

**RURAL MUNICIPALITY
OF HEADINGLEY
DEVELOPMENT PLAN
BY-LAW NO. 12-2006**

PREPARED BY:

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PREPARED FOR:

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**RURAL MUNICIPALITY OF HEADINGLEY
DEVELOPMENT PLAN BY-LAW NO. 12-2006**

BEING a By-law of the Rural Municipality of Headingley,
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 Intergovernmental Affairs & Trade approved the Rural Municipality of Headingley Development Plan on the 14th day of December, A.D. 2007;

NOW THEREFORE the Rural Municipality of Headingley, in meeting duly assembled, enacts as follows:

1. The Rural Municipality of Headingley Development Plan By-law No. 30/93, and all amendments thereto is hereby rescinded.
2. The Rural Municipality of Headingley Development Plan, attached hereto and marked as "Schedule A" is hereby adopted.
3. The Rural Municipality of Headingley Development Plan shall take force and effect on the date of Third Reading of this By-law.

DONE AND PASSED 8th day of January, A.D. 2008.

"Tammy Wood"
Deputy Reeve

"Chris Fulsher"
Chief Administrative Officer

Read a First Time this 12th day of September A.D. 2006.

Read a Second Time this 17th day of October, A.D. 2006.

Read a Third Time this 8th day of January, A.D. 2008.

Certified a true copy of By-law No. 12-2006 of the Rural Municipality of Headingley.

"Chris Fulsher"
Chief Administrative Officer

**RURAL MUNICIPALITY OF HEADINGLEY
DEVELOPMENT PLAN**

BEING SCHEDULE "A"

ATTACHED TO BY-LAW NO. 12-2006

OF

THE RURAL MUNICIPALITY OF HEADINGLEY

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION	1
1.1 Format of the Development Plan	1
1.2 Mandate	2
1.3 Scope of the Development Plan	2
1.4 Planning Studies	2
1.5 Community Strengths and Opportunities	3
1.6 Community Issues	3
1.7 Planning Context	4
1.8 Provincial Land Use Policies	4
1.9 Geo-Political Context	4
1.10 Manitoba's Capital Region	5
1.11 Existing Land Uses	5
1.12 Interpretation of Requirements	6
2.0 BASIS FOR THE DEVELOPMENT PLAN	8
2.1 Introduction	8
2.2 Population and Demographics Characteristics	8
2.3 Labour Force Activity Characteristics	11
2.4 Employment By Occupation Characteristics	12
2.5 Farming Area	14
2.6 Livestock Production Operations	15
2.7 Residential	16
2.8 Economic Base	16
2.9 Municipal Services	17
2.10 Community Improvements	17
2.11 Commercial	18
2.12 Industrial	18
2.13 Transportation	18
2.14 Population Projections	19
2.15 Existing Land Inventory and Future Land Considerations	20
2.16 Future Residential Land Considerations	22
2.17 Future Business (Commercial and Industrial) Land Considerations	22
3.0 OVERALL GOALS, POLICIES AND LAND USE PLAN	24
3.1 Overall Goals	24
3.2 Overall Policies	25
3.3 Overall Land Use Plan	25
4.0 DETAILED PLANNING COMPONENT	26
5.0 NEIGHBOURHOOD	27
5.1 Planning Strategy	27

	<u>Page No.</u>
5.2 Objectives	27
5.3 Policies	28
5.4 Implementation Measures	30
6.0 GENERAL BUSINESS	31
6.1 Planning Strategy	31
6.2 Objectives	31
6.3 Policies	32
6.4 Implementation Measures	34
7.0 INDUSTRIAL LAND	35
7.1 Planning Strategy	35
7.2 Objectives	35
7.3 Policies	36
8.0 TRANSPORTATION	37
8.1 Planning Strategy	37
8.2 Objectives	37
8.3 Policies	37
8.4 Implementation Measures	39
9.0 INSTITUTIONAL	40
9.1 Planning Strategy	40
9.2 Objectives	40
9.3 Policies	40
9.4 Implementation Measures	40
10.0 URBAN DESIGN	41
10.1 Planning Strategy	41
10.2 Objectives	41
10.3 Policies	41
10.4 Implementation Measures	41
11.0 AGRICULTURAL LAND	42
11.1 Planning Strategy	42
11.2 Objectives	42
11.3 Policies	42
11.4 Implementation Measures	44
12.0 MUNICIPAL SERVICES	45
12.1 Planning Strategy	45
12.2 Objectives	45
12.3 Policies	45

13.0	CULTURAL AND HERITAGE RESOURCES	47
13.1	Planning Strategy	47
13.2	Objectives	47
13.3	Policies	47
13.4	Implementation Measures	49
14.0	SUSTAINABLE DEVELOPMENT AND WATER STEWARDSHIP	50
14.1	Planning Strategy	50
14.2	Objectives	50
14.3	Policies	50
15.0	HAZARD LAND	53
15.1	Planning Strategy	53
15.2	Objectives	53
15.3	Policies	53
15.4	Implementation Measures	54
16.0	GENERAL DEVELOPMENT	55
16.1	Planning Strategy	55
16.3	Policies	55
17.0	IMPLEMENTATION AND ADMINISTRATION	56
17.1	Basic Implementation Measures	56
17.2	Additional Measures	59

APPENDIX A

Figure 1	Municipal Boundaries
Figure 2	Regional Setting
Figure 3	Municipal Sanitary Sewer and Water
Figure 4	Undeveloped Areas
Figure 5	Overall Land Use Plan
Figure 6	Transportation Plan
Figure 7	Special Planning Areas

List of Charts

1.0	RM of Headingley Population Data: 1996-2001	9
2.0	RM of Headingley Demographic Data: 1996-2001	10
3.0	RM of Headingley Labour Force Activity Data: 1996-2001	12
4.0	RM of Headingley Employment By Occupation Data: 1996-2001	13

List of Tables

1.0	RM of Headingley Farming Area Data: 1996-2001	15
2.0	RM of Headingley Major Livestock Production Operations Data: 1996-2001	15

3.0	RM of Headingley Housing Start Data: 1999-2005	16
4.0	RM of Headingley Taxation Data: 2004	17
5.0	Projected Housing Starts Utilizing a 3.5 Percent Compounded Annual Growth Rate	21
6.0	List of Heritage Sites in the RM of Headingley	48-49

1.0 INTRODUCTION

Rural Municipality (RM) of Headingley residents are proud of their past accomplishments and are optimistic about their future. Since the RM of Headingley seceded from the City of Winnipeg on January 1, 1993 and became an independent municipality, the community has reduced property taxes while expanding its infrastructure system and community facilities and programs. The RM of Headingley has put into place a municipal sanitary sewer system, a municipal water system, upgraded and paved numerous municipal roads, created a municipal fire department, built a new community centre, heritage centre and library, upgraded various recreation areas and parks, and addressed land drainage matters. There is still, however, a number of on-going issues that need to be addressed such as maintaining the RM of Headingley's semi-rural environment, controlling the type and rate of development, and expanding community services in a fiscally responsible manner.

Headingley Plan By-law No. 30/93 (Headingley Plan), which has been in place since August 1995, has adequately guided development in the community over the last number of years. However, as per *The Planning Act* which requires that development plans be reviewed every 5 years, the RM of Headingley Council has undertaken a review of Headingley Plan to determine what amendments, if any, should be initiated.

This new Headingley Plan document generally maintains the status quo for community growth and development. There are proposed changes, however the overall community character has been retained as characterized by:

- Single family residential development along the Assiniboine River.
- Business development along the TransCanada Highway with pockets of community and neighbourhood commercial development and industrial operations.
- Parks and open space provisions.
- Alternative forms of residential housing including rural residences, Plus 55 housing, seniors' housing, infill housing, multiple family housing, and various planned unit development projects.

1.1 Format of the Development Plan

This long range plan is divided into five general sections. The first part deals with the plan mandate and the current planning restraints in Headingley. Part two presents the basis for the plan and presents a summary of factors that have been examined in developing this plan. Part three outlines the overall community goals, policies and land use plan. Part four deals with specific planning components such as neighbourhood,

business, industrial, open space, and agricultural land uses. The final section of the plan, part five provides information on implementation and administration of the long range plan.

1.2 Mandate

The Provincial Planning Act establishes the mandate for communities in Manitoba to prepare a long range plan. The purposes of a long range plan are:

- to serve as a framework to guide development policies and decisions
- to identify growth factors
- to review issues and opportunities
- to provide a growth scenario dealing with social, environmental and economical matters
- to establish an implementation strategy
- to coordinate growth on a regional basis

1.3 Scope of the Plan

Headingley Plan affects all land within the boundaries of the RM of Headingley, which are illustrated in Figure 1. The objectives, policies and schedules cover a 25 year planning period until 2030. The plan should be monitored on an on-going basis and amended as required. The Planning Act requires that long range plans be formally reviewed on a 5 year basis.

Headingley Plan deals with both public and private sector issues. Any public works undertaken within the municipality and all municipal by-laws should conform to this plan. In regard to private sector actions, this plan serves to provide general directions and policies for the maintenance, development and redevelopment of land. This plan should be adhered to by the private sector.

1.4 Planning Studies

Since its implementation in May 1995, Headingley Plan has been monitored on an on-going basis by the RM of Headingley Council in consultation with Landmark Planning & Design Inc. and the residents of the community. During its most recent review that was initiated in 2004, updated background data on various socio-economic, land use and development characteristics and trends in the community was collected and analyzed.

In addition, from January to April 2004, staff from Landmark Planning & Design Inc.

and the RM of Headingley facilitated five meetings with the Headingley Planning Advisory Committee (PAC), the members of which represent a cross-section of community stakeholders including the community club, school, seniors, and the chamber of commerce. The purpose of the PAC meetings was to review development-related issues, statistics as well as land use policy challenges and opportunities. Manitoba Intergovernmental Affairs & Trade representatives were also encouraged to participate in this process and have been kept apprised of proposed responses to the issues identified, in accordance with *The Planning Act*.

1.5 Community Strengths and Opportunities

Headingley has a number of strengths and opportunities upon which to build. These include:

- High quality agricultural land
- Excellent transportation access provided by the TransCanada and Perimeter Highways
- Close proximity to the City of Winnipeg
- The Assiniboine River
- Community residents with a positive attitude and feeling
- A blend of semi-urban and rural features to create an attractive living environment
- Opportunity to control and manage growth
- A fairly diverse tax base
- Fair and equitable municipal taxation

1.6 Community Issues

While Headingley is fortunate to have a number of strengths upon which to build, there are community issues that must also be addressed. These include:

- Groundwater not potable
- Pressure to convert agricultural land to more intense urban uses
- Farmland assessment (inflated land values due to proximity to Winnipeg)
- TransCanada Highway bi-pass
- General appearance of commercial properties and signs along the TransCanada Highway
- Proper functioning of septic fields and the proper use of pump-out tanks
- Provision and level of services (fire, sewer, water, garbage, etc.)
- Taxation
- Type of community (rural, semi-rural, semi-urban, urban)

- Residential lot sizes for new areas
- Development agreement conditions

1.7 Planning Context

As stated earlier, the existing Headingley Plan has been in effect since May 1995. Following the approval of Headingley Plan, the RM of Headingley Zoning By-law was prepared and passed by Council under By-law No. 21/95. It has been in effect since August 1995. On-going planning and development matters are dealt with by the RM of Headingley's Development Officer.

