

THE RURAL MUNICIPALITY OF TACHÉ

BY-LAW NO. 5-2016

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

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

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

AND WHEREAS pursuant to the provisions of The Planning Act, the Minister of Municipal Government approved the RM of Taché Development Plan on the 2nd day of **August**, A.D. **2016**;

NOW THEREFORE the RM of Taché Council, in meeting duly assembled, enacts as follows:

1. The RM of Taché Development Plan, attached hereto and marked as "Schedule A" is hereby adopted; and,
2. The RM of Taché Development Plan shall take force and effect on the date of Third Reading of this By-law.
3. The RM of Taché Development Plan, By-law No. 1762, and all amendments thereto are hereby rescinded;

DONE and PASSED as a by-law of The Rural Municipality of Taché at the Municipal Office in Lorette, Manitoba in the Province of Manitoba this 9th day of **August**, A.D. **2016**.



Mayor



Chief Administrative Officer

READ a First time this 26th day of January, A.D. 2016.

READ a Second time this 21st day of April, A.D. 2016.

READ a Third time and **PASSED** this 9th day of August, A.D. 2016.

THE RURAL MUNICIPALITY OF TACHÉ

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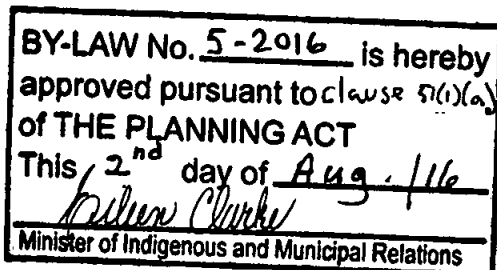
AND WHEREAS Section 45 of The Planning Act provides authority for the adoption of a development plan by By-law;

AND WHEREAS pursuant to the provisions of The Planning Act, the Minister of Municipal Government approved the RM of Taché Development Plan on the ____ day of _____ A.D. 201__;

NOW THEREFORE the RM of Taché Council, in meeting duly assembled, enacts as follows:

1. The RM of Taché Development Plan, attached hereto and marked as "Schedule A" is hereby adopted;
2. The RM of Taché Development Plan shall take force and effect on the date of Third Reading of this By-law;
3. The RM of Taché Development Plan, By-law No. 1762, and all amendments thereto are hereby rescinded.

DONE and PASSED as a by-law of The Rural Municipality of Taché at the Municipal Office in Lorette, Manitoba this ____ day of _____, A.D. 201__.



Mayor

Chief Administrative Officer

READ a First time this 26th day of January, A.D. 2016.

READ a Second time this 21st day of April, A.D. 2016.

READ a Third time and PASSED this ____ day of _____, A.D. 201__.

Certified a True and Correct Copy of By-law No. 5-2016 along with attached Schedule "A"; being a By-law to adopt a new Development Plan for the Rural Municipality of Taché.

Read a First time the 26th day of January, A.D. 2016.

Read a Second time the 21st day of April, A.D. 2016.

Christine Huet
Chief Administrative Officer.

Schedule “A”

By-Law No. 5-2016

Rural Municipality of Taché
Development Plan

Taché Development Plan – Draft

Legal Authority

The Planning Act provides the legal basis for municipal land use planning in Manitoba. All municipalities or planning districts must adopt a Development Plan to guide the growth of their areas. The Development Plan:

- Establishes plans and policies for land use that respect social, environmental, and economic objectives;
- Designates areas of land for various uses; and,
- Sets out measures to implement the plan.

Provincial Planning Regulation

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

The Province of Manitoba must approve all Development Plans and amendments. All Development Plans and amendments must be generally consistent with the Provincial Planning Regulations. Every community in Manitoba is unique and municipalities and planning districts have to adapt the Provincial Planning Regulations to their local circumstances in their Development Plan. The resulting Development Plan, once approved and adopted, replaces these policies.

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1 Introduction

1.1 Planning Context

The Rural Municipality (RM) of Taché is a growing, diverse community in Southeastern Manitoba. Part of the Manitoba Capital Region, the 582 square kilometre RM has strong agricultural roots and a historic French culture. The RM is located along the Trans-Canada Highway, and is bordered by the RM of Springfield (north), RM of Ritchot (west), RMs of Hanover and St. Anne (south), and the RM of Reynolds (east). The population of the RM as of 2011 was 10,284, an increase of 13.4% since the previous Census.

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

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

1.2 Community Vision

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

1.3 Guiding Directions

The following municipal priorities expand on the community vision and provide direction to the policies in this plan.

- a. Agriculture remains a priority of the RM. Policies must balance the need for efficient agricultural operations with the need for community and residential development.
- b. Public services and infrastructure, important to the RM, include age-friendly amenities, active transportation, green spaces, and infrastructure expansion to accommodate growth.
- c. The planning framework must include economic development by responding to business, industrial and housing demands; capturing future agricultural diversification opportunities; and, considering future infrastructure needs.

1.4 Goals and Objectives

The four goals and related objectives of this Development Plan are linked to policies throughout the plan.

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

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

Goal 2: To create a vibrant community where agriculture, resource development, and residents coexist in a peaceful, environmentally safe and orderly manner.

- a. Recognize and celebrate shared opportunities between agriculture activity and town living, while respecting and balancing their detrimental influences on each other.
- b. Encourage transportation and housing options for all ages, abilities, and incomes.
- c. Ensure all residents of all ages and abilities, as well as newcomers, have access to appropriate health, community, recreation, and settlement services.
- d. Ensure that a full range of residential options exist, ranging from independent country to full-service urban living.
- e. Foster a mix of land uses that are complementary and compatible.
- f. Promote land use and development that minimizes risks to people, property and water quality from hazards related to flooding, erosion, and bank instability.

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

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

Goal 4: To strengthen and diversify the economy, while ensuring a fiscally strong Municipality.

- a. Continue to promote and support agricultural and resource extraction industries, and protect their future viability from incompatible uses.
- b. Encourage a full range of employment areas ranging from un-serviced agro-industrial areas to fully serviced business parks with effective transportation linkages.
- c. Encourage and facilitate a full range of commercial activity from small shops to large scale commercial stores.
- d. Promote tourism by protecting historic assets, enhancing natural features, and growing

- recreational opportunities.
- e. Proactively manage infrastructure construction, maintenance, and renewal in accordance with the Development Plan.
 - f. Optimize existing public investments by aligning new development with infrastructure and causing those who benefit to pay.
 - g. Fully integrate the transportation system with land use to enhance connectivity while moving people and goods safely and efficiently throughout the municipality.

1.5 Administration

1.5.1 Purpose of the Development Plan

This Development Plan provides statements and policies to help decision makers manage land use and guide development in the RM of Taché. It is a strategic, high level, and long-range document, for use by the public, the development community, municipal council and the administration, Local Urban District (LUD) committees, stakeholders, and other levels of government. A comprehensive, integrated, and coordinated plan, it considers planning in the complete context, including infrastructure, demographics, economy, planning principles, and the community's vision. The Development Plan promotes the sustainable development of Taché, by protecting the environment while promoting a diverse, prosperous local economy. The foundation of the plan is the community's common vision for the RM.

1.5.2 How to use the Development Plan

The policies in this plan are not intended to be used as a detailed action plan. Policies provide clarity for decision makers and guide future initiatives as the need arises. The policies translate the community's vision into a more meaningful plan. Phrases such as "where relevant" and "where applicable" complete some policies to support the appropriate and flexible application of the plan's policies to future decisions made by Council.

The goals and objectives in this introductory part of the plan have been linked to the policies in Parts 3, 4, and 5. Each policy has one or several related goals and objectives in brackets beside it to provide the reader with a reference, answering the question "where did that policy come from?" or "why would we do that?"

There are two companion documents that were used to develop the Plan. These reports may be used for reference, as they describe the information and processes used to formulate the goals, objectives, and policies contained in this plan. The *RM of Taché Development Plan Background Brief* identifies development related issues, background information, and policy options. The *RM of Taché Development Plan Consultation Summary* describes the public consultation program used and how Council, the Administration, and the public were engaged to develop this plan. The vision and policy development process is also reviewed and documented in this report.

Most policies in this plan have been written in the active voice to simplify language, clarify direction, and keep the tone of the Development Plan as a "moving forward", "action-oriented" document. In most cases, the implied subject is the RM of Taché.

The RM of Taché Development Plan should be referenced and consulted by developers, landowners, government departments, non-profit organizations, and all those involved in building the community.

1.5.3 Structure of the Plan

The RM of Taché Development Plan is organized into three major sections, each with its own subsections.

The first section, which includes the Introduction, Background and Context, outlines the community's vision and guiding directions. It lays out the goals and objectives of the plan, as well as how to use it. Finally, it gives a high level overview of the local context, in terms of natural features, demographics, economy and infrastructure.

The second section, central to the development plan, outlines the land use policies to guide growth and development in Taché. The policies are divided into three distinct sub-sections:

- Governance, Strategic Directions, and General Policies, which apply to the entire municipality;
- Rural Area Policies, which apply to the four Rural Area land use designations; and,
- Town Area Policies, which apply to the four Town Area land use designations.

Policies within these three subsections touch on a variety of areas, including growth, transportation, housing, environment, recreation, infrastructure, economy, agriculture, and water and wastewater.

The third section, Implementation, sets out the procedures for implementing the Development Plan.

2 Context and Background

2.1 Historical Context

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

The municipality, which lies within the Manitoba Capital Region, is rapidly growing. Once a primarily agricultural community, the settlement centres have become prime destinations for commuters looking for a small town feel. Rural living development has sprung up within the western portion of the RM, with the subdivision of agricultural land into large residential lots.

