen Avenue will not be considered until the supply of vacant residential lots is less than 20% of the total number of residential lots.
8. Existing trees must be preserved whenever possible. The Zoning By-law will provide detailed requirements regarding tree protection and tree removal procedure.

4.1.4. Zoning

Areas shown as “Serviced Residential” on the attached Maps A and B may subsequently be zoned “Single Family Residential”, “2-Family Residential”, “Multi-Family Residential”, “Manufactured Home Park”, “Neighbourhood Commercial” or “Parks and Open Space”.

4.2. UNSERVICED RESIDENTIAL

4.2.1. Introduction

There is currently limited unserviced single family or seasonal residential development in the L.G.D. A rural residential subdivision consisting of 61 lots is located south of PR 211, across from the entrance to the AECL industrial complex.

4.2.2. Objectives

1. To maintain a limited supply of unserviced rural residential lots.
2. To ensure that lots are located and designed in compliance with all provincial environmental standards.
3. To ensure that such developments will not interfere with the orderly expansion of the town site or industrial and commercial areas.
4. To ensure that unserviced residential lots are grouped in well-planned areas.

4.2.3. Policies

1. Non-serviced rural residential development will only be approved in areas that can be adequately serviced by private sewage and water supply.
2. Developments adjacent to water bodies must be designed so that public access to and along the water body is not restricted.
3. An adequate amount of land must be provided for public open space and recreation within unserviced residential areas. The required amount will be determined during the subdivision review process. Factors such as proximity to existing open space areas will be considered.
4. Preference will be given to developments that incorporate or integrate with commercial recreational uses.

5. The L.G.D. will evaluate the impact of new development proposals on the natural environment. Developers may be required to provide environmental impact studies prior to any approval. Developments that adversely harm the natural environment or are at risk due to flooding will not be approved.

4.2.4. Zoning

Areas shown as “Unserviced Residential” on Maps A and B may subsequently be zoned “Rural Residential”, “Recreational” or “Parks.”

4.3. COMMERCIAL

4.3.1. Introduction

The existing commercial area between Massey and Vanier Avenue shall remain the main commercial and civic focus in the community. The present commercial area provides service to 2 main client groups: the permanent residents of Pinawa and to visitors to Pinawa.

Historically, AECL did not encourage commercial development. Consequently, the commercial district does not provide all of the services required by the community. Many town residents do most of their shopping in Lac du Bonnet, Beausejour and Winnipeg. Increased commercial opportunities will result in more local buying. Commercial establishments that cater to tourism will be encouraged.

It is the goal of this Development Plan to retain the existing commercial core and encourage its expansion in order to provide additional services to a larger client group.

The commercial area presently has a number of major commercial enterprises supported by a number of smaller enterprises. The L.G.D. municipal office is also located in this area. The municipal office attracts people to the downtown and therefore, supports the goal of strengthening the downtown commercial core.

The recent construction of PR 520 that runs north towards the Lee River and Bird River areas has opened up additional commercial opportunities for the community. PR 211/520 provides an alternate route to popular cottage areas, as well as commercial and recreation establishments in the L.G.D. The intersection of PR 211 and PR 520 has been identified for future highway commercial sites.

Maps A and B identify the location of "Commercial" designations. Lands opposite the existing mall north of Burrows and land south of Burrows Avenue, between Vanier Drive and Bessborough Drive have been designated "Commercial" in order to provide for expanded commercial needs.

4.3.2. Objectives

1. To promote retail and service businesses including services required by the food and hospitality industries (motels, resort, and restaurants).
2. To encourage increased services for tourists including hobby and craft stores and marine related businesses.
3. To restrict uses that require exterior storage of material.
4. To improve the physical appearance of buildings by encouraging standardized construction, design and landscaping.
5. To provide alternative commercial areas for uses requiring highway frontage or lots larger than can be accommodated in the central business district.

4.3.3. Policies

1. A high level of aesthetics was identified as a major goal for the community. As such, businesses in the "Commercial" areas will be expected to be designed and maintained in a visually attractive manner. Specific design

standards may be achieved through development agreements. The Planning Act provides for agreements pursuant to a subdivision approval or a zoning amendment.

2. Buffering such as berms, fences, trees, shrubs, and landscaping may be required between commercial establishments and between commercial areas and adjacent residential and open space areas.
3. All business in Commercial areas must be connected to community sewer and water services with the exception of businesses located at the intersection of PR 211 and PR 520. The ability to provide adequate parking facilities will be evaluated as part of the approval process.
4. Access to streets must be designed in a safe and efficient manner.

4.3.4. Zoning

Areas identified as “Commercial” on Maps A and B may subsequently be zoned as “Central Commercial” or “Highway Commercial.” The Zoning By-law will provide a comprehensive list of permitted and conditional uses within these zones, as well as detailed site requirements such as lot size, setbacks, lot coverage, parking, etc.

4.4. INDUSTRIAL

4.4.1. Introduction

“Industrial” generally refers to the use of land for the purpose of manufacturing, processing and/or storage of goods and materials. Light industrial uses have limited outside storage of material, while heavy industrial uses generally need large outside storage areas. Some types of heavy industry are less aesthetically pleasing and produce higher noise, vibration, traffic and emissions.

Industry is an important land use in the L.G.D., particularly the AECL industrial complex. The L.G.D. intends to promote this area for medium and heavy industrial uses, while ensuring that existing and future developments are environmentally sound and aesthetically pleasing.

The L.G.D. recognized the need for small-scale industrial uses outside of the AECL complex and established an unserved industrial park west of the town site and north of PR 211. To date, construction costs have made it uneconomical to provide municipal water and sewer services to this area. Since there is a need for serviced industrial sites close to the town site, consideration is being given to either providing service to the aforementioned area or to the area west of Willis Drive West.