1.8 Provincial Land Use Policies

Of equal importance to the land use provisions in *The Planning Act* are the role of *Provincial Land Use Policies*, which are utilized when undertaking amendments or statutory reviews of Development Plans. *Provincial Land Use Policies* serve to protect Provincial interests in the areas of community planning, agriculture, renewable resources, natural and heritage resources and transportation networks. Important principles and guidelines of the *Provincial Land Use Policies* include the following:

- The integration of economic, environmental, social, cultural and human health factors into the planning process.
- The efficient use of renewable, natural and heritage resources.
- Encouraging public participation and community consensus building, understanding and respect into the planning process.
- Recognizing that Development Plans represent a partnership agreement between a Planning District or Municipal Council and the Provincial government.
- Integrating the components of sustainable development into the planning process in order to ensure that economic decisions properly address environmental impacts and that environmental measures consider economic consequences.
- The protection of prime agricultural farmland and agricultural operations.

1.9 Geo-Political Context

Figure 2 provides a regional location context for the RM of Headingley. As Figure 2 highlights, the RM of Headingley is bordered by the RM of Rosser to the north, the RM of Macdonald to the south, the City of Winnipeg to the east and the RM's of St. Francois Xavier and Cartier to the west.

1.10 Manitoba's Capital Region

In 1989 the Provincial government, through the Manitoba Round Table on Environment and Economy, identified Manitoba's Capital Region as one of the components of Manitoba's overall sustainable development strategy. Manitoba's Capital Region currently includes the municipalities of Headingley, Macdonald, Rosser, Tache, Cartier, St. Francois Xavier, East St. Paul, St. Clements, Springfield, Winnipeg, Selkirk, St. Andrews, Rockwood, Stonewall, West St. Paul and Ritchot.

Throughout the 1990's, the Provincial government undertook numerous regional studies and established various inter-municipal committees and review panels in order to determine the means through which these communities could best work together to resolve issues of common interest, including:

- the protection of natural resources and the environment
- the use and development of land
- the planning and development of the transportation network
- the delivery of municipal services
- sustained economic growth
- human development

Most recently, the Provincial government appointed a Regional Planning Advisory Committee (RPAC) to undertake public consultation and provide advice to the Minister of Intergovernmental Affairs & Trade on regional planning policies for Manitoba's Capital Region. In October 2003, the RPAC released its final report entitled, *A Partnership for the Future: Putting the Pieces Together in the Manitoba Capital Region*. The report includes numerous recommendations dealing with strengthening regional ties and cooperation and establishing comprehensive planning and land use policy for the region. As such, it has generated considerable debate among various stakeholders in Manitoba's Capital Region. The RM of Headingley Council supports the concept of municipalities working together and is willing to work towards creating a strong and vibrant Manitoba Capital Region.

1.11 Existing Land Uses

The RM of Headingley comprises an area of approximately 10,927 hectares (27,000 acres). There are a number of highway commercial and agricultural commercial uses, small-scale industrial establishments, institutional buildings as well as parks and recreation facilities in the community.

In addition, for the most part, new residential development in the community is either in

the form of infill housing or greenfield development. Infill development areas include the Dodds Road Area, North Hamlet, Simmons Drive Area, Cameron Street Area, South Hamlet, Grange/Empire Street Area, Monterey Park and Roblin Boulevard East. Greenfield areas include the Thomaschewski, Marston Meadows, Assiniboine Landing and Breezy Bend subdivisions. There are also pockets of rural residential dwellings located along the Assiniboine River.

According to the 2001 Census, farming operations covered approximately 7,240 hectares (17,889 acres) of land in the municipality which represents sixty seven percent of its land base.

1.12 Interpretation of Requirements

- (1) The general land use designations indicated on the Development Plan Maps in Appendix A illustrate the long-term land use and development strategy for the Rural Municipality of Headingley. The achievement of the land use objectives and policies will take place over a period of years. The Rural Municipality of Headingley Zoning By-law will provide one of the principal means to effect the transition.
- (2) The boundaries for the various land designations shown on the Development Plan Maps in Appendix A and any lot size, distance and area requirements mentioned throughout this Development Plan are meant to serve as guidelines only. Situations may arise that will necessitate a degree of flexibility in the application of these standards, provided the intent of the Development Plan is not compromised. These standards will provide general guidelines for the preparation of the more specific performance standards and requirements of the Rural Municipality of Headingley Zoning By-law.
- (3) Individual policies of the Development Plan should be interpreted within the overall spirit and intent of all other objectives and policies of the Development Plan.
- (4) Unless the context clearly indicates the contrary, where a policy in the Development Plan involves two or more items, conditions, provisions or events connected by the conjunctions *and*, *or*, or *either-or*, the conjunctions shall be interpreted as follows:
 - (a) *and* indicates that all the connected items, conditions, provisions or events shall apply.
 - (b) *or* indicates that all connected items, conditions, provisions or

- events may apply singly or in combination.
- (c) *either-or* indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

2.0 BASIS FOR THE PLAN

2.1 Introduction

A number of issues have been examined which have a bearing on the type, location and rate of development. These include:

- Population Trends
- Demographic Characteristics
- Labour Force Activity and Employment
- Farmland Characteristics
- Residential Development
- Economic Base Characteristics
- Municipal Services
- Community Improvements
- Commercial Development
- Industrial Development
- Transportation Changes
- Population Projections

2.2 Population and Demographics Characteristics

Chart 1¹ highlights population data for the RM of Headingley since 1996. The RM of Headingley's population increased from 1,587 people in 1996 to 1,907 people in 2001. This represents a positive growth rate of 20 percent in population over this five-year period, or an average increase of 4 percent per annum. Moreover, the 2005 population in the RM of Headingley is estimated to be approximately 2,300 people.

¹ Source: Statistics Canada

Chart 1
RM of Headingley Population Data: 1996-2001

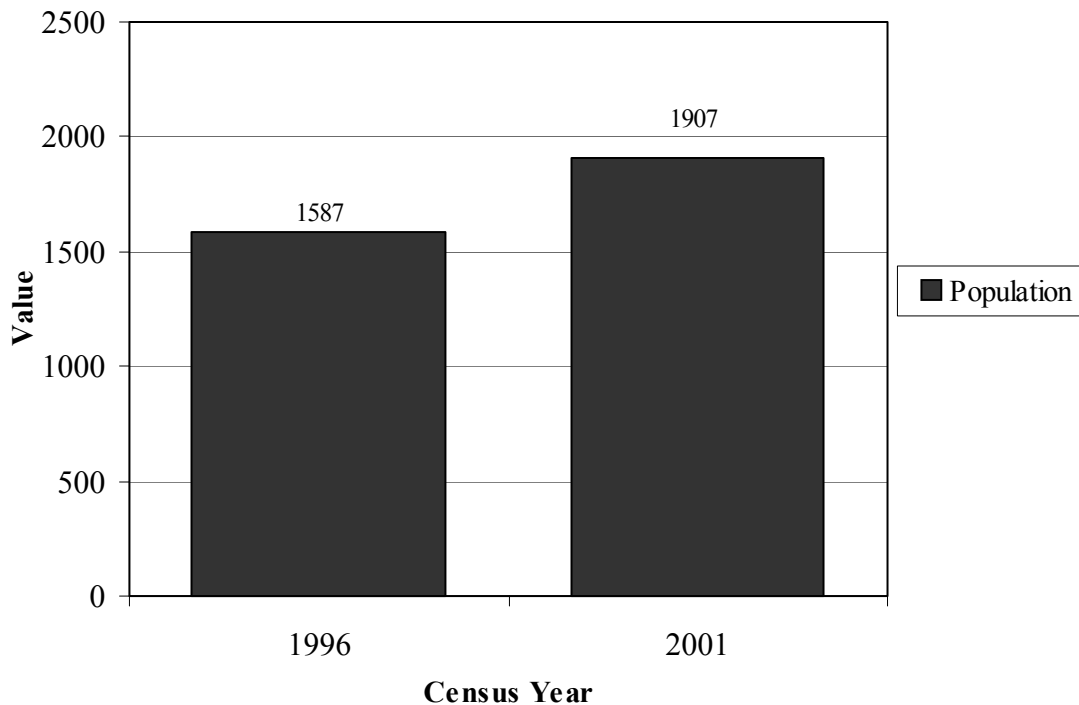


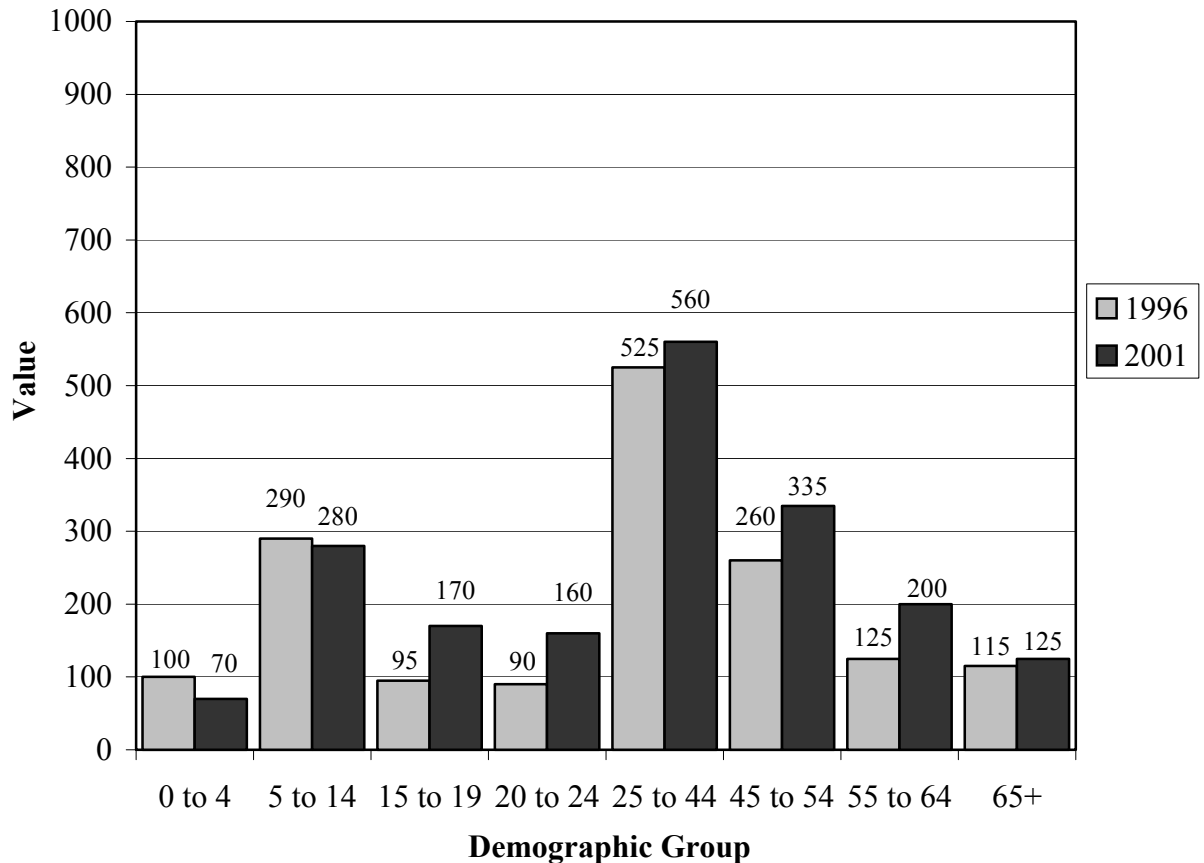
Chart 2² provides demographic information for the RM of Headingley since 1996. The positive growth rate in population has occurred among those 15 years of age and older. In fact, the population of those in the 0 to 14 demographic categories has decreased since 1996. More specifically:

- The population of the *pre-school* (0 to 4) age group profile decreased from 100 people in 1996 to 70 people in 2001, representing a 30 percent decrease since 1996 (or an average 6 percent decline per annum). The pre-school age group profile comprises 4 percent of the RM of Headingley’s total population.
- The population of the *elementary/junior high school* (5 to 14) age group profile decreased from 290 people in 1996 to 280 people in 2001, constituting a 3 percent decline in population over this five-year period (or an average 0.6 percent decrease per annum). The elementary/junior high school age group profile comprises 15 percent of the RM of Headingley’s population base.
- The population of the *secondary school* (15 to 19) age group profile increased by 79 percent, or an average of 16 percent per annum, between 1996 and 2001

² Source: Statistics Canada

(or from 95 people in 1996 to 170 people in 2001). The secondary school age group profile represents 9 percent of the RM of Headingley’s total population.