While the western portion of the municipality is home to both the settlement centres and fertile agricultural land, the eastern portion features poorer quality soils, bogs, and aggregate deposits.

2.2 Natural Features and Climate

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

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

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

2.3 Demographics

The RM of Taché population is 10,284 according to 2011 Statistics Canada Census. The population grew by approximately 13.4% between 2006 and 2011, which is faster than the provincial average (5.21% from 2006 to 2011). The two largest growth cohorts are young families and seniors.

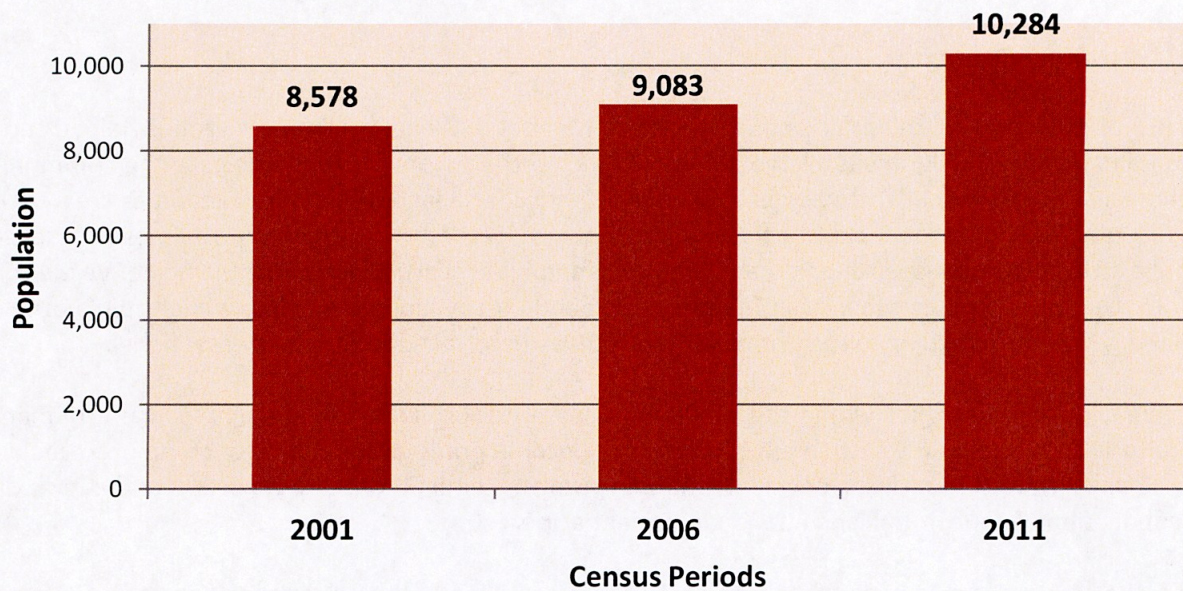


Figure 1: RM of Taché Population Growth, 2001 to 2011

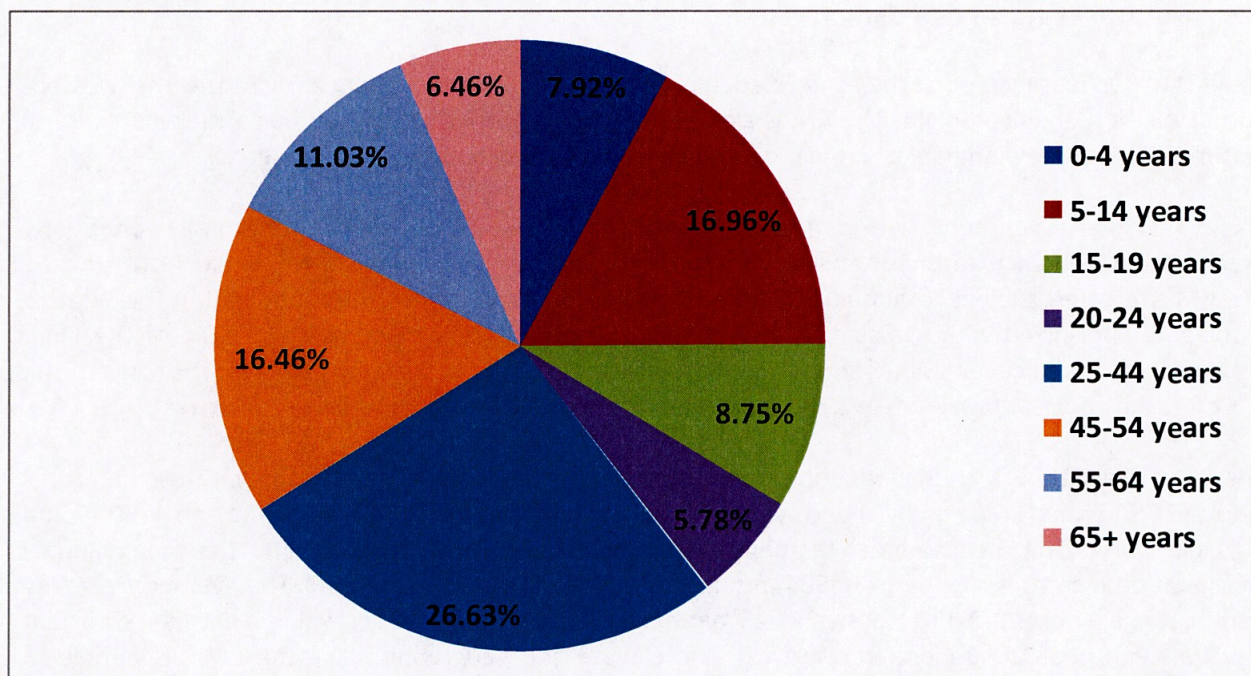


Figure 2: RM of Taché Age Distribution, by percentage (2011)

Immigrants comprise approximately 7% of the RM's population. The largest immigrant group is between the ages of 5 and 15. While most are of French origin, German immigration is increasing. Approximately 1% of the population is considered to be visible minority.

Due to its location within the rapidly growing Manitoba Capital Region, the RM of Taché is expected to see strong growth over the coming years. Based on the RM's own population projections and calculations, the RM would see a population increase of 3.8% per year for ten years, and then an increase of 2.6% per year in subsequent years. Based on these numbers, the population of Taché would double in just over 22 years (and to a total of just over 22,500 by the year 2038). In terms of population split, approximately 60% of that growth would be absorbed by Lorette, 20% by Landmark, and 20% in Rural Areas (of that, 5% in Villages and 15% in Rural Living Areas).

2.4 Economy

The dominant land use in Taché is agriculture, and it employs roughly 8% of the local population. However, the economy is diverse, including farming, intensive livestock operations, dairy production, forage cropping, aggregate extraction, peat soil removal, and residential development. The RM has an extremely low unemployment rate (2.5%). More than two-thirds of the labour force works outside of the RM. In 2006¹, the average median household income was \$64,834, which was nearly \$17,000 higher than that of Manitoba as a whole.

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

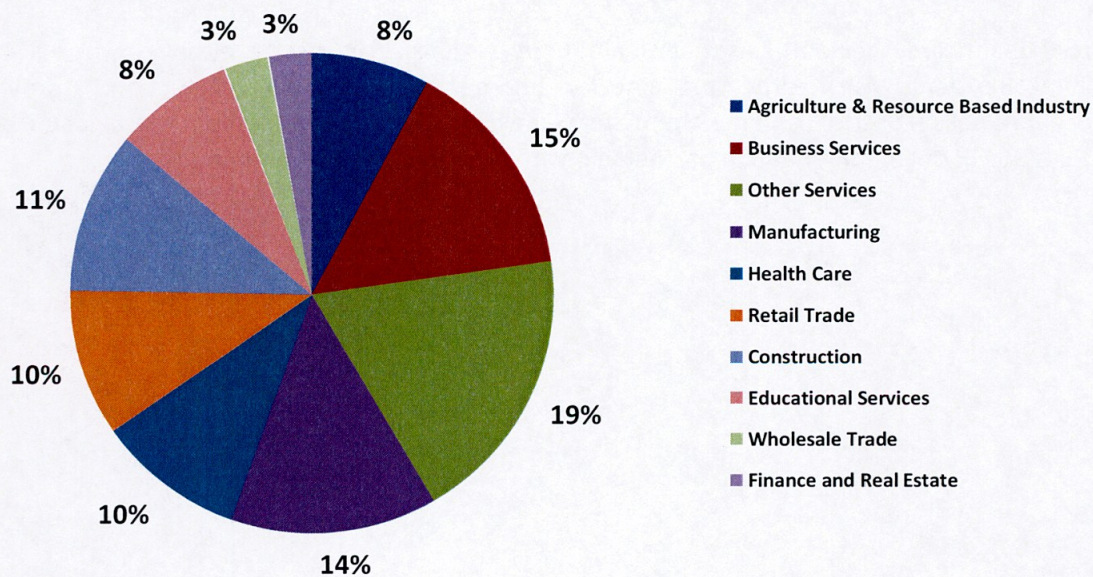


Figure 3: Industry by Labour Force

¹ 2011 Census Canada statistics for income were not yet released at the time of this Plan.