4.4.2. Objectives

1. To promote industrial development and create employment and further economic diversification.
2. To accommodate a variety of industrial uses and minimize potential land use conflict.
3. To ensure suitable sites are available to accommodate present and future industrial uses within the L.G.D.
4. To encourage industries with similar characteristics to cluster together in order to avoid incompatibilities and create pleasing environments.
5. To ensure future industrial development does not negatively impact the quality of life or adjacent land uses.
6. To ensure industrial development does not negatively impact the natural environment.
7. To improve the appearance of the Pinawa Industrial Park and establish appropriate standards to ensure future developments are complementary.
8. To ensure that municipal services and infrastructure are designed, constructed and maintained in an efficient and cost effective manner.

4.4.3. Policies

1. Industrial development shall be restricted to designated “Industrial” areas.
2. Future designation and zoning of industrial areas shall take the following into consideration:
 - availability of municipal services;

- access to major transportation routes; and
 - compatibility with adjoining uses.
3. In order to prevent conflicts between incompatible land uses, industrial uses such as vehicle and equipment recyclers will not be permitted east of Willis Drive West. These uses must be located in the Pinawa Industrial Park.
 4. An engineering report addressing servicing issues and options, environmental concerns, and other matters determined by Provincial and L.G.D. officials may be required prior to approval of new industrial areas.
 5. Roads to industrial areas shall be designed to avoid penetration of traffic into or through residential areas.
 6. In order to protect municipal services and preserve environmental quality, new or expanded industries shall be evaluated to ensure that:
 - water consumption in peak use periods will not unduly strain the water supply system;
 - dust, odour, gases, noise, vibration, or light emissions will not disrupt adjacent uses nor diminish the quality of life or the environment; and
 - any proposed alteration of the topography will not aggravate or cause flooding problems on other land.
 7. Prior to the approval of any multi-lot industrial plan or industrial rezoning, the proponent may be required to prepare a Sector Plan showing the conceptual design, landscaping, preliminary servicing requirements, parking areas, potential land use conflicts, and the transportation network.
 8. Provision will be made in the Zoning By-law and/or development agreements to ensure that industrial developments are attractively designed and landscaped.
 9. Standards shall be incorporated in the Zoning By-law and/or development agreements to ensure that permitted and conditional uses are appropriate and cause minimal impact on adjoining properties.
 10. Industrial developments shall comply with the following design criteria:
 - All buildings are to be constructed and finished with durable materials designed to maintain the initial appearance throughout the life of the structure.
 - Exposed projections such as mechanical and electrical equipment are to be screened from public view if such projections are deemed inconsistent with the character and appearance of the surrounding area.
 - Fencing is to be natural in appearance and co-ordinated with the design of the main building.
 - Adequate off-street parking shall be provided for proprietors, employees and visitors.

- A landscaped strip of land (minimum width of 10m) shall be provided and maintained along common property lines and streets when located adjacent to existing or proposed residential, institutional, commercial or recreation areas.
- Noise levels generated in industrial developments shall be less than 50 dB when measured in any nearby residential or institutional areas. Setbacks and/or noise attenuation methods may be required to achieve this.
- All industrial sites shall front on public roads and shall have only a limited number of openings for vehicle exits and entrances.

4.4.4. Zoning

The Zoning By-law may divide the areas identified as “Industrial” on Maps A and B into “Light Industrial”, “Heavy Industrial” and “Industrial Waste Disposal.” Only the “Light Industrial” zone will be permitted in the industrial area between Willis Drive West and the current LGD town site lagoon.

4.5. INSTITUTIONAL

4.5.1. Introduction

There are a number of public institutions in the town site at present. These include churches, schools, arena, hospital, dental clinic, municipal office, RCMP station, fire station, Community Centre, and Vanier Centre.

In addition to their primary function, public institutions support the commercial community by attracting people to the urban centres. Their continued development is important for the well being of urban centres, as well as the community at large.

Many institutions, like schools, provide an important open space and recreation component to the urban centres. Well-designed and maintained institutions make communities more visually pleasing.

The L.G.D. has recognized the importance of institutional uses and has made it a goal to promote the establishment of these uses.

4.5.2. Objectives

1. To encourage institutions to locate in the areas most convenient for the primary user group.
2. To encourage a high degree of aesthetics in all institutional design.
3. To encourage energy conservation and accessibility by locating institutions in central locations.
4. To provide a wide range of public institutions for all residents of Pinawa and surrounding areas.
5. To ensure the locations of public institutions are compatible with the adjacent land uses.
6. To encourage the grouping of institutional uses that can be used for joint functions.

4.5.3. Policies

1. Council will ensure that proposals for new residential subdivisions make land available for public institutions such as churches, in locations convenient to community residents;
2. Public institutions must be located in east of Willis Drive West unless it can be established that the best interest of the community would be served by locating them in the rural area.
3. Adequate parking facilities must be provided for public institutions. The Zoning By-law will provide details on parking requirements.
4. Public institutions should be located in areas that are compatible with other land uses.

5. Institutional uses such as halls and community centres should be located, whenever possible, close to existing uses that could benefit from having additional facilities that could be shared when large events are planned.

4.5.4. Zoning

The Zoning By-law will provide a detailed list of permitted and conditional uses in areas zoned “Institutional” and specify appropriate site requirements.

4.6. RECREATIONAL

4.6.1. Introduction

Recreation is important for both the economic and social components of the L.G.D.

Important recreational facilities include:

- Golf Course;
- Curling Club;
- Outdoor heated pool;
- Tennis courts;
- Arena;
- Beach;
- Marina;
- Archery Range;
- Trans Canada Trail; and
- Trails for hiking, biking, snowmobiles, cross-country skiing and ATVs.

The L.G.D. encourages the expansion of recreational uses specifically focused on out-of- town residents in order to attract additional tourist dollars. There has been interest expressed in establishing other recreational uses such as campgrounds and equestrian centres. The Community Centre is the venue for cultural organizations including Eastern Manitoba Concert Association, Pinawa Players, Pinawa Community Band, and also is the location of the Pinawa Public Library. Pinawa Art 211 is an organization for a variety of Pinawa artists.

The marina is an important economic development as well as recreational asset, Many visitors come to Pinawa via the marina. It also provides residents and visitors to Pinawa access to the Winnipeg River. The Ironwood Trail, which is part of the Trans Canada Trail, travels through the land adjacent to the marina. It follows that the land around the marina is ideal for the development of recreation based businesses. Businesses that would be suitable include, but are not limited to, restaurants; resort hotel; fishing tackle; boat, canoe, kayak, rentals; sailboat lessons; water skiing lessons; river tours; etc.