Chart 2
RM of Headingley Demographic Data: 1996-2001



- The population of the *post-secondary school* (20 to 24) age group increased by 41 percent between 1996 and 2001 (or from 90 people in 1996 to 170 people in 2001). The post-secondary school age group profile comprises 9 percent of the RM of Headingley’s population base.
- The population of the *early career* (25 to 44) age group profile increased from 525 people in 1996 to 560 people in 2001, which represents a 7 percent population increase over this five-year period (or an average 1.4 percent growth rate per annum). The early career age group profile comprises 29 percent of the RM of Headingley’s total population.

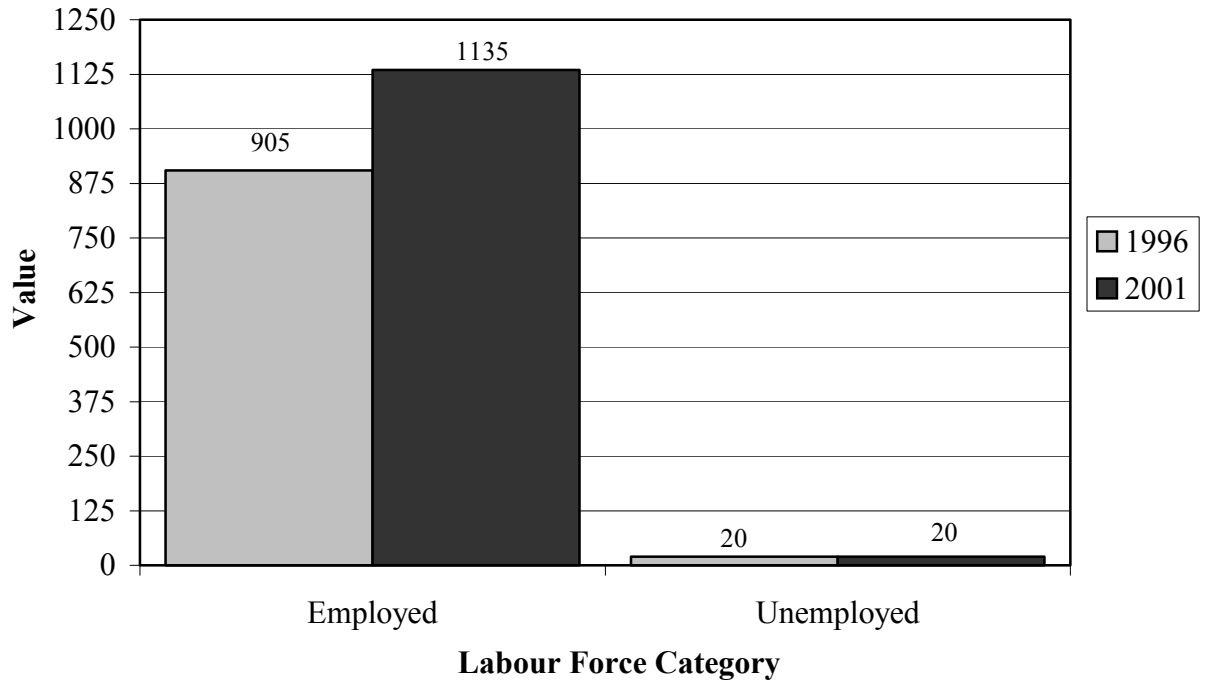
- The population of the *mid-career* (45 to 54) age group profile increased from 260 people in 1996 to 335 people in 2001, constituting a 29 percent population increase since 1996 (or an average 5.8 percent growth rate per annum). The mid-career age group profile represents 18 percent of the RM of Headingley's population base.
- The population in the *pre-retirement* (55 to 64) age group profile increased by 60 percent between 1996 and 2001 (or from 125 people in 1996 to 200 people in 2001). The pre-retirement age group profile constitutes 10 percent of the RM of Headingley's total population.
- The *post-retirement* (65+) age group profile increased from 115 people in 1996 to 125 people in 2001, representing a 9 percent population increase over this five-year period (or an average 1.8 percent growth rate per annum). The post-retirement age group profile represents 6 percent of the RM of Headingley's population base.

2.3 Labour Force Activity Characteristics

Chart 3³ provides information on *labour force activity* characteristics for the RM of Headingley since 1996. The number of *employed* persons 15 years of age and over increased from 905 people to 1,135 people between 1996 and 2001, which represents a positive 25 percent growth rate over this five-year period. The number of *unemployed* persons 15 years of age and over in the RM of Headingley remained unchanged at 20 people since 1996.

³ Source: Statistics Canada

Chart 3
RM of Headingley Labour Force Activity Data: 1996-2001



2.4 Employment By Occupation Characteristics

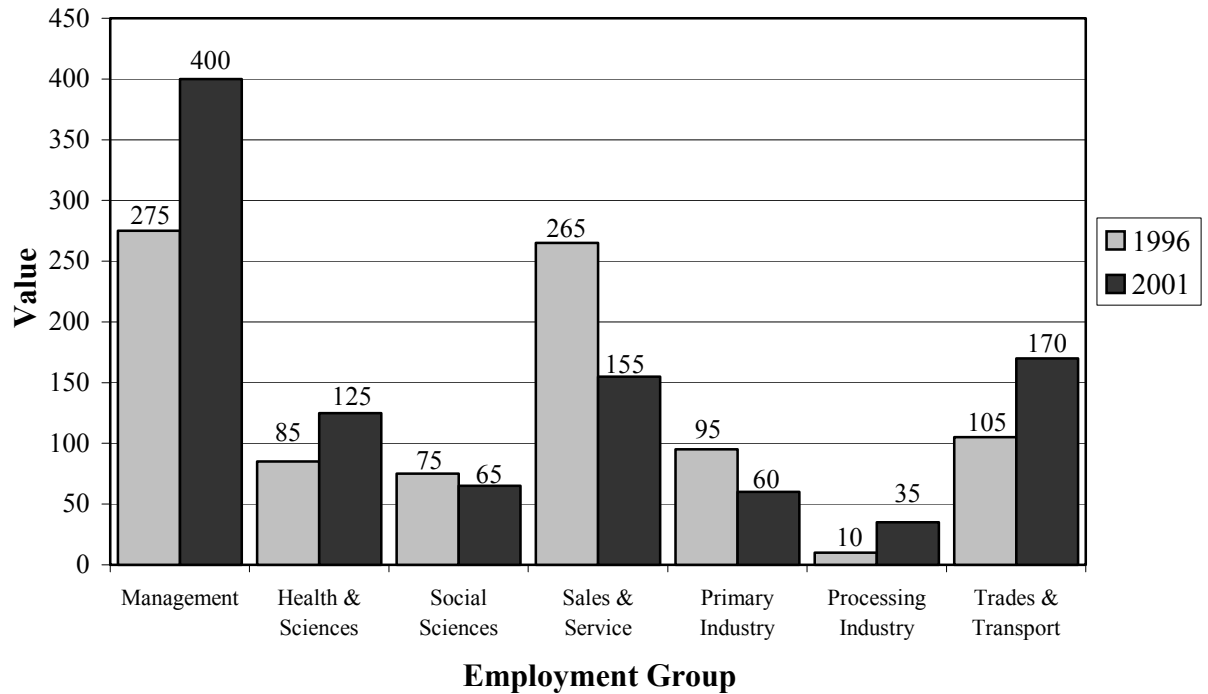
Chart 4⁴ highlights employment by occupation statistics for the RM of Headingley since 1996. In a similar vein to the growth in population and employment that has occurred in the RM of Headingley, the number of total occupations of residents in the RM of Headingley has also increased, from 910 occupations in 1996 to 1,010 occupations in 2001. This constitutes an 11 percent increase in total occupations over this five-year period. More particular highlights are as follows:

- The number of those employed in *Management* occupations (e.g. business, finance, administration) in the RM of Headingley increased by 45 percent between 1996 and 2001 (or from 275 to 400 employees). *Management* occupations comprise 40 percent of all occupations of RM of Headingley residents.
- The number of those employed in *Health & Sciences* occupations (e.g. nurses, doctors) in the RM of Headingley increased by 47 percent since 1996 (or from

⁴ Source: Statistics Canada

85 to 125 employees). *Health & Sciences* occupations represent 13 percent of all occupations of RM of Headingley residents.

Chart 4
RM of Headingley Employment By Occupation Data: 1996-2001



- The number of those employed in *Social Sciences* occupations (e.g. education, government, religion) in the RM of Headingley decreased by 13 percent between 1996 and 2001 (or from 75 to 65 employees). *Social Sciences* occupations comprise 6 percent of all occupations of RM of Headingley residents.
- The number of those employed in *Sales & Service* occupations (e.g. retail, restaurants) in the RM of Headingley decreased by 42 percent since 1996 (or from 265 to 155 employees). *Sales & Service* occupations represent 15 percent of all occupations of RM of Headingley residents.
- The number of those employed in *Primary Industry* occupations (e.g. agriculture, natural resources) in the RM of Headingley decreased by 37 percent between 1996 and 2001 (or from 95 to 60 employees). *Primary Industry* occupations constitute 6 percent of all occupations of RM of Headingley

residents.

- The number of those employed in *Processing Industry* occupations (e.g. manufacturing) in the RM of Headingley increased by 250 percent between 1996 and 2001 (or from 10 to 35 employees). *Processing Industry* occupations comprise 3 percent of all occupations of RM of Headingley residents.
- The number of those employed in *Trades & Transport* occupations (e.g. construction, equipment operators) in the RM of Headingley increased by 62 percent since 1996 (or from 105 to 170 employees). *Trades & Transport* occupations represent 17 percent of all occupations of RM of Headingley residents.

2.5 Farming Area

In terms of agricultural development characteristics, Table 1 below provides statistics on farming area for operations in the RM of Headingley since 1996. The total number of reported farms in the RM of Headingley has decreased from 131 in 1996 to 30 in 2001. This represents a decrease of 101 farms or an average 20.2 percent decrease per annum over this five-year period. The total area of reported farming operations in the RM also declined since 1996, from 8,936 hectares (22,081 acres) to 7,340 hectares (18,137 acres) in 2001. This comprises an 18 percent decrease since 1996. It is interesting to note however, that the average area of farming operations actually increased in size, by a dramatic 258 percent (or an average increase of 51.6 percent per annum), between 1996 and 2001 [or from 68 hectares (169 acres) in 1996 to 245 hectares (605 acres) in 2001].

From 1996 to 2001, 70 hectares (174 acres) of farmland has been used for residential subdivisions while 27 hectares (67 acres) has been converted to business development in the form of commercial and industrial land uses.

Table 1⁵
RM of Headingley Farming Area Data: 1996-2001

Census Year	Number of Farms Reporting	Total Area of Farming Operations		Average Area of Farming Operations	
		Hectares (Acres)	Percent Change	Hectares (Acres)	Percent Change
1996	131	8,936 (22,081)	N/A	68 (169)	N/A
2001	30	7,340 (18,137)	(18)	245 (605)	258

2.6 Livestock Production Operations

As shown on Table 2, the primary types of livestock in the RM of Headingley are cattle/calves and horses/ponies, both of which declined in numbers since 1996. In regards to the former, there were 9 cattle/calve producers in the RM, which decreased by 44 percent to 5 producers in 2001.