2.5 Municipal Services and Infrastructure

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

Lorette and Landmark are both serviced with water and wastewater infrastructure. Lorette recently upgraded its public water system, but due to rapid population growth its expanded water treatment system is expected to reach its maximum capacity within two to five years. Landmark's public water system is not meeting current regulatory treatment standards and also cannot consistently meet demand during peak hours. Both Lorette and Landmark are served by adjacent lagoons separated by the Seine River Diversion – Lorette has an aerated system, constructed in 2000, while Landmark's lagoon is a facultative system, recently expanded in 2008. The Lorette system is expected to reach capacity within two years, while the Landmark system has sufficient capacity to accommodate the 25-year expected growth within its own boundaries. The rural areas and smaller settlement centres are serviced via private wells and septic systems. Further information regarding Taché's drinking water and wastewater systems can be found in the Drinking Water and Wastewater Management Plan that was completed as part of the background information for this Development Plan.

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

3 Governance, Strategic Directions, and General Policies

3.1 Intent

The policies in this section apply to the entire municipality. Other policies, later in the plan, are geared to specific policy areas or designations.

Transportation policies in this document are intended to promote the integration of land use and transportation planning, enhance the integration and connectivity of existing networks, and move people, goods, and services more safely and efficiently. Investment in transportation infrastructure should be strategic, to minimize the costs to the public.

3.2 Principles

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

3.3 Policies

Growth

- 3.3.1 Promote inter-municipal cooperation by consulting with adjacent municipalities for any future changes to plan designations adjacent to municipal boundaries.
- 3.3.2 Ensure that development pays for its fair share of growth related infrastructure costs by using tools such as capital improvement lot levies, development agreements, and portioning costs of anticipated infrastructure.
- 3.3.3 Ensure that growth does not unduly limit or restrict existing agricultural operations.
- 3.3.4 Balance growth with rural living and small town life.
- 3.3.5 Accommodate growth through a wide range of development, including both urban serviced lots, and rural unserviced lots.
- 3.3.6 Encourage subdivisions in existing towns, villages, and areas where the land does not readily accommodate agriculture or resource development.
- 3.3.7 Consider secondary suites and garden suites as conditional uses in the zoning by-law, and encourage them where appropriate.
- 3.3.8 Consider the area east of Île-des-Chênes for future Town Area residential expansion, subject to a Development Plan amendment and Secondary Plan for the area within the RM of Taché.
- 3.3.9 The RM of Taché will work cooperatively with the RM of Ritchot to sign service sharing agreements for the planned Île-des-Chênes expansion in Taché where services such as sewer, water, snow clearing etc. may be provided to the area from the RM of Ritchot.

- 3.3.10 Rural residential development shall be restricted in future Town Areas to allow for future orderly growth of serviced Town Areas.
- 3.3.11 Infrastructure investments to support development should be strategic and sustainable. In order to ensure this, the infrastructure planning process should consider:
- a. The full costs of the infrastructure, on a lifecycle basis;
 - b. The financial resources needed to maintain the infrastructure in a manner and to a level that meets needs, regulatory requirements and accepted industry standards;
 - c. The cost-benefits of different infrastructure options;
 - d. Public health and safety; and
 - e. The environmental impacts of different infrastructure options which may include greenhouse gas emissions.
- 3.3.12 The use of flag shaped lots and “private roads” or shared driveways in subdivision design should be limited to prevent future conflicts between neighbours, proper access to public roads and municipal addressing, and limit the liability to the RM when emergency services are required to locate and access properties.
- 3.3.13 The R.M. of Taché recognizes that topsoil is a finite resource. For this reason, developers are required to follow Council policies related to preserving topsoil when undertaking development activities. This should include, but not be limited to, stockpiling topsoil for re-use and re-distribution before the commencement of a development project.

Environment and Sustainability

- 3.3.14 Collaborate with the Seine-Rat River Conservation District and the Cooks Creek Conservation District to develop and implement Integrated Watershed Management Plans (IWMPs).
- 3.3.15 Enhance and protect natural assets, including bogs and fens.
- 3.3.16 Promote the restoration and maintenance of wetland habitats to offset the demand for increased drainage requirements and drainage infrastructure.
- 3.3.17 Encourage property owners of flood prone land to undertake independent measures to flood-proof existing development.
- 3.3.18 Land subject to flooding should be left in its natural state or only development for low intensity uses such as open space recreation, grazing, coppicing, forestry, and wildlife habitat. Development will only be considered on lands subject to flooding, erosion, and bank instability where the risk is eliminated or significantly reduced by mitigation and will be subject to the following conditions:
- a. That all structures and services (wells, septic fields, holding tanks, manure storage, etc) are protected to eliminate or minimize the damages from hazards related to flooding, erosion or bank instability;

- b. That development will not adversely alter, obstruct or increase water flow, velocities (especially overbank velocities) or flood levels;
 - c. If the land is subject to flooding, all permanent structures must be provided with flood protection at levels that maintain a minimum 0.61 metre (two foot) free board above the design flood level;
 - d. That in areas where the flooding and erosion hazard cannot be readily defined, permanent structures shall be set back from all waterways a distance of at least ten times the height of the bank above the ordinary high water mark (OHWM) or 30 metres, whichever is greater, unless a geotechnical engineering investigation shows that these limits may be altered.
- 3.3.19 In cooperation with the Province, Taché will identify lands subject to flooding, erosion and bank instability when secondary plan are being prepared and in the subdivision review processes to develop policies to limit development in these areas and reduce risks through mitigative measures.
- 3.3.20 In areas where land is subject to flooding and the provision of flood protection for permanent structures has been stipulated by the Province, Taché will ensure that the flood protection works are constructed in accordance with guidelines set out by the Province.
- 3.3.21 Develop and continuously update a strategy for emergency preparedness, particularly in regards to natural hazards such as flooding, tornadoes, and other extreme weather events.
- 3.3.22 Encourage the protection of ecologically significant lands on private land using tools such as land dedication and conservation easements where applicable. The Province will consult with Taché prior to any approvals of privately initiated habitat conservation land leases or land transfers proposals.
- 3.3.23 Development should not accelerate erosion, contribute nutrients, remove vegetative cover, or impact aquatic ecosystems.
- 3.3.24 Protect riparian areas using tools such as:
- a. Riparian tax credits
 - b. Conservation easements
 - c. Public reserve land
- 3.3.25 Protect natural areas and habitats from incompatible adjacent land uses using the Zoning By-law and development permit process to mitigate any adverse effects of proposed development, where:
- a. Rare or endangered flora and fauna have received provincial designation and protection under either the Manitoba *Endangered Species Act* or the federal *Species At Risk Act*;
 - b. Lands have been designated as Protected under the Protected Areas Initiative;
 - c. Lands have been identified or designated as supporting ecologically significant/sensitive habitat(s);
 - d. Private lands that have been voluntarily protected by landowners under *The Conservation Agreements Act*.

- 3.3.26 The fragmentation of critical and significant wildlife habitats should be avoided whenever possible, and the establishment and protection of wildlife corridors is to be supported. Development that results in the fragmentation of these habitats should be minimized and suitably mitigated.

Recreation, Education, Health and Wellness

- 3.3.27 Recreational development within the RM should be consistent with the recommendations outlined in the 2010 Taché Recreation Needs Analysis or updated recreation studies.
- 3.3.28 Promote watercourses for recreational activities, where possible.
- 3.3.29 Balance both active and passive as well as summer and winter recreational opportunities within the community.
- 3.3.30 When considering development in outdoor recreational use areas, adequate land to accommodate anticipated and arising recreational uses is to be provided and public access to the areas and facilities within the area must be ensured.
- 3.3.31 Public access to natural areas will be encouraged where feasible. Access should not lead to levels of activity or development which exceeds the capability of the area to sustain the environment and ecosystem integrity.
- 3.3.32 Seek new and innovative funding sources, beyond property taxation, to help implement the recreation strategy.
- 3.3.33 Connect communities to the Trans Canada Trail system where feasible, by partnering with the neighbouring RM of Ritchot.
- 3.3.34 Promote linkages between green spaces, through the creation and protection of greenways.

Transportation

- 3.3.35 Explore public transportation options, including shuttles and park and ride options.
- 3.3.36 Enhance existing at-grade railway crossings, to promote safety.
- 3.3.37 Identify, protect, and utilize corridors and right-of-ways for active transportation when feasible.
- 3.3.38 Encourage multi-modal transportation (including active transportation trails, walking paths, and transit) by promoting densification, creating interconnected transportation networks, and by establishing public transportation options when feasible. Plan active transportation facilities to be physically separated from highways.
- 3.3.39 Consider life cycle costing, cost-benefit analyses, and take into account capital budget planning for all infrastructure investments (including transportation) to ensure they are strategic and sustainable.

- 3.3.40 Encourage clustering of development with shared access at key nodes on Provincial Roads and Highways.
- 3.3.41 Manage access to Provincial Roads (PRs) and Trunk Highways (PTHs) by:
- a. Collaborating with MIT to develop Access Management Studies for PTH 1;
 - b. Ensure new developments are consistent with approved Access Management Plans; and,
 - c. Encouraging developments to have internal road networks with limited access to PRs.
- 3.3.42 Notwithstanding 3.3.41, PRs and will function as “main streets” and arterials in Town Areas.
- 3.3.43 New development that requires upgrading of local roads or PRs to accommodate truck traffic is required to pay for the cost of road improvements.
- 3.3.44 The RM of Taché will consult with the Province if development is being proposed where a known road widening or intersection improvement on a PR or PTH is planned, and incorporate provisions to accommodate future widening or expansion.
- 3.3.45 Protect the potential for PR 207 to be twinned from Lorette to PTH 1 from incompatible development.
- 3.3.46 Require developers to build new municipal roads to municipal standards at their cost.