4.6.2. Objectives

1. To encourage the continued growth of intensive recreational developments to meet the needs of both residents and tourists.
2. To ensure that intensive recreational developments are located and designed in harmony with the environment and other land uses.
3. To ensure that areas adjacent to existing intensive recreational developments are not developed for uses that would restrict their expansion.

4.6.3. Policies

1. Uses in areas designated "Recreation" on Maps A and B will be restricted to private or public recreational activities such as golf courses, arenas, resorts, seasonal trailer parks and marinas or to condominium developments where a minimum of 75% of the land area or floor area ratio is devoted to recreational uses.

2. The clustering of recreation developments is encouraged so they can be mutually supportive.
3. The characteristics of nearby land uses must be considered when evaluating new recreational developments. Uses that are not compatible should not be approved or must be buffered, either visually or through appropriate separation.
4. A detailed recreation inventory and long-range needs assessment will be carried out to determine the long-range needs for existing uses and possible new uses. The needs assessment should look at both land and servicing requirements.
5. All recreational developments must be designed and landscaped in a manner acceptable to the L.G.D.
6. The L.G.D. should incorporate development of recreation based businesses for the land surrounding the marina in the economic development plan.

4.6.4. Zoning

Areas shown as "Recreation" on the attached Maps A and B may be subsequently zoned as "Recreation". The Zoning By-law will provide an expanded list of uses that are appropriate for this Zoning district.

4.7. NATURAL AREAS

4.7.1. Introduction

The L.G. D. contains extensive natural areas characterized by woodlands and marshlands interspersed with bedrock outcrops. These areas are an important resource base for recreation, wildlife habitat and forestry, and to a limited degree, agriculture. Much of the natural areas are owned by AECL and served as a buffer for the AECL industrial complex.

The majority of the natural areas are owned by either the Provincial or Federal Governments through AECL or the L.G.D. The Province regulates provincial Crown Land. The majority of the Development Plan policies would only apply if the land were to be sold or leased to private owners. The Crown would not likely approve development applications on Crown Land that would be in conflict with this Development Plan.

4.7.2. Objectives

1. To protect lands that are most suitable for retention in their natural, undeveloped state due to site conditions or the presence of ecologically important wildlife and/or vegetation.
2. To protect valuable woodlands for forestry management purposes.
3. To work with both Federal and Provincial authorities in developing appropriate land use policies for these areas.
4. To ensure residents of the town site or rural residential areas have access to public open space for passive recreational uses.
5. To provide a network of paths for hiking, biking, snowmobiles, ATVs, and other recreational uses in appropriate locations throughout the L.G.D.
6. To ensure that residents have access to the waterfront and the Pinawa Channel.

4.7.3. Policies

1. Permanent structures, excepting minor facilities ancillary to an approved extensive recreation use such as hiking and ski trails, will not be permitted.
2. Activities such as wood cutting, forestry, extensive public recreational uses such as cross country skiing, hiking, biking, snowmobiling, and the use of ATVs may be permitted outside of the town site.
3. No additional agricultural development that would involve land clearing will be allowed in areas identified as "Natural Area".
4. The L.G.D. will evaluate the impact of any new development proposals that could impact the "Natural Areas". Developers may be required to carry out environmental impact studies prior to any approval. Developments that adversely harm the natural environment will not be approved.
5. No development will be permitted in areas that have high environmental sensitivity. These areas will be identified as a separate zone in the Zoning By-law.

4.7.4. Zoning

Areas shown as “Natural Area” on Maps A and B may be subsequently zoned “Natural Area” or “Ecological Area”.

4.8. PARKS AND OPEN SPACE

4.8.1. Introduction

The town site has large areas set aside for parks and open space. These areas include the shoreline reserves, walking trails, natural rock outcrop areas, and playground areas. They have been identified as an important asset to the community and will be maintained.

4.8.2. Ironwood Park

The Ironwood Park is defined as the area between Willis Drive and the Winnipeg River from the east end of Burrows Road to **Aberdeen Avenue** excluding the marina. The Ironwood Park was set aside by the original town planners to be an area that will be kept available for all to enjoy. This philosophy has been supported by the current residents of the community.

As the highest priority park in Pinawa, the L.G.D. of Pinawa, in consultation with community groups such as the Friends of the Ironwood Trail, should develop and implement a plan to manage and improve the Ironwood Park. The plan should include, but is not limited to, the following elements:

- The Ironwood Trail tread to be maintained and accessible to people of all ages and abilities.
- Access to the Ironwood Trail should be from multiple locations on Willis Drive and functional for all Trail users
- Amenities such as park benches and picnic tables should be strategically located along the Ironwood Trail
- Maintenance of the current vegetation and re-vegetating selected sections of the Ironwood Park.
- Maintenance Plan of the Ironwood Park for Public Works.
- Maintenance of the public docks.
- Picnic Areas developed in partnership(s) with Community Groups.
- Parking Plan along Willis Drive coordinated with location of Picnic Areas
- Option to consider an amphitheatre for outdoor concerts, plays, or other community events.

4.8.3 Objectives

1. To ensure that all residents of the L.G.D. have convenient access to public parks and open space areas.
2. To ensure that areas are set aside for parks and recreation in all new residential developments.
3. To promote the integration of biking and hiking trails in all new residential developments.
4. To maintain open space areas adjacent to the major roads and collector streets.
5. To protect existing trees and promote the planting of new trees in residential areas.
6. To maintain and continuously improve the Ironwood Park as a recreational and economic development asset.

4.8.4. Policies

1. Council may require that a minimum of 10% of all land in new residential developments be set aside for parks and recreation. This would include areas for tot-lots, community playgrounds, trails, natural areas, and shoreline reserves.
2. Natural area buffers must be maintained along provincial roads, highways, and major collector streets, except in areas identified as “Commercial.”
3. Existing trees must be preserved whenever possible. The Zoning By-law will provide detailed requirements regarding tree protection and tree removal procedure.
4. The L.G.D. will maintain the network of public walkways in Parks and Open Space.
5. Council to adopt a strategic plan to govern the maintenance and improvements to the Ironwood Park as outlined in Section 4.8.2.