Table 2⁶
RM of Headingley Major Livestock Production Operations Data: 1996-2001

Livestock	Number of Farms		Number of Livestock	
	Census Year		Census Year	
	1996	2001	1996	2001
Cattle/Calves	9	5	591	566
% Change	N/A	(44)	N/A	(4)
Horses/Ponies	9	3	108	11
% Change	N/A	(67)	N/A	(90)

The number of cattle/calve livestock in the RM of Headingley also decreased, by 4 percent, from 591 head in 1996 to 566 head in 2001. The number of horse/pony producers declined from 9 producers in 1996 to 3 producers in 2001, which comprises a 67 percent decrease over this five-year period. The number of horse/pony livestock

⁵ Source: Statistics Canada

⁶ Source: Statistics Canada

decreased more substantially, at 90 percent, between 1996 and 2001 (or from 108 head in 1996 to 11 head in 2001).

2.7 Residential

As stated earlier, for the most part, new residential development in the community is either in the form of infill housing or greenfield development. There are also pockets of rural residential dwellings located along the Assiniboine River. Within the older infill areas such as the North and South Hamlets, new residential development can take place on vacant residential lots or through the redevelopment of some of the larger 2 hectare (5 acre) and 8 hectare (20 acre) sites. However, to date there has been very limited redevelopment activity.

Table 3 shows new dwelling construction in the RM of Headingley from 1999 to 2005. This timeframe more accurately reflects current market conditions, since prior to the RM of Headingley's secession from the City of Winnipeg in 1993, the community was subject to the land use policies under *Plan Winnipeg*, which had restricted development activity beyond the Perimeter Highway. With this in mind, since 1999 the RM of Headingley has captured approximately 1.3 percent to 2.9 percent of the housing market in Manitoba's Capital Region. For cost and environmental reasons, future growth should be focused in areas where municipal sewer and water services are readily available.

Table 3
RM of Headingley Housing Start Data: 1999-2005

Year	Housing Starts
1999	38
2000	29
2001	34
2002	36
2003	36
2004	29
2005	16
Average	31

2.8 Economic Base

For a relatively small community in terms of current population statistics, Headingley has a fairly strong and diverse economic tax base. This stems from the concentration of commercial businesses along the TransCanada Highway, as well as the agricultural commercial uses adjacent to Roblin Boulevard. Table 4 outlines 2004 taxation sources for

the community.

**Table 4
RM of Headingley Taxation Data: 2004**

Land Use	Assessment (\$)	Mill Rate	Revenue (\$)	Percent of Revenue (%)
Residential	47,422,980	43.03	2,040,610	48.2
Farm	5,558,740	38.44	213,677	5.1
Institutional	86,660	54.97	4,763	0.1
Golf Course	165,030	54.97	9,071	0.2
Railway	636,280	54.97	34,976	0.8
Commercial/Industrial	13,017,940	54.97	715,596	16.9
Business Tax	0	0	0	0
Utilities	N/A	Var	352,069	8.3
Grants-In-Lieu	15,560,970	Var	859,282	20.3
Total	82,448,600		4,230,044	100%

Headingley wants to further strengthen its tax base and provide more local employment opportunities by encouraging further commercial development along the TransCanada Highway as well as promoting light industrial development. This will help to lessen the burden on residential properties and help to pay for future services. Residential development will be allowed where it can be proven that the said development can be provided on a cost effective basis.

2.9 Municipal Services

Figure 3 shows areas within the RM of Headingley where municipal water and sewer services are provided. This includes the North and South Hamlet as well as portions of Roblin Boulevard and the TransCanada Highway. The remaining areas of the community are serviced with private septic fields or holding tanks. In general, groundwater in the RM of Headingley is not potable.

2.10 Community Improvements

There are various public-related facilities in the community including the Phoenix School, churches and municipal facilities. These public uses are mainly located in the built up portions of the community.

In terms of recreation uses, there are the Phoenix Community Centre, Headingley Community Centre, John Blumberg Golf Course and Regional Park (which is owned and

operated by the City of Winnipeg), Sturgeon Creek Linear Parkway, and the Chateau Dixie Canoe Launch.

The municipality intends to assist and promote improvements of existing residential, commercial, recreation and industrial areas where there are deficiencies in physical services, sewer and water, road, sidewalks, health and safety features, and other amenities. Where funding is available from other levels of government, Headingley will actively pursue these programs.

2.11 Commercial

There are a number of highway commercial establishments located along the TransCanada Highway and several agricultural commercial uses such as nurseries and greenhouses along Roblin Boulevard. The majority of these uses were established in the late 1960's and early 1970's.

Headingley wants to improve transportation and safety issues along the TransCanada Highway so as to encourage further commercial growth. These commercial establishments will provide additional property and business taxes to support the local economic base.

2.12 Industrial

There is fairly limited industrial development in Headingley, however it has been steadily increasing over the last few years. To help further diversity the local economy and provide employment opportunities, as well as becoming a more self-sustaining community, Headingley has established a long term goal of attracting light/business industrial uses to the community. Sewer, water and public transportation improvements will be used as a tool to attract industrial growth.

2.13 Transportation

A brief assessment has been undertaken of the existing transportation system in Headingley. To efficiently and adequately accommodate future growth, long term transportation planning is required. This will need to be done in cooperation with the Manitoba Infrastructure and Transportation and the City of Winnipeg. This plan will help to address transportation issues by providing a strategy to deal with future growth.

A major transportation issue that is still under study deals with the possible relocation of the TransCanada Highway. The relocation is being considered as a way to improve traffic safety issues and to meet Federal roadway standards. Further study on this issue will be undertaken by the Province of Manitoba in the near future.

2.14 Population Projections

Population projections are critical to any planning exercise as they provide a useful basis for understanding future demands for land and public services. In the context of this type of analysis, it is not important to project precisely accurate figures but rather to understand the implications of probable trends given the specific conditions affecting population growth.

Three general population growth scenarios have been formulated below for the RM of Headingley, namely, *Historic (Low)*, *Realistic (Medium)* and *Optimistic (High)*, based on population data as well as local development conditions:

- **Historic (Low) Growth Scenario:** This scenario is based on an extrapolation of population trends in the RM of Headingley. This trend assumes continuity between past and future growth patterns. The RM of Headingley's population increased from 1,587 people in 1996 to 1,907 people in 2001. This represents a positive growth rate of 20 percent in population over this five-year period, or an average increase of 4 percent per annum. Based on this historic trend, the RM of Headingley's population is projected to increase from 1,907 residents in 2001 to roughly 4,125 residents by the end of the year 2030 (or an average increase of 77 people per annum) using the low growth scenario.
- **Realistic (Medium) Growth Scenario:** This scenario uses the low growth scenario as a base, but assumes increased economic growth, other than what the RM of Headingley has historically seen, as well as greater pull forces, such as the community's proximity to the City of Winnipeg, semi-rural living environment and appeal to young families. Based on these factors, the RM of Headingley's population could grow to 4,400 residents by the end of the year 2030 using the medium growth scenario. This constitutes a 4.5 percent growth rate (or an average increase of 86 people) per annum.
- **Optimistic (High) Growth Scenario:** This scenario also uses historic trends in the RM of Headingley as a base, but assumes that the community will have experienced more rapid economic expansion. This in turn will have created an increased demand for residential, commercial, institutional and recreational development activities. Based on these factors, the RM of Headingley's population could grow to 4,675 residents by the end of the year 2030 using the high growth scenario. This represents a 5 percent growth rate (or an average increase of 95 people) per annum.

2.15 Existing Land Inventory and Future Land Considerations

Figure 4 shows undeveloped residential areas in the RM of Headingley that have been approved for development within Headingley Plan but have not yet been developed by those who own the affected lands. These lands cover approximately 435 hectares (1,075 acres).

To properly plan for the future, Development Plans should outline sufficient land to accommodate projected growth over a 25 to 30 year time frame. Housing start projections have been used as a basis for determining future land requirements.

Housing start projections reflect that communities will most likely experience variable positive and negative growth rates over time, due in large part to marketplace factors such as housing demand, the availability of vacant residential lots in the community and mortgage interest rates, for example. The housing start projections are based on an average compounded growth rate of 3.5 percent per year to the end of the year 2030. As seen on Table 5, based on the past number of single-family housing starts in the RM of Headingley and the current number of households (i.e. 733 in 2004) in the community, it is projected that there could be an average of 42 single-family housing starts per year in the RM of Headingley to the end of the year 2030. This means that there could be a total of 1,859 households in the RM of Headingley by the end of the year 2030.

Table 5
Projected Housing Starts Utilizing a 3.5 Percent Compounded Annual Growth Rate

Year	No. of Households	Housing Starts
2004	733	26
2005	759	27
2006	786	28
2007	814	28
2008	842	29
2009	871	30
2010	901	32
2011	933	33
2012	966	34
2013	1000	35
2014	1035	36
2015	1071	37
2016	1108	39
2017	1147	40
2018	1187	42
2019	1229	43
2020	1272	45
2021	1317	46
2022	1363	48
2023	1,411	49
2024	1,460	51
2025	1,511	53
2026	1,564	55
2027	1,619	57
2028	1,676	59
2029	1,735	61
2030	1,796	63
Total	1,859	1,126
Average		42

To determine whether additional lands should be designated for future community development in the RM of Headingley, it is important to assess future land requirements for residential, business and community needs. The following are future residential and business considerations for the RM of Headingley to the end of the year 2030:

2.16 Future Residential Land Considerations

The future residential land requirement estimates are based on the following:

- The housing start projection information as shown on Table 5 indicates that there could be a total of 1,126 new single-family housing starts in the RM of Headingley to the end of the year 2030.
- Currently in the RM of Headingley, roughly 1 single-family housing unit is being developed on 0.4 hectares (1 acre) of land.
- If the total new single-family housing start projections for the RM of Headingley to the year 2030 (i.e. 1,126) is divided by the number of single-family housing units being developed on 0.4 hectares (1 acre) of land (i.e. 1), this translates into a future residential land requirement of 456 hectares (1,126 acres) [say 465 hectares (1,150 acres)] to the end of the year 2030.
- Currently as shown on Figure 4, there are roughly 430 hectares (1,065 acres) of vacant land in the RM of Headingley already designated for future residential growth in the following areas:
 - 26 hectares (65 acres) along Breezy Bend East.
 - 48 hectares (120 acres) along Empire Street East.
 - 81 hectares (200 acres) along Roblin Boulevard North.
 - 50 hectares (125 acres) along TransCanada Highway South.
 - 161 hectares (400 acres) along Bridge Road East.
 - 61 hectares (150 acres) along Camp Manitou Road West.
- Based on the above, the future additional residential land requirements for the RM of Headingley to the year 2030 translate into roughly 35 hectares (85 acres) [i.e. 465 hectares (1,150 acres) minus 430 hectares (1,065 acres) = 35 hectares (85 acres)].

At this time, Headingley is only proposing to add land to the west of Wescana Street as an extension to the South Hamlet. This area is a logical extension of the South Hamlet and will allow the RM of Headingley to address drainage issues in this part of the community. In addition, a minor area along Dodds Road has been included as for the most part these lands have been developed for residential purposes.

2.17 Future Business (Commercial and Industrial) Land Considerations

The RM of Headingley Council feels that it is missing opportunities to capture

commercial business as commuters enter the RM of Headingley from the west. However, in light of concerns from the Manitoba Infrastructure and Transportation regarding the possible future alignment of the TransCanada Highway, Headingley is proposing to designate only a small portion of land on the north side of the TransCanada Highway as "General Business" to line-up with the lands designated as "General Business" on the south side of the TransCanada Highway. Manitoba Infrastructure and Transportation staff has indicated that a review of the possible re-alignment of the TransCanada Highway should be forthcoming in the near future.