Utilities

- 3.3.47 Encourage cooperation and coordination between MTS, Manitoba Hydro, CN, Trans Canada Pipelines, and other utilities, in order to ensure that their services are provided in the most efficient manner.
- 3.3.48 Protect existing utilities, whether public or private, from incompatible land uses, or those which may negatively affect their operations.
- 3.3.49 Circulate all development proposals within 35 feet of the Trans Canada pipeline right-of-way to the utility for comment.

Agriculture and Resources

- 3.3.50 Acknowledge agriculture (including livestock) and resource development as an important component of the local economy and community.

Economy

- 3.3.51 Support activities that diversify the local economy in order to provide more local employment opportunities, reduce commuting, and increase the local tax base.
- 3.3.52 Create opportunities among local and regional agencies to integrate and align economic development and tourism plans and initiatives with the Taché Development Plan.

Culture and Heritage

- 3.3.53 Protect and enhance heritage resources by documenting their location and considering the impact of development with each application. If adverse impacts are unavoidable, the impacts must be minimized and mitigated by using appropriate measures to preserve, create or restore the value of the heritage resource.
- 3.3.54 Promote bilingualism, as well as the municipality's French heritage.
- 3.3.55 Commemorate the first settlers of the land through plaques, monuments, or other means.

Water, Wastewater, and Waste Management

- 3.3.56 Explore service sharing agreements with neighbouring municipalities where feasible, desirable, and to the mutual benefit of all parties.
- 3.3.57 In planning for developments that require groundwater, Council will give consideration to information provided from engineers and the Province with regards to impacts on the aquifers, including:
 - a) The long-term ability of the aquifer to provide groundwater for normal useage;
 - b) The degradation of the quality and quantity of groundwater within aquifers;
 - c) The rate of recharge of the aquifers; and
 - d) The effects on the ecosystems that are reliant on groundwater discharge from the aquifers.
- 3.3.58 Work with Conservation Districts to promote and participate in water conservation programs.

4 Rural Area

4.1 Intent

The vast majority of land in the RM of Taché is rural. Rural areas are endowed with prime agricultural lands and aggregate resources, which are key to the RM's economy. Increasingly, more people have been moving to rural areas, without necessarily being engaged in the rural resource economy. The intent of Rural Area is twofold:

- To protect the existing rural economy (agriculture and resource extraction) from incompatible uses, while ensuring parcels remain large enough for efficient farming; and,
- To provide for compatible and complementary uses, where appropriate, including rural living and uses accessory to and supportive of the rural economy.

4.2 Principles

Prime agricultural land and resources should be protected. Development, particularly rural living development, should be managed in a way to minimize negative impact. Development within rural areas should respect agricultural operations, resource extraction activities, and the natural features of the land. Development will rely on on-site servicing for both sewer and water; innovations toward this should be explored and adopted.

The Rural Area has been separated into four land use designations:

- Agriculture Areas;
- Escarpment Areas;
- Rural Living Areas; and,
- Village Areas.

4.3 Policies applying to all Rural Areas

Economy

- 4.3.1 Protect and enhance the economic drivers of the rural areas, including agriculture and resource extraction.
- 4.3.2 Require a detailed secondary or concept plan outlining land use, subdivision, drainage, servicing, and transportation safety in conjunction with a Development Plan Amendment to an Employment Area designation prior to establishing a commercial node (for example, at the intersection of PTH 1 and PTH 206) subject to the following:
 - a. The secondary or concept plan must incorporate the appropriate setbacks for future highway improvements as established by MIT.
 - b. Development should be designed as an organized cluster in one quadrant of the intersection unless otherwise designated and shown in a secondary plan.

Housing

- 4.3.3 Encourage diverse housing types in Rural Living and Village Living Areas to accommodate a diverse population, including, but not limited to, traditional farmsteads, rural living clusters, secondary and garden suites, and growth of existing villages.

Recreation, Education, Health and Wellness

- 4.3.4 Encourage and enhance passive recreation opportunities in Rural Areas.
- 4.3.5 Support ecologically sensitive recreation along the Seine River, such as hiking and cycling trail systems and canoeing and kayaking launch points.

Culture and Heritage

- 4.3.6 Explore opportunities for eco-tourism east of PTH 12 due to its unique natural features and wildlife.

Environment and Sustainability

- 4.3.7 Protect and enhance the ecologically sensitive lands east of PTH 12.
- 4.3.8 Coordinate with both the Cooks Creek and Seine-Rat River Conservation Districts for drainage and watershed management.

Transportation and Utilities

- 4.3.9 Strip development will be discouraged on provincial roads and highways; private access to these roads will be limited.

Water, Wastewater, and Waste Management

- 4.3.10 Encourage on-site servicing or alternative service delivery, such as cluster systems, for development in Rural Areas.
- 4.3.11 Apply rural servicing standards to all development in Rural Areas with the exception of Linden where urban servicing standards may be feasible in the future.

Livestock Operation Policies

- 4.3.12 Livestock and livestock operations within Rural Areas will be guided by the following criteria:
- a. Within areas designated **Agriculture Area**, the following livestock related uses shall be permitted:
 - i. Livestock operations 300 a.u., or greater in size shall be listed as a conditional use in the Zoning By-law.

- ii. New and expanding livestock operations will be required to meet mutual separation distances from a single residence and designated residential or recreational areas as established in the Zoning By-law, which will be the same as separation distances identified in the Provincial Planning Regulation. Minor variation of the separation distances listed in the Zoning By-law may be considered by Council based on unique circumstances of an individual application.
 - b. Within areas designated **Rural Living Areas** the following livestock related policies shall be applied:
 - i. New or expanding livestock operations shall not be permitted.
 - ii. Livestock (less than 10 animal units) accessory to the primary residential use may be permitted.
 - iii. Council shall give due consideration to soil capability, topographic variability and residential land uses within this designation, which may limit the size or type of any livestock allowed in this designation, which would be affected by the inclusion of appropriate conditions in a conditional use order.
 - c. Within the **Escarpment Area**, new and expanding livestock operations will be considered and may be subject to a Conditional Use under three hundred animal units.
- 4.3.13 Proponents, owners and operators of livestock operations will be required to develop their facilities and conduct their operations in a manner that minimizes offensive odours and the potential for the pollution of soils, groundwater and surface water. New or expanding livestock operations, may be required to incorporate the following:
- a. Treed shelter belts surrounding the entire livestock operation facility, including the manure storage facility; and
 - b. Confirmation of separation distances and setbacks by a Manitoba Land Surveyor.
- 4.3.14 Livestock operation shall be prohibited on soils with a dry land agricultural capability rating of Class 6, Class 7 and unimproved organic soils based on detailed soil surveys (at a scale of 1:50,000 or better).
- 4.3.15 In areas subject to flooding, new livestock operations shall be constructed where the main floor is equal to the design level plus 0.61 metres (2 feet) and the fill is a minimum of the Design Flood Level plus 0.3 metres (1 foot) and must be setback a minimum of 300 metres from the Ordinary High Water Mark (OHWM) of the Seine River and a minimum of 100 metres (328 feet) from other surface watercourses, including roadside ditches and drains. Existing operators may be able to expand if they are located a minimum of 100 meters (328 feet) from the Ordinary High Water Mark (OHWM) of the Seine River.
- 4.3.16 The following criteria apply to livestock operations of 300 a.u. and above:
- a. Property owners within three (3) kilometres of the affected land shall be notified of a proposal to establish a livestock operation, including an opportunity to provide written comment to Council.

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

4.3.17 No new livestock operations shall be permitted to establish and no existing livestock operations shall be permitted to expand within any areas designated **Town Area or Village Area**.

4.4 Agriculture Area

Intent

Agriculture is the largest land use in the Municipality. Agricultural policies are aimed at protecting agricultural land and providing a stable environment for farmers and producers.

Principles

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

Agriculture

4.4.1 Discourage subdivision and fragmentation of prime agricultural land by limiting minimum parcel size to generally 80 acres.

4.4.2 Land in rural areas should only be subdivided smaller than 80 acres if:

- a. It is for an existing farmstead site of a retiring farmer who has owned and worked the land for a minimum of 10 years;
- b. It is for a commercial or industrial use related to agriculture that cannot be accommodated in a Village or Town Area due to operational requirements or nuisance impacts. For example, uses intended to provide service, machinery, equipment or goods specifically required by agricultural operations, or store or process products grown or raised by agricultural operations;
- c. It is physically isolated by such things as a transportation route or a water course, but only if the parcel is of a size, shape or nature that makes farming physically impractical;
- d. It is for a specialized agricultural operation in which high value, lower volume, intensively managed agricultural products are produced, such as an apiary, a nursery or a greenhouse, requires a smaller land holding;
- e. For a single lot where a farmstead is no longer required as part of an agricultural operation because the associated farmland has been acquired by another agricultural operation; or,
- f. It is for an individual who has significantly participated in the agricultural operation for five years or more on an ongoing basis, has been on the agricultural operation's payroll for several years, and derives a significant portion of their income from the agricultural operation.

- 4.4.3 The subdivision of land in the agricultural areas must not be wasteful of agricultural land, and should be directed away from prime agricultural land and livestock operations, and contained within the shelterbelt of an existing farmstead site under policies 4.4.2 a) and 4.4.2 e) and 4.4.2 f), where possible.
- 4.4.4 Encourage and enable producers to diversify their agricultural operations, including small-scale specialized agriculture and other uses accessory to the principal agricultural use, to ensure the long term viability of this important industry.
- 4.4.5 Encourage consolidation of existing parcels to make them more viable for agriculture.
- 4.4.6 Notwithstanding 4.4.2.a), 4.4.2.e), and 4.4.2.f) , only one subdivision per 80 acres is possible in the Agriculture Area.
- 4.4.7 Smaller lot sizes may also be considered in the case of lot boundary adjustments and title consolidations, provided there are no additional lots being created and the end result is consistent with the overall intent of the plan.
- 4.4.8 Commercial and industrial uses not related to agriculture will not be accommodated in Agricultural Areas, and should be directed to to other appropriate Village or Town Areas.