4.8.5. Zoning

The Zoning By-law will provide a detailed list of permitted uses in areas designated as “Parks and Open Space”, as well as development standards.

4.9. AGRICULTURAL

4.9.1. Introduction

Agriculture is a minor land use in the L.G.D. Approximately 160 acres of land is currently being used for agriculture, most of which is found west of the Winnipeg River and is owned by AECL. This land serves as a buffer to their industrial complex. While additional development in this area is not foreseen under the present ownership, future sales to private landowners could result in requests for new agricultural uses and land clearing.

In addition to the areas owned by AECL, a small area of crown land is leased for agriculture in Section 9-14-11E.

4.9.2. Objectives

1. To protect the existing agricultural developments from conversion to other uses or from uses that could restrict their daily operation.
2. To ensure that environmentally sensitive areas are protected from agricultural uses or land clearing that could result in degraded water quality and soil erosion.

4.9.3. Policies

1. Proposed land clearing must be approved by the L.G.D. in consultation with Manitoba Agriculture to ensure that areas susceptible to surface and bank erosion are protected.
2. *Livestock operations as defined pursuant to the Planning Act, or livestock related uses as described under Policy 5.8.2.b within a one mile radius of AECL will not be permitted in order to protect the AECL industrial complex from incompatible land uses. (By-law 703-08)*
3. Future land subdivision will only be allowed for individuals who derive a major portion of their income from the farming operation and who are involved in the farm operation on a daily basis.
4. Allowed limits for livestock operations are listed in Appendix A.

4.9.4. Zoning

The areas identified as Agriculture on Map A that are currently not developed and owned by either the Crown or AECL shall be zoned as "Agricultural" or "Natural Area" in the Zoning By-law.

4.10. PROVINCIAL PARK

4.10.1 Introduction

Portions of Whiteshell Provincial Park and, Whitemouth Falls Provincial Park and are found within the boundaries of the L.G.D. These areas are under the jurisdiction of the Province and are currently undeveloped. The Pinawa Provincial Park has been developed. Developments in and adjacent to Provincial Parks must be planned and regulated to ensure only appropriate land uses are allowed.

4.10.2. Objectives

1. To protect existing Park lands from incompatible land uses.
2. To encourage co-operation between the Provincial Government and the L.G.D. regarding development issues within the Park boundaries.

4.10.3 Policies

1. *Proposed land uses adjacent to all Provincially designated sites, including Whiteshell Provincial Park, shall be compatible with land uses within park boundaries. Uses other than Parks and Open Space shall maintain an appropriate buffer and separation distance to ensure a harmonious and compatible land use pattern. (By-law 703-08)*
2. The L.G.D. and the Province will co-operate to ensure planned Park uses are in conformity with the L.G.D.'s planning goals.
3. Any Provincial Park's land must be zoned as "Parks & Open Space" or "Natural Area" upon release from the Provincial Park.

4.10.4. Zoning

Provincial Park lands will be zoned "Provincial Park" in the Zoning By-law. Jurisdiction remains with the Province.

PART 5 - GENERAL DEVELOPMENT GUIDELINES

Many land uses are not restricted to one specific development plan designation, but rather, can be found in some or all designations. Guidelines are needed for these uses to ensure land use compatibility, efficiency of servicing and environmental compatibility. Policies have been developed to provide guidelines for such uses.

5.1. FLOOD & EROSION MANAGEMENT

5.1.1. Introduction

The majority of the shoreline of the Winnipeg River has been designated as water storage lands. The primary function of this designation is to either provide water storage areas or prevent development on areas that may be subject to bank erosion. A number of low-lying marshy areas are located adjacent to the Winnipeg River and Pinawa Channel.

Development within areas subject to seasonal flooding could lead to unacceptable risks to:

- private property owners;
- the L.G.D. in its provision of services and discharge of its responsibility for the general safety and welfare of its residents; and/or
- senior governments in the provision of disaster relief and compensation.

There is recognized public interest in managing development in flood-prone areas, not only for the benefit of individual landowners, but also for benefit of ratepayers.

5.1.2. Objectives

1. To minimize risks and public costs of development in flood prone areas.
2. To maintain the natural capability of rivers and streams to convey flood flows.
3. To protect river and stream banks from activities that may accelerate erosion resulting in bank instability.

5.1.3. Policies

1. Low-lying areas that are highly susceptible to flooding may be designated as "Natural Area" in this Development Plan, thus prohibiting their use for any form of permanent structures.
2. Development, with the exception of boat docks, will not be permitted in any areas identified as "Crown or Manitoba Hydro-owned Water Storage Lands" on current land ownership maps. The policy for boat docks is documented in the L.G.D. of Pinawa Waterfront Policy, Policy No. 21.
3. Developments adjacent to water bodies must have appropriate sediment trapping mechanisms in place during the construction phase and must be designed to reduce erosion and siltation of water bodies.

5.2. HOME OCCUPATIONS / HOME INDUSTRIES

5.2.1. Introduction

The economic importance of home occupations and home industries is increasing in Manitoba. Many businesses that would not be economically viable in the traditional urban setting can often succeed if operated from the owner's home or property. In addition to the economic benefits, home based businesses provide social benefits to many individuals. This is particularly important to individuals who wish to remain in the home and work only part-time due to the need to raise children or care for the elderly.

Home occupations and home industries can however, have negative impacts as a result of insufficient parking, increased traffic generation, noise, odours and conflict with other land users. They can also serve to undermine the existing commercial areas. In spite of these negative issues, it is the belief of the L.G.D. that home occupations and home industries have more advantages than disadvantages, if operated under appropriate standards and in proper locations.

Home occupations are generally defined as businesses that operate as a secondary use within the confines of a dwelling unit. Home industries are conducted in an accessory building. In both instances, employment is generally restricted to family members. More detailed definitions will be included in the Zoning By-law.