In addition, land along the western border of the Perimeter Highway has been designated for "General Business". This recognizes that this area has seen the development of general commercial, recreation commercial and institutional related developments. It should be noted that due to highway access issues, highway commercial uses will not be allowed on these lands which will be regulated through the RM of Headingley Zoning By-law. Further, to accommodate commercial establishments such as the recently proposed water park, lands along the TransCanada Highway to the west of the Red River Exhibition Park has also been designated as "General Business". Also, Headingley Council is proposing that additional lands north of the Trans-Canada Highway to the east of Le Bel Street be designated as "General Business". These lands will be used to accommodate high quality light industrial uses that do not require highway exposure.

3.0 OVERALL GOALS, POLICIES AND LAND USE PLAN

This part of the report presents overall Goals, Policies and a Land Use Plan for the community. It presents the overall basis for the more detailed components of the plan that follow.

3.1 Overall Goals

- 3.1.1 To create a desirable community that promotes well-being and safety and provides opportunity for residents to meet their basic needs and aspirations.
- 3.1.2 To ensure the orderly growth of the community in a manner beneficial to the people living in the municipality.
- 3.1.3 To provide municipal sewer and water service where warranted in a cost effective and efficient manner.
- 3.1.4 To provide for a pleasant and healthy residential environment and ensure the promotion of all safety aspects related to the quality of life in the municipality.
- 3.1.5 To ensure adequate recreational opportunities for the health and enjoyment of residents.
- 3.1.6 To develop a level of municipal services which is consistent with the safety and well being of the public.
- 3.1.7 To provide an efficient and safe transportation system.
- 3.1.8 To protect and improve the quality of the physical environment of the community and safeguard the semi-rural atmosphere throughout the municipality.
- 3.1.9 To maintain, strengthen and attract new commercial business opportunities.
- 3.1.10 To manage growth and change in a socially, environmentally, economically and culturally responsible manner and conserve and protect parkland and to encourage the development of maximum green space throughout the municipality and to protect the environment.
- 3.1.11 To allow development of efficient, attractive and well-planned industrial areas serving the interests of industry, the municipality and local residents.

3.1.12 To promote compatibility in land use with neighbouring municipalities, wherever possible.

3.2 Overall Policies

3.2.1 Provide sidewalks where required in all commercial, residential, industrial and institutional areas.

3.2.3 Council recognizes that new development or redevelopment of lands may result in increased municipal expenditures (for roads, schools, parks and similar municipal services), so it will assess the immediate and long term costs to the municipality.

3.3 Overall Land Use Plan

Figure 5 provides a land use plan for the RM of Headingley. This land use plan takes into consideration the present location of land uses, market trends, preferences of Council and the public, recognized planning principles, development constraints and opportunities, the regional planning context, and Provincial Land Use Policies.

Five general land use categories have been identified including Neighbourhood, Institutional, General Business, General Industrial, and Agricultural Land. These various land use districts are further reviewed and discussed in the following sections of this plan. Detailed boundaries for the various uses will be determined by Council at the rezoning stage.

While the plan has identified a significant amount of vacant, undeveloped land for future more intensive development, it will take many years for the land to be developed. However as a land use plan is a long range planning document future uses should be identified to avoid land use conflicts.

Even though the land use plan designates a vacant, undeveloped parcel of land as Neighbourhood, for example, it does not mean that the area can or will be developed immediately as such. Council, through the rezoning process, will consider various factors such as municipal services, costs to the municipality, local residents concerns and environmental implications to determine the appropriateness of a particular development proposal.

4.0 DETAILED PLANNING COMPONENT

This part of the plan deals with various planning components including: Neighbourhood; General Business; General Industrial; Transportation; Institutional; Agricultural Land; Urban Design; Municipal Services; Cultural/Heritage Resources; Sustainable Development; Hazard Lands; and General Development.

The format for each component includes a discussion on the planning context, general objectives, specific policies, and where warranted implementation measures.

5.0 NEIGHBOURHOOD

5.1 Planning Strategy

Figure 5 identifies existing and future Neighbourhood areas in the RM of Headingley. The primary intent of the Neighbourhood areas is to promote, protect and enhance existing neighbourhoods through the accommodation of a mix of residential and community service developments. In addition, a subordinate role of the Neighbourhood areas is to accommodate limited opportunities for local commercial and other compatible land uses, subject to meeting design and development criteria. The type and density of future developments in the Neighbourhood areas will be determined at the rezoning and subdivision stage.

As referred to earlier, Figure 3 shows areas within the RM of Headingley where municipal water and sewer services are provided. This includes the North and South Hamlet areas as well as portions of Roblin Boulevard and the TransCanada Highway. The remaining areas of the community are serviced with private septic fields or holding tanks. In regard to private sewer systems, the RM of Headingley will follow Department of Conservation regulations.

5.2 Objectives

- 5.2.1 To ensure that development takes place in an orderly manner.
- 5.2.2 To ensure that the design of new neighbourhood subdivisions does not create adverse effects for existing developed areas.
- 5.2.3 To allow for a sufficient supply of land to accommodate future growth.
- 5.2.4 To provide for development in the North and South Hamlet Areas in a manner compatible with the existing scale and density.
- 5.2.5 To ensure that the RM of Headingley will promote only modest and conservative growth and development that is consistent with existing neighbourhoods in the RM of Headingley.
- 5.2.6 To encourage the protection of healthy tree stands.
- 5.2.7 To provide residents with adequate open space and a variety of recreational opportunities to ensure a healthy and aesthetic environment.

- 5.2.8 To safeguard the health, convenience, and enjoyment of community residents and visitors by improving recreational facilities and services.
- 5.2.9 To improve the physical environment of the RM of Headingley by participating in or encouraging programs which improve physical services, facilities and streetscapes.
- 5.2.10 To manage the Assiniboine River shoreline from incompatible uses as determined by the RM of Headingley Council.
- 5.2.11 To promote the protection of fisheries and wildlife resources.

5.3 Policies

- 5.3.1 All lots must have legal access on a publicly owned road.
- 5.3.2 All lots in unserviced Neighbourhood areas must be capable of supporting on-site sewage disposal that is approved by the Department of Conservation, have an adequate supply of portable water and meet applicable Provincial government regulations.
- 5.3.3 Non-residential uses which are compatible and serve the surrounding residential areas may be permitted in the Neighbourhood areas. A rezoning amendment and/or conditional use hearing may be required. Compatible uses may include churches, schools, recreation facilities, parks, daycare centres, local commercial facilities, commercial establishments along the north side of Roblin Boulevard in existence at the effective date of this by-law including Parcel E, Plan 13040 (Can Am RV's), Part of River Lot 79, Plan 5790 (Green Gates), seniors' housing, and community services.
- 5.3.4 Land should only be rezoned for proposed developments in the Neighbourhood areas where a general planning design has been approved by the RM of Headingley Council. If applicable, all applications for rezoning should be accompanied by a subdivision plan illustrating details of the proposed land use(s).
- 5.3.5 On lands being reserved for long-term development in the Neighbourhood areas, the existing uses will be allowed to continue until the land is required, and the Zoning By-law shall reflect this.
- 5.3.6 Infill single family residential developments shall continue to be allowed in the

North and South Hamlet areas.

- 5.3.7 Any new streets established in the North and South Hamlet Areas should be hard surfaced.
- 5.3.8 In order to prevent piecemeal land fragmentation and to ensure that facilities are properly located and provided for, a sector plan for proposed developments should be prepared before the subdivision is permitted.
- 5.3.9 In approving new residential development, Council will consider the five-year supply of lots, which is not to exceed 5 percent of existing residences per year.
- 5.3.10 The RM of Headingley Council will consider preparing development guidelines for undeveloped Neighbourhood areas.
- 5.3.11 A recreational trail system should be developed in the community that interconnects residential neighbourhoods with commercial and community service areas.
- 5.3.12 Council shall either obtain parkland, money in lieu of parkland, or a combination thereof for all new residential subdivisions, as per *The Planning Act*.
- 5.3.13 As trees are a vital component of the community, where possible, mature tree stands should be protected. The RM of Headingley Council may consider these “forest parks” as part of the parkland dedication requirements.
- 5.3.14 In order to protect, promote and enhance valuable wildlife and aquatic values, the retention of tree cover, woodlots and existing riparian habitat along waterways will be encouraged.
- 5.3.15 The retention of tree cover and woodlots will be encouraged to try and protect significant wildlife habitat areas.
- 5.3.16 Council shall require all developers to undertake extensive landscaping along any new street and entrance area.
- 5.3.17 For any residential development that backs onto arterial roads or highways, the developer may be required to construct an aesthetically attractive noise attenuation barrier as well as extensive landscaping.

- 5.3.18 Council will work with Manitoba Health and Manitoba Water Stewardship to ensure that municipal water and sewer system projects meet provincial standards.
- 5.3.19 Natural areas and habitats will be protected from incompatible or potentially incompatible land use activities where:
- (a) Rare and/or endangered flora and fauna have received designation and protection under the Manitoba Endangered Species Act and Federal Species at Risk Act.
 - (b) Lands have received Provincial designation and protection under the Protected Areas Initiative.
 - (c) Lands have been identified as Wildlife Management Areas.
 - (d) Lands have been voluntarily protected by landowners under the Conservations Agreement Act.
- 5.3.20 Council will generally direct the expansion of neighbourhood areas away from prime agricultural land and existing livestock operations so that land is not prematurely taken out of production or its use prematurely inhibited.
- 5.3.21 The John Blumberg Golf Course and Regional Park is identified on Figure 5 and shall be used and zoned for parks and recreation uses.

5.4 Implementation Measures

The RM of Headingley Council will further define the various zoning districts in its Zoning By-law as well as develop appropriate development regulations. The zoning district map will also reflect existing uses and future long term planning considerations.

6.0 GENERAL BUSINESS

6.1 Planning Strategy

Figure 5 identifies existing and future General Business areas in the RM of Headingley. The primary intent of the General Business areas is to promote highway and general commercial uses as well as light industrial developments so as to provide employment opportunities and expand the municipal tax base. The following land uses may be accommodated in the General Business areas:

- (a) Townsite Commercial uses that serves as a focal point or “main street” to the community that allows for a mix of uses including retail outlets, recreational and leisure facilities, service shops, and mixed use developments. The Townsite Commercial Area is defined as the area generally adjacent to Bridge Road between the TransCanada Highway and Roblin Boulevard.
- (b) Highway commercial developments that provide services to the traveling public such as service stations, restaurants and cafes as well as hotels and motels. Commercial facilities should be built to high quality standards and well landscaped. In areas where commercial establishments are grouped together, architectural and landscaping themes should be promoted which will make for a more harmonious and appealing development. This could include architectural details, finishing materials, species of tree planting, and signage. Highway Commercial uses are limited generally to the TransCanada Highway area.
- (c) Business park industrial uses that focus on business and commercial establishments that generally carry out their operations within enclosed buildings, such as warehouse sales, automotive and equipment repair establishments, research and high technology businesses as well as light manufacturing uses. The developments should be of high architectural quality and pleasantly landscaped. Business Park Industrial uses are directed generally to the area north of the TransCanada Highway to the west and east of Cameron Street.

6.2 Objectives

- 6.2.1 To encourage efficient traffic flows, adequate parking, good pedestrian access and safety within commercial and business areas.
- 6.2.2 To ensure that commercial and business areas are aesthetically pleasing and viable economic assets to the community.

- 6.2.3 To ensure that the massing, design and bulk of development are compatible with adjacent buildings and uses.
- 6.2.4 To encourage a full range of commercial and business services to meet market needs.
- 6.2.5 To encourage and assist local businesses to upgrade and revitalize the TransCanada Highway commercial area.
- 6.2.6 To generate employment and diversify the local economy.
- 6.2.7 To ensure an adequate supply of land to accommodate present and long-term development opportunities.