4.5 Rural Living Area

Intent

Rural Living Areas provide opportunities for rural residential, on larger lots than what might be found in towns.

Principles

Rural living developments:

- Offer degree of privacy;
- Rely on on-site servicing;
- Enable residents to undertake activities like gardening, horticulture, and subsistence farming;
- Offer long-time residents opportunities to subdivide their land holdings in certain circumstances; and,
- Should not compromise agricultural activities, which are critical to the RM's economy.

Policies

- 4.5.1 Concentrate rural living areas in areas that preserve the natural and rural character of the area, where parcel sizes already limit cultivation, and where the natural features of the land preclude viable agricultural or resource development activity.
- 4.5.2 Require evidence of a drainage plan where drainage issues are evident in Rural Living Areas, particularly east of PTH 12.
- 4.5.3 Require evidence that soil quality and its potential effects on on-site sewage disposal have been evaluated prior to the approval of new rural living development.

- 4.5.4 Require a concept plan for all Rural Living development within close proximity to Lorette and Landmark that illustrates how the development can eventually be integrated into the urban form.
- 4.5.5 Rural living areas will generally use on-site or cluster water and wastewater systems, including private wells for the provision of drinking water and septic fields or advanced on-site treatment systems for the disposal of wastewater.
- 4.5.6 Lot sizes west PTH 12 should be as small as possible to minimize the impact on agricultural land and meet the minimum site requirements set out in provincial regulations.
- 4.5.7 Council may require the developer to provide a concept plan for rural living subdivisions, outlining:
- a. The drainage plan
 - b. Supply of potable water
 - c. Capacity for sewage disposal
 - d. Compatibility with adjacent uses
 - e. Site design and layout
 - f. Access
 - g. Market demand
- 4.5.8 When Council receives requests from landowners who want an existing Rural Living Area expanded, Council will review their request and consider the following:
- h. The impact and future impact that the expansion will have on the agricultural industry and producers to operate and/or expand their operations;
 - i. The amount of land fragmentation in the area;
 - j. The ability of the infrastructure in the area to accommodate more residential development
 - k. The current and future municipal services that will need to be provided;
 - l. Man-made or natural constraints that impact land uses; and,
 - m. If the proposed area is located away from prime agricultural land, viable lower class agricultural land in agricultural use (hay land and pasture), and livestock operations (with associated separation distances).
- 4.5.9 The Zoning by-law may contain provisions to accommodate limited livestock, such as horses and ponies, and other agricultural uses, such as green houses and market gardening or similar uses, as permitted or conditional uses in Rural Living Areas. The number of livestock permitted shall be relative to the size of the site.
- 4.5.10 Encourage infill development or intensification of the existing Rural Living clusters that exist throughout the Municipality.

4.6 Village Area

Intent

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

Principles

Villages offer:

- Proximity to both agricultural operations and towns; and,
- Minimal local amenities.

Policies

4.6.1 Direct growth and the amount of land used for village boundary expansion to:

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

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

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

4.6.4 Protect and enhance the natural systems of the land within villages as much as possible by:

- n. Encouraging clustering of new residences, where possible;
- o. Respecting the contours of the land in locating built features; and,
- p. Protecting tree stands and other vegetation, where possible.

4.6.5 Encourage internal road networks so that residential uses can be clustered as much as possible.

4.6.6 Minimize access points to provincial roads and highways by encouraging clustered development and discouraging strip development.

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

4.6.8 To encourage long-term wastewater management sustainability and the minimization of land required for on-site treatment, consider alternative systems (individual, clustered, or decentralized) where financially and environmentally feasible.

4.6.9 As Linden grows, consider providing centralized piped sewer service. Until then, develop a series of development standards that would facilitate the connection to piped sewer in the future (e.g., lot layouts, building placement, development agreements for new subdivisions and development proposals).

- 4.6.10 Consider redesignating Linden to Town Area in conjunction with the move to piped services, as the area grows.
- 4.6.11 Ensure that Linden's growth considers major livestock operations and is directed in a way that minimizes impacts on these operations.

4.7 Escarpment Area

Intent

The Escarpment Area provides unique opportunities and challenges for the municipality due to: distinct topography (the dramatic change in elevation); significant portion of Crown Lands; important peat and aggregate resources; sensitive wildlife habitat; limited agricultural potential, and; the meeting of three separate watersheds. This area also contains two settlement areas, Ste. Genevieve and Ross (Village Area designations), and numerous rural residential homes (Rural Living Area designations).

The designations on lands east of PTH 12 provide additional direction to accommodate rural living, protect natural lands, and manage resource development. Resource policies ensure access to mineral or aggregate resources for exploration, extraction and development.

Principles

- Marshes, bogs, forests, and tree stands are valuable ecological resources;
- Provincial Crown Lands are recognized as a tool to manage natural areas;
- Resource development/extraction should be well-managed to limit environmental impacts while contributing to the local economy;
- Consider drainage impacts when changes to the landscape are proposed. Lands in the Escarpment Area should be conserved in their natural state, where possible;
- Protect existing agricultural operations and uses within this area;
- There are opportunities to provide for new rural living spaces;
- Lots are large enough to conserve the natural environment and are limited to private on-site services;
- Rural residential uses can be considered on a limited, non-intensive basis, without compromising agricultural or resource extraction activities in the area.
- Ste. Genevieve and Ross play an important role as community service centres for residents; and,
- Encourage co-operation and consultation between Taché, Manitoba, and private landowners respecting the use of Crown Lands.

Policies

- 4.7.1 Conserve lands in their natural state wherever possible.
- 4.7.2 Recognize the Provincial Crown Land Plan manages Crown Lands in the Escarpment Area.
- 4.7.3 Development proposals adjacent to Crown land within the Escarpment designation will be

forwarded to the Province (Wildlife Branch) to review for adverse impacts, compatibility or provision for mitigation direction to address the onsite ecological sensitivity, where and if applicable.

- 4.7.4 Low-impact recreational uses may be considered provided that they are suitable and compatible with the surrounding natural environment and appropriate measures are taken by the proponent to minimize or mitigate any negative impacts on the surrounding natural environment.
- 4.7.5 Accommodate rural residential lots subject to the policies of this plan and in consultation with the appropriate provincial departments.
- 4.7.6 Maintain large minimum lot sizes through the zoning bylaw to reduce the impact natural areas and habitat.
- 4.7.7 Development Agreements may be used to restrict the location of buildings on a lot and may include, but not limited to, the following:
 - a. Clearing restrictions so that development disturbs natural ground cover and drainage patterns as little as possible.
 - b. Drainage plans, stamped by a qualified engineer.
 - c. Review by the Province to evaluate if additional restrictions or mitigation activities are required due to the ecological sensitivity of the area.
- 4.7.8 Land in the escarpment area may be zoned to reflect the various uses that are found in this diverse area such as livestock operations, resource extraction, and rural residential dwellings.
- 4.7.9 Subdivision in the Escarpment Area may be permitted on a limited basis, provided the proposed uses are compatible with agricultural and resource extraction uses and meet the following criteria:
 - a. The proposed lot shall not be located in an area where it might interfere with agricultural operations, resource extraction operations, or negatively impact existing livestock production operations. Except for residences associated with a livestock operation, the proposed lot shall be located in accordance with the livestock operation separation distances adopted in the Zoning By-law. As well, the location of such lots shall not cause an existing livestock production operation to become non-compliant with the zoning by-law or any other municipal and provincial regulation affecting livestock;
 - b. All parcels or lots resulting from the subdivision have legal access to an all-weather road. Flag lots, or lots requiring easement agreements for access, will be discouraged;
 - c. The proposed lot is not located on or adjacent to viable mineral resource deposits which may eventually be extracted;
 - d. The proposed lot is not located in poorly drained areas, swampland, marshland, on deep peat or organic soils, or in areas subject to ponding or flooding;
 - e. Where there are potable water concerns, the applicant must provide evidence that an adequate supply of potable ground water is available or that the lot will be serviced by a water distribution system;
 - f. Lots should be generally a minimum of four acres in size; and,
 - g. On land zoned for agriculture, the total number of lots that can be subdivided from each existing Certificate of Title shall be limited to two lots where the existing parcel comprises about 80 acres or greater, or one lot where the existing parcel is less than 80 acres.
- 4.7.10 Land can be re-zoned to a rural residential zone if it meets the following criteria:

- a. The land has not been cleared or improved for agricultural purposes such as pasture, hay land, or cultivated farmland;
- b. The land has an agricultural capability rating of Class 4 or poorer. Notwithstanding, due to the complex nature of soils in this area, land mapped as Class 3 may be considered for rural residential zoning provided that it is not in agricultural use and cannot be reasonably used for agriculture in the future;
- c. The land shall not be located in an area where it might interfere with agricultural operations, resource extraction operations, or negatively impact existing livestock production operations; and,
- d. The land is not located in poorly drained areas, swampland, marshland, on deep peat or organic soils, or in areas subject to ponding or flooding.