5.2.2. Objectives

1. To provide residents of Pinawa with the opportunity to carry out small-scale businesses in their principal residence.
2. To ensure that home occupations and home industries are compatible with their neighbourhood and the environment.
3. To ensure that home occupations and home industries have adequate on-site parking and that the additional traffic generated by the business will not interfere with the character of the neighbourhood.

5.2.3. Policies

1. The Zoning By-law will provide detailed regulations for Home Occupations and Home Industries.
2. Home occupations shall be conducted within the confines of a dwelling unit and the physical character of the dwelling must not be substantially altered.
3. Home industries may be permitted in accessory buildings. The exterior storage of equipment or supplies should be minimal.
4. The types of home occupations or home industries permitted will vary according to land use designation due to different lot sizes, adjacent land uses, municipal infrastructure and population densities. The Zoning By-law will provide a listing of the permitted and conditional home occupations and home industries within each area.

5. Proposals for businesses that do not qualify as home occupations or home industries under the requirements outlined in the Zoning By-law will not be permitted.
6. The L.G.D. may place conditions on home occupations and home industries as a condition of approval. The conditions may be, but are not restricted to, hours of operation, parking requirements, signs, fencing or screening, size of facilities and the amount of outdoor storage.

5.3. HIGHWAYS AND TRANSPORTATION

5.3.1. Introduction

Access to the L.G.D. is limited to PTH 11, PR 211 and PR 520. The town site has limited road access, as it is located at the easterly end of P.R. 211. PR 520 provides an important access to the cottage areas along the Lee River and Bird River and to points further north.

While PTH 11 and PR 211 are hard-surfaced, all-weather roads, PR 520 is currently gravelled.

Most streets in the town site are presently hard-surfaced and are laid out in a system of local and collector streets. The current street pattern is both efficient for vehicles and safe for pedestrians.

The provision of a safe, efficient transportation network is important and shall be afforded protection from incompatible land uses and multiple highway access points.

5.3.2. Objectives

1. To protect the existing transportation system from uses that may reduce its safety and efficiency.
2. To enhance the quality of the road system.
3. To avoid creating hazardous traffic situations or conflicts between the transportation system and adjacent land uses.
4. To minimize public cost of constructing, improving and maintaining roadways by proper land use planning.
5. To protect areas planned for future highway upgrading projects from development that would reduce future transportation options or add to the cost of construction.

5.3.3. Policies

1. The L.G.D. will work closely with Province of Manitoba Department of Infrastructure and Transportation to ensure proposed developments close to the provincial highway system will not interfere with traffic flows on those facilities.
2. If development or plantings are contemplated in proximity to any provincial road or highway, applicants may be required to obtain permits from either the Provincial Department of Infrastructure and Transportation or the Motor Transport Board and Highway Traffic Board. Permit requirements are available from the Department or Board.
3. As P.T.H. 11, has been designated a Major Provincial Highway, the establishment of any incompatible land uses in the immediate vicinity of this highway shall be discouraged. This would include industrial, commercial and residential uses, except for the subdivision of existing farmsteads. Setback requirements will be established in the Zoning By-law.

4. When evaluating development proposals, the potential impact on the existing transportation system will be considered. Development requests that are incompatible with the existing transportation system shall be rejected unless an agreement can be reached between the traffic authority and the proponent to ensure compatibility or to provide road upgrading.
5. Where proposed industrial, commercial, recreational or agricultural developments will provide long term economic benefits for the L.G.D., consideration may be given by Council to enter into a cost share arrangement with the developer for road or highway construction.
7. Efficient street designs shall be incorporated into all new development in the town site. Collector streets, designed to move traffic safely and efficiently to the main municipal or provincial road network will be incorporated whenever possible.
7. Lots bordering collector streets should be designed so that their access is provided off secondary streets, feeding the collector street whenever possible.
8. All streets in the town site shall be hard-surfaced to a standard acceptable by the L.G.D.
9. Council shall make provision within the Zoning By-law for the temporary placement of buildings, uses and structures necessary for road construction. These could include accommodation, field offices, and concrete and asphalt plants.
11. Private advertising signs, either portable or permanent, must be attractively designed and located in areas that will not interfere with traffic safety or other land uses. Detailed sign regulations will be outlined in either the Zoning By-law or a separate Municipal Sign By-law.
12. Development that contributes to the evolution of a row of lots, each relying on direct access to the highway, shall not be permitted.

5.4. UTILITIES AND MUNICIPAL SERVICES

5.4.1. Introduction

The provision of utilities and the responsibility for ensuring that such facilities are planned, constructed and maintained in an efficient manner while minimizing conflicts with other land uses, is an important municipal goal.

As the responsibility for planning and maintaining utilities is often shared with several other agencies and levels of government, it is important for the L.G.D. to work closely with these agencies and governments to ensure that the best possible services are supplied to the residents at least cost.

5.4.2. Objectives

1. To achieve feasible and economical solutions to water supply problems.
2. To ensure co-ordination with utility companies on all future land development issues affecting service changes or improvements.
3. To minimize potential conflict and related hazards between residents and utility corridors.
4. To reduce the volume of waste through programs that encourage recycling and reuse.
5. To provide safe and economical liquid and solid waste disposal facilities for all residents of the L.G.D.
6. To ensure utilities are located in areas that provide efficient services, but do not negatively impact adjacent land uses and the environment.

5.4.3. Policies

1. The L.G.D. will continue to work co-operatively with utility companies and other levels of governments in order to resolve land use issues and ensure provision of safe, economical and efficient services to its ratepayers.
2. Utilities may be permitted in any land use designation, provided the site is suited for the purpose required.
3. Utilities are encouraged to locate buildings, towers or other structures in such a manner as to minimize their impact on people, adjacent land, drainage and the environment.
4. The L.G.D. will monitor the sewage treatment capacities and plan for additional capacities or alternative treatment facilities as required.
5. The L.G.D. will explore alternative methods of solid waste disposal and institute new methods that are considered to be the most economical, appropriate and feasible, including recycling, reduction, recovery and re-use.
6. The L.G.D. will provide facilities to dispose of solid waste in a sanitary, economical and orderly manner by making long-term plans for the location and development of suitable landfill or transfer sites.