6.3 Policies

- 6.3.1 The TransCanada Highway commercial area shall provide the greatest variety of shopping and business opportunities.
- 6.3.2 Small scale commercial enterprises can be located in residential neighbourhoods providing that they are intended to serve the day to day needs of surrounding residents and they do not create negative impacts, including vehicle access, traffic safety, noise and on-site servicing such as land drainage.
- 6.3.3 All commercial and business developments shall be attractively designed and well landscaped.
- 6.3.4 New commercial developments along the TransCanada Highway shall be subject to the following criteria:
 - Access should be provided by the way of an internal or frontage road system.
 - The width and depth of lots shall respect the need for adequate separation from the highway as well as buffer any adjacent residential areas.
 - The location and size of signs, building heights, parking features, architectural design and other features shall respect adjoining land uses.
- 6.3.5 An image route enhancement program for the TransCanada highway may be undertaken to enhance the visual image of the roadway.
- 6.3.6 Council shall promote the separation of vehicular, cycle and pedestrian traffic along major traffic routes.

- 6.3.7 Council will consider creating a local town site area along Bridge Road which would serve as a focal point for the community.
- 6.3.8 Adequate setbacks and buffer areas shall be provided between business uses and adjacent non-industrial areas.
- 6.3.9 New commercial developments within the Townsite Commercial area should be designed to encourage safe pedestrian movements linking shopping, parking and recreation activities.
- 6.3.10 When considering proposed commercial, residential and institutional developments in the Townsite Commercial area, Council should consider the following criteria:
- (a) Local impacts regarding building scale, street relationships, pedestrian safety, and traffic volumes and movement.
 - (b) The adequacy of lighting, parking, universal access and noise attenuation.
 - (c) The cost and feasibility of providing Municipal Services.
 - (d) The protection or enhancement of existing treed and natural areas.
 - (e) The use of transition space, including berms, walls, fencing, landscaping, plantings or a combination thereof, between adjacent or incompatible land uses.
- 6.3.11 Highway commercial developments should be restricted to the TransCanada Highway with the exception of those lands identified in Policy 11.3.3. Highway commercial developments that require direct access to the Perimeter Highway will not be allowed in the General Business Area as regulated in the Headingley Zoning By-law.
- 6.3.12 When considering Business Park Industrial Uses, Council should use the following criteria when considering proposed developments:
- (a) The compatibility with surrounding development in terms of land use function and scale of development.
 - (b) Water, drainage, sanitary sewage, hydro, telephone and road access can be economically provided.
 - (c) There is sufficient demand for developed lots to justify the subdivision of land.
- 6.3.13 On lands being reserved for long-term development in the General Business areas, the existing uses will be allowed to continue until the land is required, and the Zoning By-law shall reflect this.

6.4 Implementation Measures

The RM of Headingley Council will further define the various zoning districts in its Zoning By-law as well as develop appropriate development regulations. The zoning district map will also reflect existing uses and future long term planning considerations.

7.0 INDUSTRIAL LAND

7.1 Planning Strategy

Headingley wants to encourage industrial development so as to provide employment opportunities and expand its tax base. However, Headingley will focus only on environmentally friendly industries that blend in with the existing living environment. As illustrated in Figure 5, Headingley has designated an area west of the Perimeter Highway for future industrial development. This area has not been closely defined and it will be the responsibility of the development proponent to prepare an industrial sector plan as required by Council prior to development approval.

The General Industrial classification is to provide for manufacturing, commercial and warehouse developments that carry out their operations in such a manner that only a limited nuisance factor is created or emitted outside an enclosed building. Outside storage is allowed provided it meets the applicable Zoning By-law regulations. Allowable land uses could include general contractor services, equipment rentals, general industrial uses, recycling depots, warehousing, industrial and vehicle sales and rental establishments as well as auctioneering establishments.

7.2 Objectives

- 7.2.1 To accommodate environmentally friendly industries and to minimize potential conflicts between industrial and other types of land uses.
- 7.2.2 To ensure that industrial development does not negatively impact the natural environment.
- 7.2.3 To ensure that industrial development does not reduce the enjoyment of adjacent land uses.
- 7.2.4 To provide increased opportunities for economic expansion and development to accommodate industrial development.
- 7.2.5 To encourage industries with similar characteristics to be grouped together to avoid incompatibilities and create a more pleasing environment.
- 7.2.6 To promote any existing industrial operations to relocate to industrial designated areas.
- 7.2.7 To encourage industries to develop in a character and scale which will improve

the general appearance of the industrial area.

7.3 Policies

- 7.3.1 Existing industrial uses shall be encouraged to maintain an orderly appearance of their sites and buildings.
- 7.3.2 Industrial subdivisions shall be designed so as to discourage the penetration of industrial traffic into, or through neighbourhood areas. An appropriate collector and arterial road system shall be incorporated into industrial developments to accommodate this.
- 7.3.3 The storage, treatment and discharge of all effluents and emissions and disposal of all waste must meet with the approval of the Department of Conservation.
- 7.3.4 Provisions shall be included in the Zoning By-law and/or site specific development agreements which require industrial developments to be attractively designed, landscaped and have screened storage areas.
- 7.3.5 Prior to approving subdivisions and rezonings in undeveloped General Industrial areas, sector plans should be prepared by the proponent for Council review. The sector plans will outline a tentative subdivision layout, appropriate zoning, preliminary servicing requirements, solicit input from adjoining landowners, provide provisions to deal with possible land use conflicts (e.g. fencing, landscaping), and outline a transportation concept plan.
- 7.3.6 The RM of Headingley Council shall discourage the expansion of non-conforming industrial uses within the community.
- 7.3.7 Industrial developments within 1 kilometre (0.6 miles) of the City of Winnipeg's West End Sewage Lagoon will be reviewed to assess impacts of odour emissions from the sewage lagoon.
- 7.3.8 On lands being reserved for long-term development in the General Industrial areas, the existing uses will be allowed to continue until the land is required, and the Zoning By-law shall reflect this.

8.0 TRANSPORTATION

8.1 Planning Strategy

Figure 6 shows the current road system in Headingley including provincial highways and local roads. Headingley is easily accessed by the existing road network. The major transportation issue centers around the possible relocation of the TransCanada Highway. In terms of existing Provincial and Federal government budget constraints it is unlikely that this relocation will take place for a number of years. In the interim it is important to provide an efficient and safe highway, while allowing further development of commercial establishments.

8.2 Objectives

- 8.2.1 To allow for safe and efficient vehicular movement throughout the community and Municipality.
- 8.2.2 To direct large volumes of commercial and automobile traffic around residential areas.
- 8.2.3 To achieve an efficient transportation system with minimal disruption to local residents.
- 8.2.4 To ensure safe pedestrian movement.

8.3 Policies

- 8.3.1 Municipal standards for public road rights-of-way should generally be:

Major Arterial Streets	-	40 metres
Minor Arterial Streets	-	32 metres
Collector Streets	-	24 metres
Local Streets	-	20 metres

- 8.3.2 To improve the efficiency of arterial and collector streets, the municipality will discourage local streets from intersecting arterial streets, limit the number of collector intersections on arterial streets, and discourage driveway entrances onto collector or arterial streets.
- 8.3.3 Major new developments will be required to create their own collector road systems which connect with arterials, so as not to impose increased traffic on adjoining local streets.

- 8.3.4 Strip development along provincial highways with direct connections to the highway will not be permitted.
- 8.3.5 The local road network shall be designed in accordance with both existing and planned road systems of neighbouring areas.
- 8.3.6 Applicants for development may be requested to prepare transportation concept plans.
- 8.3.7 Following approval of this plan, Council will meet with various interest groups and the Provincial Government to review and designate hazardous goods transportation routes.
- 8.3.8 As per the Access Management Plan for the TransCanada Highway and the Limited Access Status of both the TransCanada Highway and the Perimeter Highway, direct access to either highway will not be permitted, unless the Highway Traffic Board grants approval.
- 8.3.9 Prior to development taking place on any major undeveloped General Business Areas, the development proponent shall prepare an overall concept plan in consultation with RM of Headingley and Manitoba Infrastructure and Transportation officials that illustrates the general arrangement of future roadways, access locations, intersection improvements, building lots, open space areas, area drainage or other major features. The design of the roadways and building lots shall be integrated with existing and proposed roadways and services, and conform to recognized engineering and planning standards.
- 8.3.10 Development that may have a detrimental impact on the safe and efficient operation of the provincial highway system shall not be permitted unless mitigative measures, suitable to the Province, are incorporated into the development.
- 8.3.11 To maintain or improve the safety and efficiency of the provincial highway system, development proposed within 300 meters of the highway or large scale developments as determined by the municipality beyond 300 meters that may ultimately have an impact on highway operations should be reviewed by Manitoba Infrastructure and Transportation officials.
- 8.3.12 The cumulative impact of a number of small developments along a municipal road or highway should be considered when reviewing a development proposal.

8.3.13 A Traffic Impact Study prepared by a qualified engineer may be required for major developments as determined by the municipality in consultation Manitoba Infrastructure and Transportation officials to assess the impact on the provincial highway system.

8.4 Implementation Measures

Council will monitor development plan amendments, rezoning, subdivision, conditional use and variance applications to ensure that future roadway requirements are met.

9.0 INSTITUTIONAL

9.1 Planning Strategy

Institutional uses are a vital component of a community's "quality of life". Institutional uses include places of worship, schools, cemeteries, daycare facilities, libraries, personal care homes, and other similar uses. These facilities should be carefully integrated throughout the community and primarily developed at a neighbourhood oriented scale. In certain instances major institutional uses may be required, however, these should be so designated and designed to mitigate concerns from adjacent land uses.

9.2 Objectives

- 9.2.1 To ensure adequate land is available in appropriate locations to meet the need for institutional designated land.
- 9.2.2 To encourage institutional developments to be designed in such a manner that they respect the character of the surrounding areas and provide a visually pleasing built form.

9.3 Policies

- 9.3.1 Major institutional uses which generate high volumes of traffic should not be allowed within residential areas. These types of uses should be located along major traffic routes.
- 9.3.2 Institutional developments should be attractively designed and well landscaped.
- 9.3.3 Each subdivision application will be reviewed in conjunction with the School Board to determine if land should be set aside for school purposes.

9.4 Implementation Measures

Council will cooperate with the local School Board, church groups and other agencies that provide institutional facilities, to ensure that adequate land is available in appropriate locations to meet their needs.

10.0 URBAN DESIGN

10.1 Planning Strategy

The community of Headingley recognizes the importance of creating a well designed and attractive living environment. This includes not only residential areas, but in particular highway corridor areas and municipal buildings and facilities. Figure 7 identifies areas where special measures (e.g. landscaping, building setbacks, special architectural features) should be used to create an attractive and interesting focal points within the community.

10.2 Objectives

10.2.1 To promote and maintain an attractive appearance of the municipality, particularly in the most visible areas such as along major transportation routes.

10.3 Policies

10.3.1 To provide provisions in the zoning bylaw or development agreements requiring industrial, commercial and institutional operations which are located in highly visible locations to have attractive buildings, extensive landscaping, and screened storage areas.

10.3.2 The municipality will consider developing a landscaping program to beautify highly visible areas such as major thoroughfares, entrance areas to the municipality, and civic areas.

10.3.3 New subdivisions shall be designed and buildings oriented and constructed so as to create energy efficient dwellings.

10.4 Implementation Measures

The municipality will consider preparing landscape design plans for the highway entrance areas.

11.0 AGRICULTURAL LAND

11.1 Planning Strategy

Headingley is not dissimilar to other municipalities in the Winnipeg region which has seen mounting pressure to convert agricultural land into urban uses. This development pressure is partly due to the economics of farming within close proximity to large urban centres where farmland assessment tends to be inflated by virtue of its development potential.

