RM OF STE. ANNE
DEVELOPMENT PLAN MAP UPDATE



WELCOME

Welcome to the RM of Ste. Anne Development Plan Map Update Public Open House.

Please take a look at the display boards, which give an overview of the planning process. There are representatives from the Project Team here to answer any questions you might have.

Your feedback is important to us. Please take a moment to fill out a comment sheet before you leave. Thank you.

PUBLIC OPEN HOUSE
OCTOBER 14, 2025

STE. ANNE MUNICIPALITY

Landmark Planning & Design Inc.

DEVELOPMENT PLAN MAP UPDATE

OVERVIEW

The RM of Ste. Anne Council, in partnership with Landmark Planning & Design, is undertaking a review of the land use maps in the RM's municipal Development Plan. This project will help implement the RM's strategic objectives for sustainable development of industrial, commercial, and residential areas, while safeguarding vital agricultural lands and address increased development pressure.



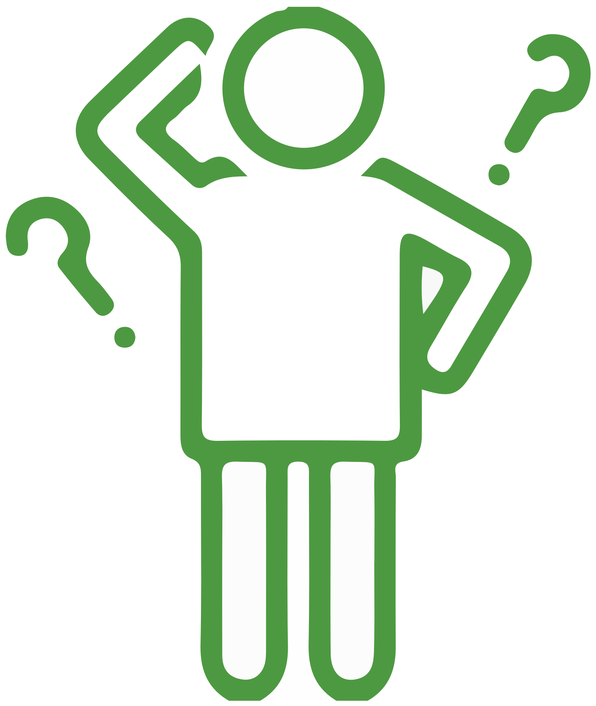
WHO IS INVOLVED?

Landmark Planning & Design, a local consulting firm specializing in community planning, is currently updating the Development Plan maps in partnership with the RM of Ste. Anne Council and Administration.

The Development Plan review process also involves a variety of stakeholders including local residents, business owners, and governmental agencies.

In order to plan for the future, it is very important that the views of stakeholders are part of the process.

BACKGROUND



WHAT IS A DEVELOPMENT PLAN?

A Development Plan is a long-range planning document that guides land use and development and guides future growth within a Municipality.

The plan addresses matters such as:

- Land Use
- Agriculture and Livestock
- Recreation
- Housing
- Demographic and Population Trends
- Infrastructure and Servicing
- Economic Growth and Employment

The Development Plan includes policies for residential, commercial and industrial development, recreational activity, essential services and infrastructure provision, and environmental stewardship. The Development Plan uses maps to designate lands for different types of future land uses.

WHY UPDATE OUR DEVELOPMENT PLAN?

The existing RM of Ste. Anne Development Plan By-law No. 05 - 2020 was adopted in 2020. In Manitoba, Development Plans are typically reviewed every 5+ years to ensure they are up-to-date and account for the Municipality's current and future planning and development needs. The RM's Council has determined that while the policies in the current Development Plan do not need to be modified, some changes to the land use maps are required to support community growth.

PUBLIC CONSULTATION

OVERVIEW

The Municipality recognizes that the public is interested in the future growth of the community. Public consultation and community engagement are important parts of the Development Plan Map Amendment process. Tonight, the Project Team is seeking your participation and input at this early stage of the planning process.

OPEN HOUSE #1 GOALS

The following Goals have been identified for this Open House:

- Provide an overview of the Project
- Generate Ideas about Development and Land Use
- Understand Issues and Concerns
- Validate Findings From Our Technical Review
- Identify Areas and Properties Which Could Be Suitable for redesignation in the Land Use Maps



LEGISLATION & REGULATION

THE PLANNING ACT

The Planning Act of Manitoba requires all Municipalities to prepare and adopt a Development Plan.

Development Plans have several purposes, including:

- To serve as a framework whereby the municipality and the community as a whole may be guided in formulating development policies and decisions.
- To identify factors relevant to the use and development of land.
- To set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof.
- To establish and specify the programs and actions necessary for the implementation of the development plan.
- To identify those matters of government concern which affect the use and development of land and other resources within the community.

PROVINCIAL PLANNING REGULATION

In Manitoba, the preparation of a Development Plan is informed by Provincial Planning Regulation 81/2011, and specifically the Provincial Land Use Policies (PLUP's) within the Regulation.

While land use decisions are a local responsibility, the Province has vested interest in how land and resources are planned and how development occurs across Manitoba. As such, the Development Plan has been written to be generally consistent with the PLUP's.