7. The L.G.D. will continue to review the status of protective services and work with all levels of government to ensure that proper protective services are available for all residents and businesses.
8. Underground services must be utilized in all new developments within the town site, except where the appropriate public utility determines otherwise or it is impossible to do so because of existing overhead services.

5.5. DRAINAGE

5.5.1. Introduction

An efficient drainage infrastructure is essential to the economic well being of the L.G.D. Adequate storm drainage is necessary to avoid property damage during periods of excess precipitation.

Drainage systems often have multi-jurisdictional implications. Drainage and land development activities in areas remote from the L.G.D. may have negative impacts within the L.G.D.

5.5.2. Objectives

1. To provide cost effective land drainage and storm sewers where needed.
2. To co-operate with other jurisdictions in land drainage.
3. To ensure sites are designed with proper drainage, taking into account the potential impact on other land users.
4. To co-ordinate land drainage activities.

5.5.3. Policies

1. All land drainage activities shall comply with the Provincial Water Rights Act and associated policies and regulations.
2. New culverts shall be approved by the appropriate drainage authority prior to installation to ensure that they have sufficient size capacity to meet projected flow levels. Inspection of culverts shall be conducted by the appropriate authority.
3. Development will not be approved in areas that cannot be properly drained or when the required drainage would result in other land use or environmental problems. The L.G.D. requires developers to provide engineering studies for all development, at the developers cost. Existing property owners can implement drainage changes but only if the changes are in compliance with the L.G.D. of Pinawa Drainage ByLaw.
4. Storm water drainage plans shall be approved by the appropriate drainage authority prior to the final approval of all new residential, commercial and industrial uses to ensure that the proposed drainage system will handle anticipated flows and will be compatible with other land users.
5. Permission is required from the Province of Manitoba Department of Infrastructure and Transportation to drain any water or any other liquid material into the highway drainage system. The Department prefers to see no increase in storm flows in the highway ditch system. However, if this is unavoidable, the cost of any revisions required to the existing highway drainage system, which are directly associated with the development, will be the responsibility of the developer.

5.6 HERITAGE RESOURCES

5.6.1 Introduction

A large number of archaeological sites have been recorded along the Winnipeg River and Pinawa Channel. The majority of these sites relate to pre-1640 A.D. Aboriginal encampments which attest to the long period of human occupation in this region.

5.6.2 Objectives

1. To identify heritage resources in the municipality.
2. To preserve and protect the heritage resources.
3. To encourage the public awareness of, understanding of, and appreciation for the heritage resources.

5.6.3 Policies

1. The municipality shall encourage and facilitate the identification of heritage resources in the district.
2. The municipality shall endeavour to preserve and protect its heritage resources through the judicious use of statutory prohibitions in demolition, restrictive zoning by-laws, subdivision control procedures, issuance of development permits, design regulation by-laws, and designation of heritage sites.
3. The municipality shall encourage the formation of a municipal heritage committee in order to identify, commemorate and protect heritage resources and to provide a source of advice on heritage issues.
4. The municipality may request the local municipal heritage committee, where one exists, and the Manitoba Historic Resources Branch to identify sites and to delineate areas with high heritage resource potential in order to ensure that heritage resources are not lost without the opportunity for proper expropriation.
5. The municipality should designate municipal sites, upon the advice of the local heritage committee, and should enact a by-law to provide for the protection of any Municipal Heritage Sites, as provided for under The Heritage Resources Act.
6. The municipality shall refer any proposed development, subdivision, change in land use, demolition, alteration or similar activity which may affect an identified site or the areas delineated as having high heritage resource potential to the municipal heritage committee and the Manitoba Historic Resources Branch for review and comment.
7. The municipality should erect commemorative markers, prepare informational material, support educational programs and provide assistance, as deemed appropriate in order to encourage the public awareness of and appreciation for heritage resources.

5.7 SAND AND GRAVEL RESOURCES

5.7.1 Introduction

The E ½ 25-14-11 EPM contains an economically valuable sand and gravel deposit that warrants protection from surface land uses that may conflict with aggregate extraction.

5.7.2 Objectives

1. To identify and protect all areas defined as being capable of supporting high and medium quality mineral extraction.
2. To ensure that quarry materials continue to be available to support local and provincial construction projects.
3. To incorporate programs to rehabilitate exhausted extraction sites to a state that is environmentally safe, stable and compatible with adjacent lands.
4. To minimize potential land use conflicts between mining activity and other adjacent land uses.

5.7.3 Policies

1. The L.G.D. Council shall not permit new lot development of rural residential, recreational or other forms of intensive land uses within 500 feet of an active mine or quarry site.
2. The rehabilitation of exhausted pits and quarries is governed by regulations under the Mines Act. The L.G.D. Council shall have input to proposed post-mining land uses and the development of appropriate rehabilitation plans so as to ensure compatibility with the resource base of adjacent properties. The rehabilitation of lands disturbed by mining will be conducted in accordance with The Quarry Minerals Regulation.

5.7.4 Zoning

The zoning by-law shall contain provisions to prevent development from occurring on or near viable aggregate and mineral deposits. Quarry operations will be permitted as conditional or permitted uses in the Natural Area Zone.

The uses that shall be permitted are those that will provide access to the resource until such time that it has been exhausted and the site rehabilitated or the aggregate resource is determined to be uneconomical to extract.

The zoning by-law shall also contain setback restrictions on the quarry operations such as buffers and minimum yard requirements. The zoning by-law may also contain provisions to accommodate mineral exploration.