While Headingley Council wants to promote farming, it is recognized that certain types of farming operations and farm practices can be incompatible with Headingley's semi-rural character. A balance has to be maintained to ensure that farms and residences can be located in close proximity without causing concerns for either party.

While land adjacent to the south side of Roblin Boulevard has generally been designated as "Agriculture", it is recognized that this area has developed over the years with a mixture of land uses.

11.2 Objectives

- 11.2.1 To promote and encourage compatible agricultural activities.
- 11.2.2 To encourage fair and equitable farmland assessment and taxes.
- 11.2.3 To minimize land use conflicts between farming and non-farming activities.
- 11.2.4 To retain large parcels for agricultural use, protect prime farmland and protect agricultural operations.

11.3 Policies

- 11.3.1 Farming activities will be limited to the production of crops and hobby farms including market gardening, horticultural operations, tree nurseries, grain farming, orchards and horse stables.
- 11.3.2 Any new livestock operations will not be permitted in the municipality as these operations will lead to land use conflicts with the semi-rural nature of the community.
- 11.3.3 Commercial establishments along the south side of Roblin Boulevard in existence at the effective date of this by-law, including Part River Lot 10 (T & T Seeds), Part River Lots 2, 3 and 4 (Taillieu Construction), Part River Lots 83

and 84 (Associated Auto Auction) and Part River Lots 11 and 12 (Shelmerdines) will be allowed and zoned accordingly in the RM of Headingley Zoning By-Law.

- 11.3.4 Council will incorporate mutual separation distances between existing livestock production operations and residences not accessory to an operation in compliance with Provincial Land Use Policies, into the Headingley Zoning By-Law.
- 11.3.5 The subdivision of land in the General Agricultural Areas for residential purposes shall be permitted only where an existing farmstead is no longer required as part of a farming operation and shall be subject to the following criteria:
- (a) Municipal services such as roads, drainage, school busing, fire protection or other infrastructure services shall be available to the proposed subdivision or can be provided without undue cost to the RM of Headingley.
 - (b) The proposed subdivision shall accommodate the proper function of a septic field or other acceptable method of domestic effluent disposal.
 - (c) The proposed subdivision shall generally be directed away from prime agricultural land and existing livestock production operations to avoid incompatibilities and the premature loss of farmland.
 - (d) Residential lots shall be of such dimensions so as to maintain the rural character of the land and take into consideration physical and natural features. However, the lot size shall not be larger than required to meet the needs of a non-farm residential lot.
 - (e) Proposed developments should protect or enhance existing treed acreage.
 - (f) The proposed development is compatible with existing land uses and natural areas in proximity thereto.
- 11.3.6 The RM of Headingley will identify all existing livestock operations and provide individual operations with a non-conformity certificate as provided for in *The Planning Act*.
- 11.3.7 Land uses that may be accommodated in the General Agricultural Area shall be limited to farming operations and farming related activities.

11.4 Implementation Measures

As part of the updating of the zoning by-law, a review will be undertaken of the Agricultural District to determine appropriate uses and development regulations pertaining

to farming operations and possible incompatible land uses.

12.0 MUNICIPAL SERVICES

12.1 Planning Strategy

Municipalities have the overall responsibility to ensure that the necessary services to protect the health, safety and general welfare of its residents are provided. These services include sewer, water, drainage, roads, fire and police protection, and ambulance service. These services should be provided in an efficient, economical and effective manner. Figure 3 identifies areas within the community that are currently serviced with sanitary sewer and municipal water.

In areas of the RM of Headingley not serviced by the municipal sanitary sewer system, either septic fields or pump out tanks are utilized. Potable water is generally hauled and stored in cisterns. Due to high saline content, there are very few private wells.

The RM of Headingley has its own volunteer fire department and first responders, while police service is provided by the Royal Canadian Mounted Police. Ambulance service is provided by the regional health authority. Police, fire and ambulance protection will be expanded in response to growth and new technology in order to maintain effective and economical systems.

The RM of Headingley will also work closely with the various utility companies to ensure efficient and effective systems are in place dealing with hydro, telephone, cable and natural gas services.

12.2 Objectives

- 12.2.1 To provide a level of municipal services that protects the health, safety and welfare of the community.
- 12.2.2 To ensure an adequate level of services which do not negatively impact the environment.
- 12.2.3 To meet Provincial government requirements for municipal water and sewer system projects.

12.3 Policies

- 12.3.1 Any costs to the municipality to undertake an up-to-date review of municipal services in response to a proposed development will be passed on to the developer.
- 12.3.2 As part of the development approval process, Council will ensure that there is

adequate police and fire protection to meet the needs of future residents or businesses.

- 12.3.3 Headingley will work in cooperation with the surrounding municipalities to develop a regional landfill site to handle solid waste disposal.
- 12.3.4 For major business and industrial developments, a site servicing study which should consider cross connection control and backflow protection measures will be undertaken to determine the impacts of proposed sewer and water usage on the RM of Headingley's sewer and water system. Depending upon the results of the study, additional sewer and water levies, beyond what is normally charged, may be imposed on developers.
- 12.3.5 Headingley will undertake periodic assessments and upgrading of local infrastructure services to ensure safe and reliable municipal water and sewer services.
- 12.3.6 Headingley will consider extending municipal water services to un-serviced areas in the community.

13.0 CULTURAL/HERITAGE RESOURCES

13.1 Planning Strategy

Table 5 shows architectural, archaeological and historic sites in the community which have been identified by the Historic Resources Branch of Culture, Heritage and Citizenship. Architectural, archaeological, and historical sites and buildings are of tremendous value to any community's sense of identity. In this light, Council intends to work towards the preservation and enhancement of significant heritage resources within Headingley. These actions will serve to develop a stronger appreciation of these assets within the overall community in addition to protecting these sites for future generations.

13.2 Objectives

13.2.1 To preserve, protect, and enhance heritage resources within the municipality.

13.2.2 To encourage and promote the awareness and appreciation of Headingley's heritage resources.

13.3 Policies

13.3.1 The municipality will encourage and facilitate the identification of heritage resources.

13.3.2 Significant heritage sites will be protected and where appropriate either Municipal or Provincial designation shall be pursued.

13.3.3 A heritage resource advisory committee may be established.

TABLE 5**LIST OF HERITAGE SITES IN THE R.M. OF HEADINGLEY**

1. Architectural Sites				
Number	Location			Type
632.B.001	Headingley			Headingley United Church
2. Archaeological Sites				
Number	Location		Site Name	Type
D1Li-2	Lot 62	Headingley	W.S. 36	Late Prehistoric Campsite
D1Li-3	Lot 90	St. Charles	W.S. 53	Late Prehistoric Campsite and Middle to Late Historic Farmstead
D1Li-4	Lot 62	Headingley	W.S. 37	Late Prehistoric Campsite and Middle to Late Historic Farmstead
D1Li-5	Lot 90	St. Charles	W.S. 54	Late Prehistoric Campsite and Middle to Late Historic Farmstead
D1Li-6	Lot 89	St. Charles	W.S. 55	Late Prehistoric Campsite and Middle to Late Historic Farmstead
D1Li-7	Lot 64	Headingley	W.S. 56	Late Prehistoric Workshop and Middle to Late Historic Farmstead
D1Li-8	Lot 86	St. Charles	W.S. 57	Undated Burials Related to St. Charles Church and Convent
D1Li-9	Lot 64	Headingley	W.S. 58	Undated Prehistoric and Middle to Late Historic Farmstead
D1Li-10	Lot 1	Headingley	Kuyper's	Middle to Late Prehistoric Farmstead
D1Li-11	Lot 27	Headingley	Sutherland	Middle to Late Historic Farmstead
D1Li-12	Lot 39	Headingley	Brown	Middle to Late Historic Farmstead
D1Li-14	Lot 60	Headingley	W.S. 52	Late Historic Farmstead

2. Archaeological Sites (cont'd)

Number	Location	Site Name	Type	
D1Li-15	Lot 3	Headingley	W.S. 59	Undated Prehistoric
D1Li-16	Lot 4	Headingley	W.S. 60	Undated Prehistoric Workshop
D1Li-17	Lot 13	Headingley	W.S. 61	Undated Prehistoric
D1Li-18	Lot 14	Headingley	W.S. 62	Undated Prehistoric
D1Li-19	Lot 15	Headingley	W.S. 63	Undated Prehistoric
D1Li-20	Lot 16	Headingley	James Tait	Middle to Late Historic Farmstead
D1Li-21	Lot 45	Headingley	Bremner	Middle to Late Historic Farmstead
D1Li-22	Lot 28	Headingley	Morrison	Middle Historic Farmstead
D1Li-23	Lot 15	Headingley	Corbett-Millham	Middle to Late Historic Farmstead
D1Li-24	Lot 14	Headingley	Brayant	Middle to Late Historic Farmstead

3. Historical Sites

Number	Location	Site Name	Type	Significance	
62H/14-95		Headingley	Holy Trinity Anglican Church	Standing Structure	Local
62H/14-119	Lot 54	Headingley	Holy Trinity Anglican Church	Original Location	Local
		Middle Prehistoric Period	dates for 5500 B.C. to 1 A.D.		
		Late Prehistoric Period	dates from 1 A.D. to 1700 A.D.		
		Middle Historic Period	dates from 1821 to 1870 A.D.		
		Late Historic Period	dates from 1870 to 1920 A.D.		

13.4 Implementation Measures

The municipality in conjunction with the Manitoba Historic Resources Branch will undertake an inventory of all heritage sites. Applications for Municipal or Provincial designation should be taken out for all sites with a significant local or regional presence.

14.0 SUSTAINABLE DEVELOPMENT AND WATER STEWARDSHIP

14.1 Planning Strategy

Headingley has an opportunity to benefit from the knowledge and experience of other municipalities with respect to the effects of this growth on the surrounding natural physical environment. Clearly, the emphasis should go beyond minimizing serious negative environmental consequences to the incorporation of broad sustainable development principles into all aspects and levels of everyday decision-making. Council intends to ensure that economic decisions properly address environmental impacts, and environmental measures consider economic consequences. Council will examine the potential consequences of all development proposals on the surrounding environment as a means of identifying proactive courses of action that will both meet the needs of individual land owners and retain the integrity of natural ecological systems.

14.2 Objectives

- 14.2.1 To protect and enhance the integrity of the natural and built environment.
- 14.2.2 To promote and incorporate the concepts of environment and sustainable development within all aspects of municipal decision making and government.
- 14.2.3 To promote environmentally friendly business and resident practices.
- 14.2.4 When reviewing development applications, Council should consider efficiency, cost effectiveness, full cost accounting, and long term cost and benefit analysis.
- 14.2.5 To promote water conservation and water protection in cooperation with Manitoba Water Stewardship.
- 14.2.6 To recognize the importance of protecting riparian areas along the Assiniboine River and implementing measures to reduce nutrient and pollutant loading.

14.3 Policies

- 14.3.1 Council may require all major development proposals to be accompanied by an environmental impact statement carried out by a qualified professional that explains the potential consequences of development on the surrounding site and municipality.
- 14.3.2 Council will assess the merits of instituting various recycling programs.