Resources

4.7.11 Require a Concept Plan for resource extraction developments that includes:

- a. A drainage plan;
- b. Water supply (if necessary);
- c. Waste management;
- d. Compatibility with adjacent uses, buffers, and setbacks;
- e. Site design and layout; and,
- f. Access.

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

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

4.7.14 Promote sustainable extraction of aggregate and peat resources in order to foster sustained economic development in an environmentally responsible way.

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

- 4.7.16 Aggregate and peat moss extraction sites shall be rehabilitated by the owner with assistance from applicable Provincial programs to a condition that is safe, stable, and compatible with adjoining uses.
- 4.7.17 Require an access and drainage management plan for all commercial peat moss harvesting operations.
- 4.7.18 Include aggregate extraction as a conditional use in the zoning by-law to allow council review on a case-by-case basis.
- 4.7.19 Require all resource development proponents to consult with the appropriate provincial agencies and departments to ensure compliance with regulatory frameworks.

5 Town Area

5.1 Intent

To provide fully serviced urban living options to the residents of Taché. Town areas feature several urban amenities like shopping, services, and piped municipal services, while maintaining the small town atmosphere residents have come to love.

5.2 Principles

- Town Areas feature a full range of municipal services, including paved streets, sewers, piped water, garbage collection, and proper drainage;
- Towns serve as the service centres for the surrounding region, and offer a broad range of housing and employment options;
- The Local Urban Districts (LUDs) of Lorette and Landmark are recognized as serviced, urban settlement centres;
- The expansion of towns should be contiguous with the existing built up area and occur in areas where services exist or can be feasibly extended; and,
- Large subdivisions are dependent on the developer submitting a concept plan, outlining servicing, connectivity, infrastructure, open space, traffic impact, and overall design.

The Town Area has been separated into four land use designations:

- Neighbourhood;
- Employment;
- Main Street; and,
- Recreation and Open Space.

5.3 Policies applying to all Town Areas

Agriculture

- 5.3.1 Appropriately buffer Town Areas from intensive livestock operations through separation distances, landscaping, and other tools.
- 5.3.2 Encourage opportunities for connections between local farmers and Town residents to promote sustainable agriculture and community; these could include farmers markets, gate-to-plate events, and open farm days.
- 5.3.3 Continue to promote Landmark as the agricultural service centre for the RM of Taché.

Economy

- 5.3.4 Concentrate commercial activities in towns, except where they relate directly to agricultural services and production, resource extraction, or require highway exposure.
- 5.3.5 Buffer industrial land uses appropriately from non-compatible uses to avoid land use conflicts.

Housing

- 5.3.6 Provide adequate buffers between single-family and multi-family housing; provide transitional areas to protect privacy and manage traffic.
- 5.3.7 Promote age friendly communities by encouraging the development of retirement residences for seniors, affordable housing for young families, and universal access standards.
- 5.3.8 Encourage additional residential density where it makes sense by managing the limits and local context through the zoning by-law.
- 5.3.9 Encourage a variety of housing types, densities, and tenure types to promote intergenerational and complete communities for all ages and abilities.
- 5.3.10 Promote intensification, densification, and reinvestment into the existing urban structure, in order to increase the cost-effectiveness of existing infrastructure.
- 5.3.11 Evaluate residential development proposals on the basis of:
 - The costs of servicing and infrastructure;
 - Transportation networks;
 - Drainage;
 - Access to amenities; and,
 - Compatibility with adjacent uses.
- 5.3.12 Ensure dedication fees reflect impact on infrastructure by assigning fees on a per unit basis rather than a per lot basis.

Recreation, Education, Health and Wellness

- 5.3.13 Consider the impact on available educational spaces prior to the approval of large subdivisions.
- 5.3.14 Consult with local school divisions (Hanover School Division, Seine River School Division, Sunrise School Division, and the Division Scolaire Franco-Manitobaine) as well as the Public Schools Finance Board when contemplating approval of any large subdivision, in order to communicate and allow schools to gauge enrollment needs.
- 5.3.15 Require new developments to contribute to recreational infrastructure through land dedication, lot levies, or other development charges.
- 5.3.16 Develop designated staging areas on the edges of towns to accommodate off-road vehicles; off-road vehicle trails within 1 kilometer of towns should be clearly signed.

Culture and Heritage

- 5.3.17 Identify and improve the character of Lorette's and Landmark's "main streets" through zoning, design guidelines, and streetscaping programs.
- 5.3.18 Promote the centre of Canada with the installation of markers and communication materials.
- 5.3.19 Require new developments to support the recommendations of the 2010 Recreation Needs Analysis.

Environment and Sustainability

- 5.3.20 Require proponents of new subdivisions to provide drainage plans, so that landowners downstream are not duly burdened by excess flows.

Transportation and Utilities

- 5.3.21 Explore transit options both within and between communities (e.g. from Lorette to Winnipeg) in the context of the Capital Region Transportation Plan.
- 5.3.22 Require subdivisions to incorporate active transportation options, including sidewalks, trails, and paths.
- 5.3.23 Promote car-sharing or car-pooling for residents working in Winnipeg by facilitating efforts like park and ride locations and community bulletin boards.

Water, Wastewater, and Waste Management

- 5.3.24 Plan for and connect all new development in Town Areas to piped water and wastewater services.
- 5.3.25 Coordinate phasing of infrastructure upgrades and new developments to ensure capacity is available for approved developments.
- 5.3.26 Upgrade, as required, the Lorette wastewater treatment system to meet provincial phosphorus effluent regulations.
- 5.3.27 Improve water supply, treatment, and distribution networks to adequately service existing and new developments in Landmark, where the system is currently at capacity.
- 5.3.28 Liaise with the province to encourage the production of a regional aquifer model that could provide an estimate for sustainable groundwater yield in the vicinity of the Town Areas.
- 5.3.29 Maintain existing (metering) and develop new water conservation strategies where feasible to maximize the productivity of the existing water supply infrastructure and water use.
- 5.3.30 Explore service sharing agreements and regional facilities with communities within Tache where feasible, desirable, and to the mutual benefit of all parties to accommodate future growth as well as upgrades an expansion of existing infrastructure.

5.4 Neighbourhood Area

Intent

Within the Town policy area, Neighbourhood Areas are intended to accommodate the majority of residential growth in the RM in the intermediate to long term.

Principles

While primarily residential in nature, a mix of complementary uses (e.g. schools, institutional uses) will be encouraged. Increased densities will reduce the consumption of land and maximize infrastructure investments.

Policies

- 5.4.1 Encourage a mix of mutually supportive uses including a variety of residential, educational, recreational, institutional, and potentially, local commercial, at a scale and density compatible with each other.
- 5.4.2 Encourage opportunities for infilling and redevelopment.
- 5.4.3 Buffer residential development appropriately from major highways, railways, lagoons, and other incompatible uses by incorporating minimum standards in the zoning by-law.
- 5.4.4 Evaluate new development on the basis of land and infrastructure impacts, requiring, in some circumstances, development proponents to present a cost/benefit analysis as part of the development application.
- 5.4.5 Encourage the development of diverse housing and tenure types, in order to diversify the housing stock and provide a variety of opportunities for people to live in towns.
- 5.4.6 Ensure that appropriate greenspace and recreational facilities are available when residential growth occurs; connect new development through a green pathway network, where possible.
- 5.4.7 Encourage smaller lots and multi-family development as a more efficient use of land and infrastructure.
- 5.4.8 Recover the additional cost to service and maintain large residential lots with linear infrastructure in serviced Town Areas from the developer through levies, such as frontage fees, land dedication, or development charges.
- 5.4.9 Support home based businesses and secondary suites that do not generate significant impacts in neighbourhood areas. Standards for these accessory uses will be detailed in the zoning by-law.
- 5.4.10 Accommodate limited agricultural uses in neighbourhood areas reserved for future development.

5.5 Employment Area

Intent

Within the Town policy area, employment areas provide for larger scale commercial or light industrial operations. These employment opportunities, while important to the local economy, may not be well suited for the Neighbourhood or Main Street areas, as conflicts may arise with local residents over nuisance, parking, or usage.

Principles

Employment areas range from business or light industrial parks, to big box retail centres. These areas are generally located on the edge of towns, and have access to major Provincial transportation routes.

Policies

- 5.5.1 Accommodate industrial uses that require municipal services such as sewer and water in employment areas in town.
- 5.5.2 Accommodate a mix of uses including highway commercial and business parks with complementary commercial uses (e.g. hotel / motel or big box retail) where access to appropriate major transportation routes can be safely managed.
- 5.5.3 Use buffers and/or development and operation standards as set out in the zoning by-law to mitigate negative impacts such as noise, light, dust, odours, or visual impacts of employment uses that might affect neighbourhood or residential uses.
- 5.5.4 Require business or industrial parks to provide internal road networks and limit private access onto Provincial Roads to minimize traffic impacts.

5.6 Main Street Area

Intent

Within the Town policy area, Main Streets are the heart of the town and accommodate a wide range of uses, some of which are more intensive than those found in Neighbourhood areas. These areas are currently centred along Dawson Road in Lorette, and Main Street in Landmark.

Principles

They are well connected, and serve as the communities' hubs. Here, services, offices, retail, higher density residential, institutional, and mixed use developments are encouraged. However, it is also recognized that several types of residential uses currently exist in these areas, and new developments must respect and co-exist with these uses. Development and design standards should be promoted to reflect and enhance the unique character and heritage of each town.

Policies

- 5.6.1 Develop urban design standards for development in Main Street areas that reflect each community and the heritage of the RM.
- 5.6.2 Promote the Main Streets as central to the towns by connecting them with trail networks, preserving heritage resources, and adaptively reusing existing buildings.