5.8 LIVESTOCK OPERATIONS

5.8.1 Introduction

The L.G.D. of Pinawa recognizes the potentially important role that agriculture and the livestock industry have on the economic well being of the District. The District however, also recognizes that the establishment of significant or large livestock operations may be inappropriate when considering that there are no existing operations or current demand for operations in the area. Furthermore, the L.G.D. of Pinawa is concerned with the potential land use conflicts that may arise between the livestock industry and urban, recreational and tourism related uses. To ensure the long term social, economic and environmental sustainability of the District and to minimize the potential for land use conflict, a series of policies have been identified in this Section. These include the following:

5.8.2 Policies

1. *Based on existing residential and agricultural land uses, soil and topographic variability, Map A: General Land Use Designations establishes a designation for agricultural uses as “Agriculture Area”. Livestock operations and livestock related land uses shall be guided by the following criteria:*
 - (a) *Livestock operations as defined pursuant to the Planning Act, or livestock related uses as described under Policy 5.8.2.b.i below, are not allowed within the L.G.D. of Pinawa other than in areas designated “Agriculture Area”.*
 - (b) *Within areas designated “Agriculture Area”, all of the following livestock related uses shall be considered as conditional uses:*
 - i. *The limited keeping of livestock on a hobby farm basis, including recreational enterprises such as riding stables, including sites having a site area less than the minimum listed in the Zoning By-law, to a maximum of up to 10 Animal Units (AU);*
 - ii. *New operations or expansions of existing operations will be required to meet the minimum mutual setbacks identified in the Zoning By-law that are based upon Manitoba Regulation 193 / 2005 and subsequent amendments thereof; and*
2. *When considering a livestock operation, Council may take into account the types of soils, the size of the operation, the proximity to significant water bodies, flood risk, groundwater vulnerability and other existing land uses in the area.*
3. *Proponents, owners and operators of livestock related uses will be required to develop their facilities and conduct their operations in a manner that minimizes offensive odours and the potential for pollution of soils, groundwater and surface water.*

4. *Livestock uses 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) (By-law703-08)*

PART 6 - ADMINISTRATION AND IMPLEMENTATION

6.1. INTRODUCTION

The preceding parts of this Development Plan have set out a number of specific long-range land use goals, objectives and policies. In order to be effective, these goals, objectives and policies have to be implemented co-operatively through a number of programs and procedures that involve the L.G.D., area municipalities, the Provincial and Federal Governments, land developers, local planning and citizen committees and private land owners.

All development shall be evaluated with regard to the goals, objectives and policies outlined in this Development Plan. Where proposed developments do not conform to this Development Plan, the proposed development shall be rejected, amended to bring it into conformity, or deferred until such time as the Development Plan is amended.

The objectives and policies of the Development Plan shall be implemented through the tools described in this part.

6.2. CONCEPTUAL PLANS

Council may require a developer to prepare conceptual plans to illustrate a development proposal. Conceptual plans generally provide information regarding lot design and layout, uses, transportation network, drainage systems, municipal servicing, density and development staging.

If the Conceptual Plan identifies uses that are not in conformity with the Development Plan or the Zoning By-law, Council has the option of rejecting the proposal, requesting amendments to the proposal to bring it into compliance or amending the Development Plan and /or the Zoning By-law.

6.3. AREA/SECTOR PLANS

Council may prepare area/sector plans for a specific area in the L.G.D. These studies may include analysis of socio-economic, land use, demographic, municipal servicing, or financial factors. This information will assist Council in evaluating the socio-economic and environmental impact of proposed developments. This information may also be used as a background for future Development Plan or Zoning By-law amendments.

6.4. ZONING BY-LAW

After the adoption of the Development Plan, a Zoning By-law shall be adopted. A Zoning By-law is a primary implementation tool for controlling land uses. It establishes precise land use zones, displays them on a map and sets site specific regulations for the development of those lands, including permitted and conditional uses and minimum standards for development with respect to lot and yard requirements.

A Zoning By-law may reflect the existing use of the land, while a Development Plan designates the intended future uses. For example, although land may be designated "Serviced Residential" in this Development Plan, if it is still undeveloped woodlands, it may be zoned as "Open Space." If a residential development were proposed, the Zoning would have to be amended from "Open Space" to "Residential". Zoning By-law adoption and amendments follow a similar procedure as a Development Plan adoption and amendment. This includes public notification, public hearings and a review by the Provincial Government. However, unlike development plans, a zoning by-law does not require Ministerial approval.

The Zoning By-law must be in conformity with the Development Plan. Uses that are not permitted in the Development Plan cannot be allowed in the Zoning By-law.

Any new development or land subdivision that fails to comply with the standards outlined in the Zoning By-law will not be permitted and will be denied a building permit or development permit. Existing uses are not affected by the policies of this Development Plan and may be zoned for their continued use. However, any changes in use would require compliance with the Development Plan.

6.5. SUBDIVISION REVIEW

Subdivision approval is required to divide a parcel of land into 2 or more lots or sites. Under The Planning Act, a subdivision of land shall not be approved unless it conforms to an approved Development Plan and/or Zoning By-law. The subdivision process allows the L.G.D. to maintain control over gradual growth of its community in accordance with the long-range planning policies outlined in an adopted Development Plan and the site standards established in the Zoning By-law.

Subdivision regulations adopted under The Planning Act are sometimes used to provide guidance for the development of land in those instances where the Zoning By-law does not address a particular issue.

Applications for subdivisions are reviewed by various departments and agencies of the Provincial Government and local authorities to ensure conformity with the adopted planning policies. A summary of the Province's findings is provided to Council before any decision is made. If the subdivision application is not in conformity with the adopted planning policies, the application can either be rejected or deferred pending an amendment to the proposal or amendments to the planning documents. The Provincial Government is the final approving authority for land subdivision. Applications that have been approved by Council but rejected by the Province may be appealed to the Manitoba Municipal Board. An applicant also has the right to appeal to the Manitoba Municipal Board any condition attached to an approval.

6.6. BUILDING CODE REGULATIONS

The Manitoba Building Code adopted under The Buildings and Mobile Homes Act, sets out the minimum provisions or standards which new and renovated buildings shall meet in order to protect the safety of the public with regards to adequate fire provisions and health requirements.

The Buildings and Mobile Homes Act has placed the responsibility and thus, the legal liability for the enforcement of Part 9 of the Manitoba Building Code onto municipalities. Part 9 deals with buildings having a height of 3 stories or less and a building area between 10 m² and 600 m². Parts 3, 4, 5, and 6 of the Building Code deal with buildings having a building area greater than 600 m² is administered and enforced by the Department of Labour.