- 14.3.3 Developments will be encouraged in a manner, which ensures that waterways, water bodies, riparian areas and groundwater resources are sustained.
- 14.3.4 Proposed developments located near waterways or water bodies, within the Municipality, will be subject to review by Manitoba Water Stewardship.
- 14.3.5 The preservation and reintroduction of native vegetation will be encouraged in sensitive environmental areas and riparian areas along waterways to filter run-off and to maintain water quality.
- 14.3.6 Waterways, water bodies and riparian areas in the Municipality may require protection to limit impacts of development. This may be achieved through site-specific planning programs and cooperation with Manitoba Water Stewardship. The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, water body or riparian areas; the need for public access; environmental characteristics; and economic potential will all have a bearing on the method of protection adopted. In order to provide protection, shoreland reserves may be created.
- 14.3.7 Land shall not be cleared, cultivated or developed to the waters edge of creeks, streams and rivers. A minimum 10 metre wide buffer of undisturbed native vegetation should be retained to reduce erosion and sedimentation, protect water quality, fish habitat and provide wildlife cover.
- 14.3.8 In the case of development proposals that require significant volumes of surface and/or groundwater, including irrigation projects, the development proponent will be required to investigate the need for a Provincial Water Rights License. Development approval may be withheld until such time as the license is issued.
- 14.3.9 The use of best management practices for agricultural enterprises, particularly with regard to manure and water management and chemical applications, should be encouraged in order to minimize risks to groundwater and surface water resources.
- 14.3.10 The preferred locations for major developments or activities that may cause pollution under normal operating conditions or by accident are outside sensitive environmental areas as defined by locations displaying soil characteristics associated with high risks for groundwater impacts and slope conditions where erosion risks have the high potential of surface water impacts.

- 14.3.11 In reviewing development proposals, Council may require developers to redirect any runoff to a settling area prior to entry to the Assiniboine River.
- 14.3.12 All proposed developments adjacent to waterways and water bodies or having the potential to impact waterways and water bodies should be reviewed by Manitoba Water Stewardship and the Department of Fisheries and Oceans.

15.0 HAZARD LANDS

15.1 Planning Strategy

Hazard lands are those lands along the Assiniboine River subject to potential flooding, erosion and bank stability problems. In order to avoid personal loss and hardship it is necessary to avoid development of hazard lands or to ensure that adequate measures are taken to reduce or eliminate the hazard.

15.2 Objectives

- 15.2.1 To control activities which may accelerate or promote damages arising from hazards such as flooding, erosion and/or bank instability.
- 15.2.2 To encourage the preservation of natural vegetation along the banks of the Assiniboine River.
- 15.2.3 To minimize property damage, personal hardship and public expenditure for relief and protection associated with development on hazard lands.
- 15.2.4 To maintain the natural capability of the river to convey flood flows.

15.3 Policies

- 15.3.1 Development shall not be permitted on lands subject to bank instability, landslides or subsidence unless measures are taken to address the problem.
- 15.3.2 All structures and services shall be protected against damage and shall be functional under hazard conditions.
- 15.3.3 Activities such as dumping, excavation, or clearing which could accelerate or promote dangerous erosion or bank instability should be prohibited.
- 15.3.4 Developments within known hazard areas should be permitted only where a detailed analysis of the specific site by the developer has shown that the development is feasible. The developer shall be responsible for undertaking the study and any site improvements required.
- 15.3.5 Where erosion control or protection of the natural vegetation is required, Council through the zoning by-law or a development agreement shall designate an

appropriate building setback from the high water mark and impose any other appropriate measures.

15.4 Implementation

Developments within hazard areas should be controlled through the zoning by-law, subdivision control procedures, development agreements, the issuance of development permits, and public works.

16.0 GENERAL DEVELOPMENT

16.1 Planning Strategy

As there are a number of general development policies that affect more than one land use classification, they have been grouped together.

16.2 Policies

- 16.2.1 Public utilities shall be allowed as conditional uses in all areas of the municipality provided that it is necessary and made compatible with its surrounding land uses.
- 16.2.2 Commercial, industrial and institutional developments which are located adjacent to residential areas or other incompatible land uses shall establish buffers. Buffers include an open space, a berm, wall, fence, plantings, or combination of above, which create a visual and sound barrier which is aesthetically pleasing. Standards for these buffers shall be stated in the zoning by-law.
- 16.2.3 A subdivision/development agreement shall be executed for most developments to clearly indicate the responsibilities of the municipality and the developer. Some or all of the costs anticipated to accrue to the municipality as a result (either directly or indirectly) of the subdivision may be charged to the developer. The developer may also be required to prepare a report showing these costs.
- 16.2.4 Non-residential uses in residential designated areas which serve the immediate needs of surrounding residents shall be allowed without a Development Plan Amendment. This shall be permitted only where the amenities of adjoining residential areas can be protected through buffering, proper location of vehicular access, building design and other measures warranted. A rezoning application will be required.

17.0 IMPLEMENTATION AND ADMINISTRATION

17.1 Basic Implementation Measures

This section outlines the actions that are required in order to facilitate the overall community growth objectives and development policies of the Development Plan. The Development Plan is based on short and long range policies, regulations and criteria for the area to grow and prosper in a sustainable manner that reflects a diversity of interests and needs. However, a Development Plan does not in itself manage and control development. Rather, it is used in conjunction with other planning controls such as a Zoning By-law, development agreements, and subdivision plans. With this in mind, the policies outlined in the Development Plan will be implemented by the measures and methods provided below.

17.1.1 Adoption of the Development Plan

Adoption of this Development Plan by the Municipality by By-law will give the plan the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Development Plan that is inconsistent or at variance with the proposals or policies set out in the Development Plan, pursuant to *The Planning Act*. *The Planning Act* also states that adoption of a Development Plan does not require the Municipality to undertake any proposal suggested or outlined in the Development Plan.

The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the Municipality. The Development Plan may be amended at any time when considered appropriate or necessary by the Municipality. Should it be necessary to amend the Development Plan, the public should be given adequate notice to respond to the proposed changes. *The Planning Act* provides notification procedures for informing the public regarding Development Plan amendments. In addition, *The Planning Act* states that a Municipality shall review its Development Plan no later than five years after the date on which the plan came into effect or after the date of the previous review. Furthermore, the *Provincial Land Use Policies*, as set out in the regulations to *The Planning Act*, are also utilized as broad policy guidelines when undertaking amendments or statutory reviews of the Development Plan.

17.1.2 Zoning By-law

A major planning tool to implement Development Plans is a Zoning By-law. *The Planning Act* provides that individual municipalities or planning districts can enact a Zoning By-law following the preparation and approval of a Development Plan. A

Zoning By-law establishes various Zoning Districts, determines both permitted and conditional uses, and provides details regarding the appropriate development standards and applicable Zoning District regulations. This can include minimum lot sizes, maximum building heights, sign controls, landscaping, and home occupation regulations.

A Development Plan is used as a guide in preparing, amending or varying the regulations of the Zoning By-law. For instance, when dealing with a Zoning By-law amendment, the Rural Municipality of Headingley should base its decision on the objectives, policies and development regulations as laid out in the Development Plan. However, the Development Plan outlines a long-term growth strategy and there are situations where the Rural Municipality of Headingley may allow the Zoning By-law to reflect current uses and zoning until specific needs or demands change or if land use conflicts arise. Having stated this, any proposed Zoning By-law amendments must be in conformance with the Development Plan.

17.1.3 Subdivision Approvals

Subdivision is the process of altering legal property boundaries. Most often this involves splitting larger tracts of land into separate legal properties. Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving the Rural Municipality of Headingley, utility companies and certain Provincial government departments. This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the Development Plan. A subdivision proposal cannot proceed without the approval of the Rural Municipality of Headingley and the approving authority. Council or the approving authority may attach conditions to a subdivision approval in accordance with *The Planning Act*.

17.1.4 Concept Plans

Development Plans primarily deal with general land use and development within the overall community, while concept plans show how specific areas may develop. Concept plans are required in undeveloped or under-developed areas in the Municipality that are designated for future urban or non-agricultural land uses and are experiencing development pressures, but the landowners have not yet developed a strategy for the long-term development of their properties. Concept plans provide general information dealing with road layout, lot structure, parkland dedication, and servicing and topographical features. Prior to new development taking place in a concept plan area, the landowner or developer has to subdivide his/her land holdings and meet Municipal and Provincial government regulations, including legal and site surveys as well as engineering studies.

17.1.5 Development Agreements

Municipal approval of subdivisions and zoning amendments can be conditional on development agreements which will protect both the applicant and the Municipality. The development agreement on subdivisions deals with the responsibilities of the applicant and the municipality in providing services to the land in question. A development agreement on a zoning amendment may deal with such issues as the use of the land, the location of buildings on the site, the installation of services and the provision of open space.

17.1.6 Development Permits

New development generally requires a development permit issued by the Municipality. Before a permit is issued, proposals should be reviewed to determine their conformance with the Development Plan and the Rural Municipality of Headingley Zoning By-law.

17.1.7 Development Officer

The Rural Municipality of Headingley may authorize its Development Officer to issue development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to the requirements of the Rural Municipality of Headingley Zoning By-law.

17.1.8 Conditional Use Approvals

Within a Zoning By-law, there will be provisions for the approval of various types of development as a Conditional Use in each Zoning District. This will provide the Rural Municipality of Headingley with the flexibility to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides the Rural Municipality of Headingley with the opportunity to establish conditions of approval, which could include requiring the applicant to enter into a development agreement with the Rural Municipality of Headingley. In utilizing the Conditional Use process, the Rural Municipality of Headingley will have an opportunity to influence the location of certain types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community.

17.1.9 Variation Orders

The Planning Act enables the Rural Municipality of Headingley to issue Variation Orders for the purpose of varying or altering the application of the Rural Municipality of Headingley Zoning By-law. The Rural Municipality of Headingley may attach conditions of approval to a Variation Order, which could include requiring the applicant to enter into a development agreement with the Rural Municipality of Headingley in order to maintain the intent and purpose of the Development Plan or Zoning By-law. The Rural Municipality of Headingley may authorize its Development Officer to grant or refuse a minor Variation Order as set out in *The Planning Act*.

17.2 Additional Measures

In addition to the measures outlined above, the Rural Municipality of Headingley may also utilize the measures provided below.

17.2.1 Acquisition and Disposal of Land

The Rural Municipality of Headingley may acquire an interest in land or sell, lease or otherwise dispose of land for the purpose of implementing the Development Plan.

17.2.2 Adoption of Other By-laws

The Rural Municipality of Headingley may adopt and administer other by-laws concerning the use, development and maintenance of land. This would include measures such as the adoption of a building by-law, property maintenance by-laws, access approval by-laws, drainage by-laws and other types of by-laws affecting the use of land.

17.2.3 Special Studies

While the Rural Municipality of Headingley wants to encourage growth and development to provide opportunities for its residents, it also wants to ensure that consideration is given to the possible effects of a development proposal. For this reason, development proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required for development proposals affected by traffic issues along Provincial highways and Municipal roads, flooding hazards, endangered species, potential for groundwater and surface water pollution, and general risk to health and the environment.

17.2.4 Public Works

The capital works program and public improvements of the Rural Municipality of Headingley shall conform to the policies set out in this Development Plan. This is an important implementation tool since a Municipality may influence the rate and direction of growth through the provision of municipal services to land.

17.2.5 Capital Expenditure Program

The Rural Municipality of Headingley shall consult the Development Plan when revising the annual five-year capital expenditure program.

17.2.6 Strategic Plans for Economic Development

As outlined in Section 258 of *The Municipal Act*, the Rural Municipality of Headingley may adopt a strategic plan for economic development. Strategic plans should be consistent with the Development Plan. The Rural Municipality of Headingley can also consider preparing community vision statements and action plans as part of a community round table process to ensure consistent objectives, policies and programs.

17.2.7 Municipal Cooperation

Implementation of the Development Plan may benefit from or require cooperation between one or more Municipalities. Sections 259, 260 and 295 of *The Municipal Act* provide for tax sharing agreements, service sharing agreements and cost sharing agreements between Municipalities.

**APPENDIX A
RURAL MUNICIPALITY OF HEADINGLEY
DEVELOPMENT PLAN MAPS**