- 5.6.3 Encourage commercial, retail, and institutional uses to locate and cluster within Main Street areas, to help build the critical mass required to support and sustain local businesses.
- 5.6.4 Support the development of higher density housing types along Main Streets to diversify the housing stock and provide a rich mix of uses at the centre of towns.
- 5.6.5 Support the construction and design of development that encourages active transportation, like walking and bicycling, and manages traffic movements with a high degree of connectivity to the surrounding area.
- 5.6.6 Promote development of Main Street areas and invest in well-designed public spaces to stimulate revitalization and capitalize on existing infrastructure investments.
- 5.6.7 Allow a variety of land uses to locate together (mixed use) by:
 - a. Incorporating a Main Street/mixed use zone in the zoning by-law.
 - b. Reducing regulations that distinguish and separate the use of the land.
 - c. Describing more clearly the development principles that are desired by the community and defining standards for new development in the zoning by-law.
 - d. Requiring private developers to design their properties such that there is appropriate transition to the public property through design, space or buffers.
- 5.6.8 Encourage accessibility to and within the Main Street areas by using streets, sidewalks, pathways, and greenspaces as an interconnected network to integrate the Main Street and connect it with the surrounding community.
- 5.6.9 Promote the unique character of each town's Main Street by locating unique higher density and higher intensity uses in the Main Street.
- 5.6.10 Design and plan infrastructure and drainage to accommodate more dense and intense uses in Main Street areas.
- 5.6.11 Recognize and respect the residential housing stock which is currently exists in Main Street areas. Ensure that new developments co-exist with existing residential uses.

5.7 Recreation and Open Space Area

Intent

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

Principles

Where possible, these areas should be well integrated into a network of pathways or green corridors. Recreation and open spaces should be shared public spaces beyond agencies.

Policies

- 5.7.1 Encourage the implementation of the recommendations from the RM of Taché's Recreation Needs Analysis (from 2010), including:

- a. Developing an open spaces strategy.
 - b. Undertaking long-range capital planning for facility upgrades.
 - c. Developing an inventory to coordinate facility usage.
 - d. Hiring a recreation director and joining a planning district.
 - e. Preparing a communications strategy (e.g., Municipality-wide Leisure Guide).
 - f. Developing a formal volunteer policy.
 - g. Carrying out a feasibility study for the development of a multi-use complex.
- 5.7.2 Locate and integrate major recreational and institutional uses close to Neighbourhood areas within the community as much as possible.
- 5.7.3 Use land dedication, lot levies, and potentially, development charges, to ensure that new development supports recreational activities and infrastructure within the RM.
- 5.7.4 Encourage accessibility to and within Recreation and Institution areas by using streets, sidewalks, pathways, and an interconnected pathway network to integrate these public spaces and connect them with the surrounding community.
- 5.7.5 Promote and support partnerships in creating flexible multi-plex recreational facilities alongside related health, wellness, education, and specialized housing facilities.
- 5.7.6 Where necessary, public infrastructure and utilities may be located in Open Space Areas

6 Implementation

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

6.1 Development Plan Designations and Maps

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

6.2 Amendments to the Development Plan

The policies, location of roads, and boundaries between the areas shown on the attached maps are intended to provide policy direction. It is recognized that certain situations may necessitate a degree of flexibility in the application of policy and mapping framework provided that the general intent of the Development Plan is maintained. Major changes to this Development Plan can only be made in accordance with *The Planning Act*.

The Development Plan may be amended at any time the Municipality considers it appropriate or necessary.

6.3 Secondary and Concept Plans

Consistent with the Development Plan, secondary plans and concept plans provide more guidance on development issues. The Board or a Council may adopt the plan in the form of a secondary plan by-law to give it stronger force and effect. Secondary or concept plans can deal with objectives and issues in a part of the municipality, including any matter:

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

6.4 Municipal Cooperation

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

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

6.5 Zoning By-law

The zoning by-law of the RM of Taché is a critical tool to implement this plan. The zoning by-law and its amendments regulate and control land uses that align with the directions and policies in this Development Plan. This plan directs some uses be conditional uses in the zoning by-law and requires Council approval. Property owners may also apply to Council for a variance to the zoning by-law if they feel the land use controls are too restrictive.

Taché's zoning by-law should be updated to reflect the direction of this plan.

6.6 Development Permits

New development that requires a permit issued by the RM will be reviewed to ensure conformance with this plan and the zoning by-law.

6.7 Development Standards and Design Guidelines

The Municipality can also implement development standards and design guidelines, to help shape development in ways that are consistent with its vision. These standards can be incorporated in a zoning by-law or guidelines can be developed by Council to guide developers on future development projects.

6.8 Subdivision Approval

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

6.9 Public Participation

Public engagement is an important component of implementing the development plan. It is crucial for the community to play a role in shaping growth and development.

6.10 Other By-laws

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

6.11 Development Agreements

When a development is proposed, council may approve the development conditional on a development agreement. A development agreement may cover issues related to phasing of services, the use of land, the siting of buildings, installation of services, provision of open space, etc.

6.12 Acquisition and Disposal of Land

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

6.13 Public Works and Infrastructure

The capital works program and public improvements of the municipality should conform to the policies in this Development Plan. This is an important implementation tool since the RM may influence the rate and direction of growth through the provision of municipal services to land.

6.14 Capital Planning and Expenditures

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

6.15 Capital Levies

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

6.16 Special Studies

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

6.17 Monitoring and Review

The RM of Taché should continually monitor the plan to ensure it is effective in guiding the orderly and economical development of the region. Every five (5) years a major review of the Development Plan should be completed.

7 Glossary

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

“development” means:

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

“design flood” means the 200 year flood, or a recorded flood exceeding the 200 year flood.

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

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

“flood prone lands” means land subject to flooding by the design flood.

“flood protection level” means either the 200 year flood or a recorded flood exceeding the 200 year flood (design flood) plus 0.61 metres (2 feet) of freeboard.

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

“livestock” means animals or poultry not kept exclusively as pets, excluding bees.

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

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

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

Appendix A: Development Plan Designations

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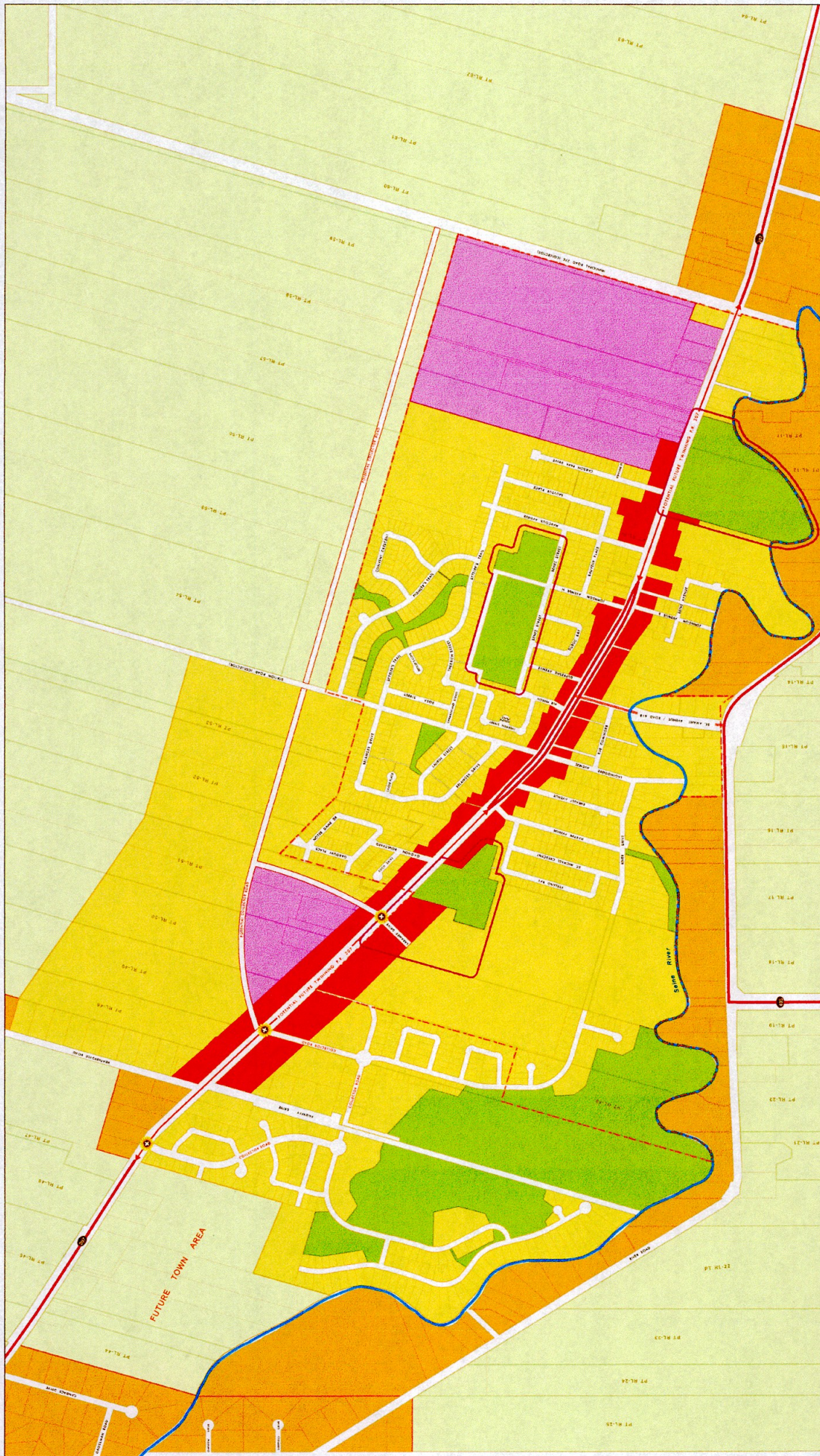
Map 1A – RM of Tache North West