The enforcement of the Manitoba Building Code by the L.G.D., pursuant to By-law 662-04, will ensure that buildings are constructed to safe and equitable standards to protect the safety and health of residents and occupiers.

6.7. DEVELOPMENT PERMITS

Following the adoption of a development plan, no development shall take place unless a development permit, which may include a building permit, has been obtained from Council (Section 39.8 of the Planning Act). Development permits will not be issued if the proposed development is not in conformity with the Development Plan, the Zoning By-law and the

provisions of The Planning Act. The use of Development Permits is also an important tool for implementing the policies of a development plan as “Development” by definition in the Planning Act means:

- (a) the carrying out of the construction, erection or placing of any building or excavation or other operation on, over or under land, or
- (b) the making of any change in the use or intensity of any land or building or premises.

6.8. DEVELOPMENT AGREEMENTS

A development agreement is a written agreement between the L.G.D. and a land developer that addresses certain contractual obligations in order to ensure appropriate development of the area. Examples of contractual obligations include payment of municipal costs, development staging, servicing, drainage plan, subdivision design, and land dedication in order to ensure the appropriate development of the area. A development agreement may be prepared at the time of an amendment to the Zoning By-law or an application to subdivide. The development agreement is registered as a caveat against the land title and is therefore, applicable to subsequent owners if the conditions of the agreement have not been fulfilled.

6.9. LAND ACQUISITION

A municipality may acquire by gift, dedication pursuant to the Planning Act, purchase or expropriation, any interest in land and may sell, lease, or otherwise dispose of land or development rights so acquired or held, if the land is no longer required for the purpose of implementing any feature of a Development Plan. Any expropriation would be subject to the provisions of The Expropriations Act. Land acquisition would occur at the discretion of the L.G.D. Council. Sale of municipal land is governed by The Municipal Act. Sale of parklands or public reserve is governed by The Planning Act.

6.10. PUBLIC WORKS

The public works programs and public improvements shall conform to the policies set out in a Development Plan. This is an important implementation tool since the L.G.D. may influence the rate and direction of growth through the provision of municipal services.

6.11. CAPITAL EXPENDITURE PROGRAM

Section 162 (1) of the Municipal Act makes it mandatory for every municipality to prepare a 5-year capital expenditures program to establish spending priorities and provide estimates of the proposed sources of funding and their application to implement the program. The preparation of these programs is an implementation tool for the policies contained in this plan by planning for the funding needed to carry out the long range planning vision.

6.12. PUBLIC CONSULTATION PROCESS

Public consultation has been an important component in the preparation of this Development Plan. The L.G.D. also intends to solicit public input during the preparation of the revised Zoning By-law. Public consultation is also necessary for subsequent amendment to the Development Plan, Zoning By-law and when considering applications for Conditional Use and Variation Orders.

The L.G.D. is committed to a program of continuing dialogue with the public in regards to the Municipality's planning policies so that they accurately reflect the views and needs of residents.

It is intended that requirements under the Planning Act and regulations made thereunder for notifying and meeting with the public will serve as the minimum standards for public notification and participation in any future reviews and amendments.

The Council may by By-Law establish Planning Advisory Committees to advise and assist in planning matters, including the preparation of a development plan, basic planning or a zoning by-law.

6.13. LOCAL BOARDS, COMMITTEES AND NON-GOVERNMENTAL ORGANIZATIONS

The use of local boards, committees and non-governmental organizations are an effective tool to assist with the development of the community. As well as a source of ideas, many of these groups have been able to secure grants from agencies outside of the L.G.D., resulting in the establishment of facilities and employment benefiting the community as a whole. By working together, all sectors of the community build civic pride and feel a part of the community.

Continued efforts by groups such as the Pinawa Community Development Corporation (PCDC) will be needed.

6.14. REVIEW AND AMENDMENTS

This Development Plan is the result of Council's intent to prepare planning policies that reflect the Municipality's vision of the future. This Development Plan is neither static nor "carved in stone". It is meant to be flexible to changing needs and wants of the community. Therefore, amendments to the Development Plan may be proposed from time to time.

Due to time frames and expenses involved in preparing Development Plan amendments, Council may defer minor amendments until such time as numbers warrant a comprehensive review. Broader, more comprehensive reviews also ensure that the "larger picture" is considered to ensure that proposed amendments are in the best long-term interest of the entire L.G.D.

The Planning Act provides for the mandatory review of development plans as determined by the Minister of Local Government or by the Council, but not later than 5 years after adoption.

PART 7 - DEVELOPMENT PLAN DESIGNATION MAPS

MAP A: Overall Plan

MAP B: Pinawa Town Site

APPENDIX A
Animal Unit (AU) Summary Table
Source: Manitoba Agriculture

Livestock	AU produced by 1 Livestock	Livestock Producing 1 AU
Dairy		
Milking cow, including associated livestock	2.000	0.5
Beef		
Beef cows, including associated livestock	1.250	0.8
Backgrounder	0.500	2
Summer pasture/replacement heifers	0.625	1.6
Feeder Cattle	0.769	1.3
Hogs		
Sows, farrow to finish	1.250	0.8
Sows, farrow to weanling	0.313	3.2
Sows, farrow to nursery	0.250	4
Weanlings	0.033	30
Growers/Finishers	0.143	7
Boars (artificial insemination operations)	0.200	5
Chickens		
Broilers	0.0050	200
Roasters	0.0100	100
Layers	0.0830	120
Pullets	0.0033	300
Broiler Breeder Pullets	0.0033	300
Broiler Breeder Hens	0.0100	100
Turkeys		
Broilers	0.010	100
Heavy Toms	0.020	50
Heavy Hens	0.010	100
Horses		
Pleasure Horse	1	1
Mares, including associated livestock	1.333	0.75
Sheep		
Ewes, including associated livestock	0.200	5
Feeder lambs	0.063	16
Other livestock or operation type – please inquire with your regional agricultural engineer or livestock specialist.		