Map 1B– RM of Tache East

Map 1C – RM of Tache South

Map 2 – Lorette Town Area

Map 3 – Landmark Town Area



RURAL MUNICIPALITY OF
MUNICIPALITÉ RURALE DE

TACHÉ

PROPOSED DEVELOPMENT PLAN
MAP 2: LUD OF LORETTE

TOWN AREA DESIGNATIONS

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

RURAL AREA DESIGNATIONS

- Agriculture
- Rural Living Area

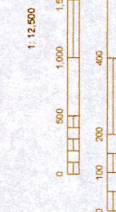
OTHER FEATURES

- Community Nodes
- L.U.D. of Lorette
- Proposed Collector Roads
- Proposed Golf Course Roads

PROVINCIAL ROAD

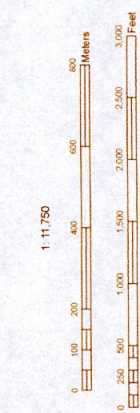
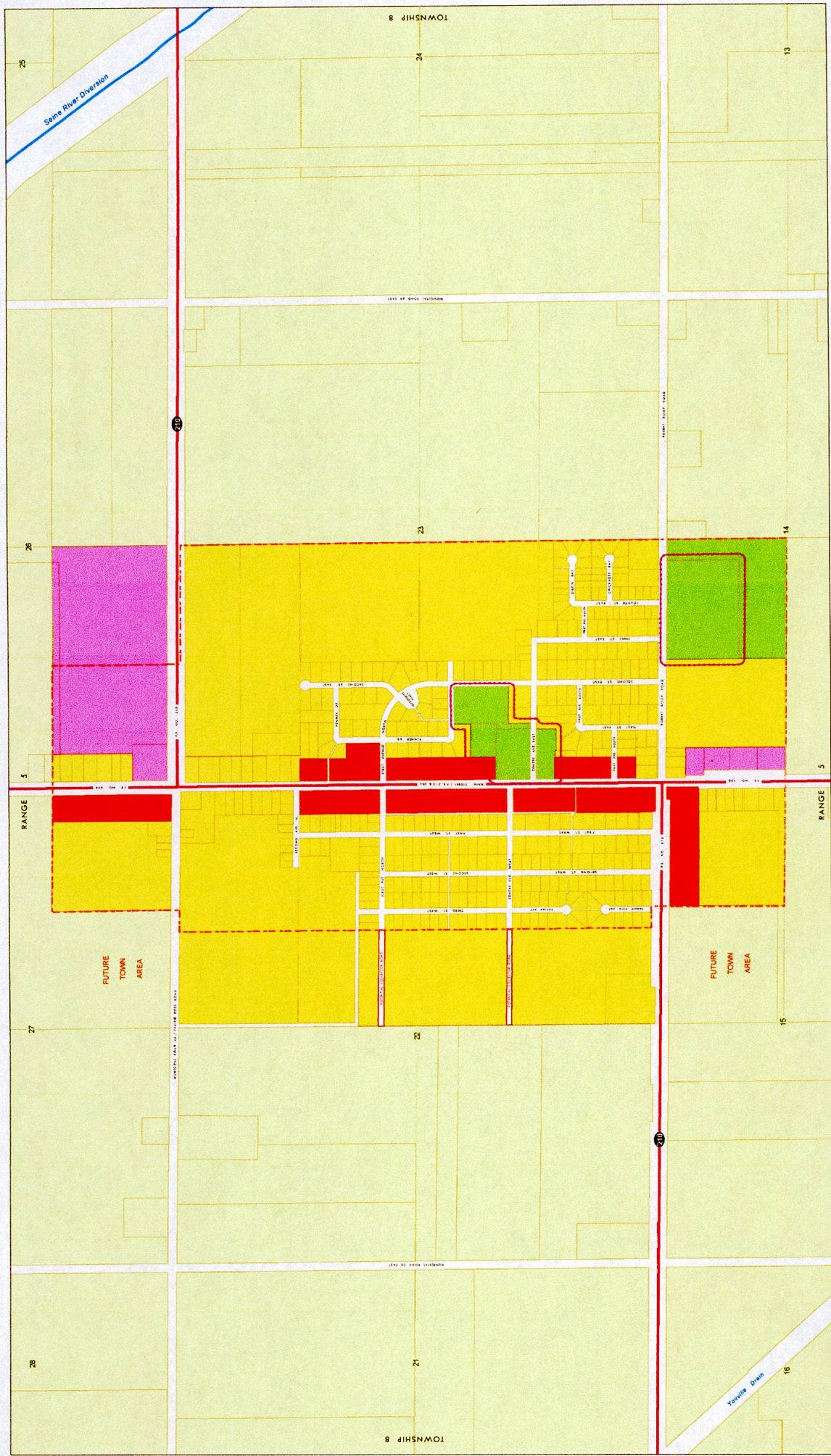
- Access Road
- Proposed Intersection Improvements

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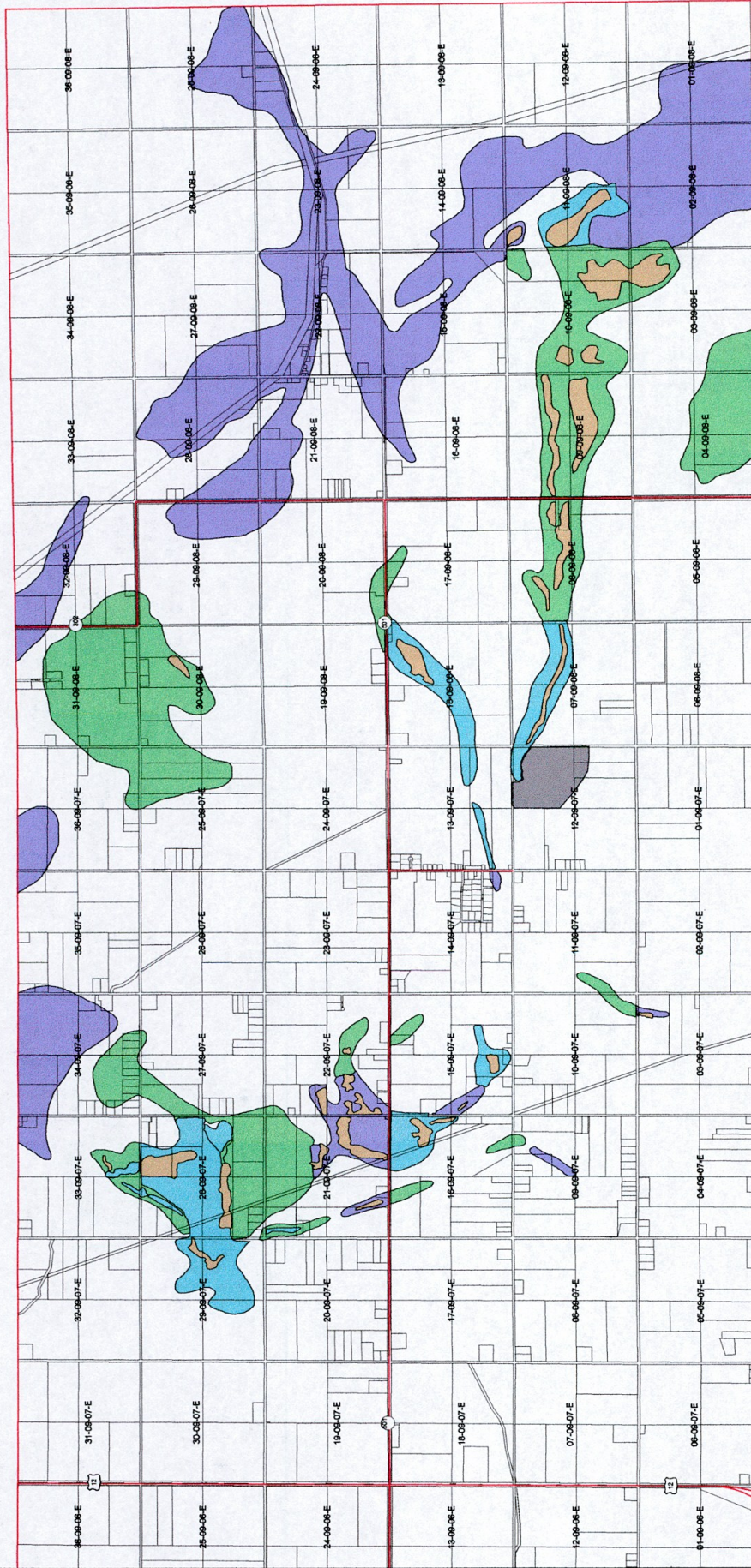
Date: April-04-16





- TOWN AREA DESIGNATIONS**
- Open Space Area
 - Employment Area
 - Main Street Area
 - Neighbourhood Area
- RURAL AREA DESIGNATIONS**
- Agriculture
- OTHER FEATURES**
- Community Nodes
 - L.U.D. Of Landmark
 - Proposed Collector Roads
 - Provincial Roads

Appendix B: Aggregate Resources



R.M. of Tache

Showing the Eastern Portion, East of Highway 12

Aggregate Resources