CURRENT DEVELOPMENT PLAN

DEVELOPMENT PLAN VISION

The current Development Plan outlines the following goals for future land use in the RM of Ste. Anne:

- To preserve prime agricultural land for agricultural activities
- To identify areas of the Municipality where agriculture is the dominant land use
- To identify areas of existing and future clusters of rural residential development
- To ensure that future development in the Municipality follows sound planning principles
- To strengthen historical communities in the Municipality by encouraging urban uses to occur within the boundaries of the communities
- To provide protection to groundwater and surface water sources
- To maintain the natural appeal and protect significant wildlife and habitats
- To encourage sustainable economic growth
- To proactively plan for a changing climate by reducing greenhouse gas emissions
- To create complete and age-friendly communities that are integrated and connected

CURRENT DEVELOPMENT PLAN

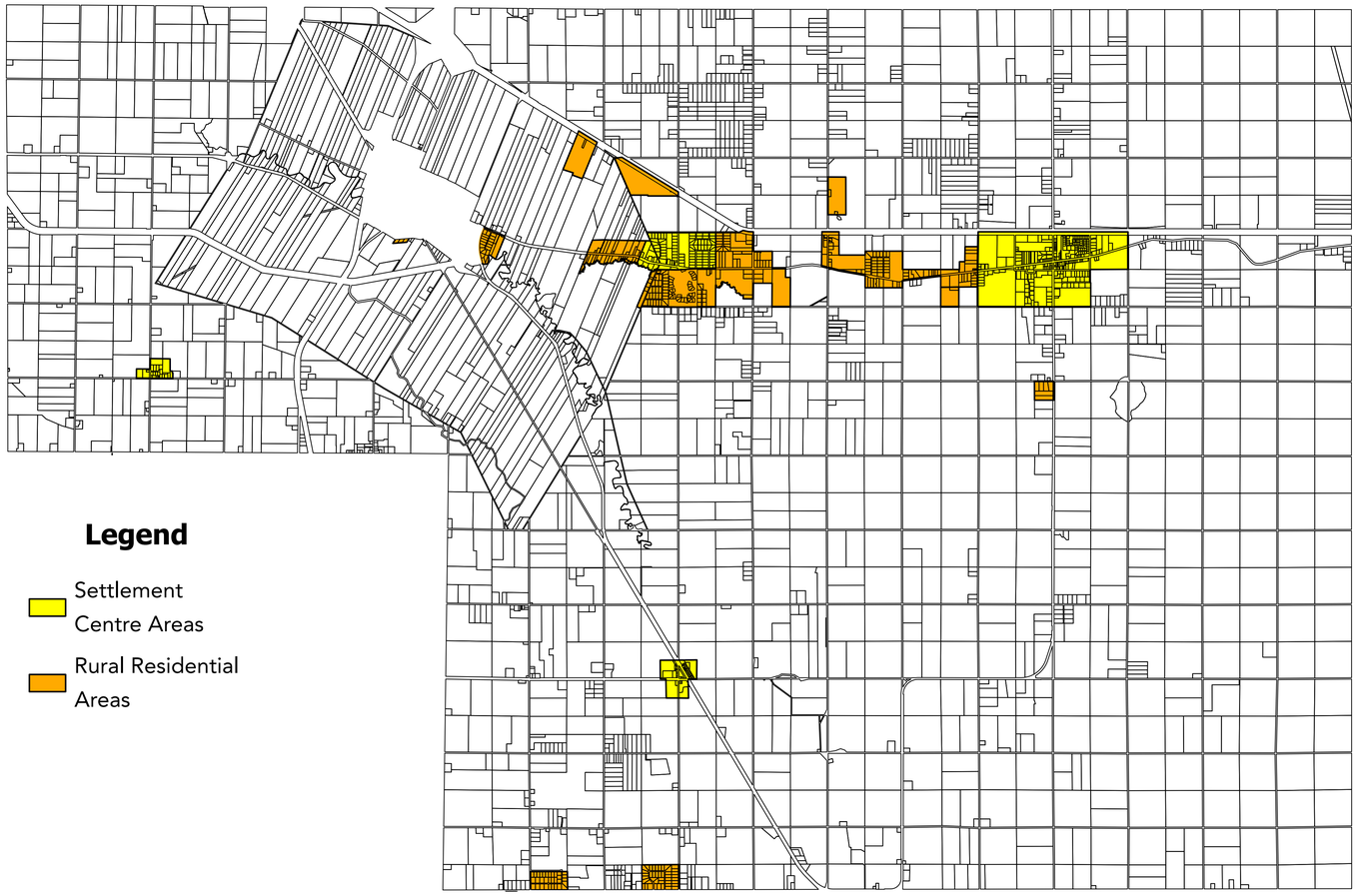
EXISTING LAND USE DESIGNATIONS

SETTLEMENT CENTRES

The current Development Plan identifies four Settlement Centres including the LUD of Richer and the communities La Coulee, Giroux and Greenland.

The identified Settlement Centre Areas are intended to accommodate the majority of the Municipality's future population growth, building on existing investments in services and infrastructure. Settlement Centre Areas should develop as complete communities where residents can live, work, and play.

Settlement Centres are illustrated in **Yellow** on the Land Use Map.



RURAL RESIDENTIAL AREAS

Rural residential development can generally be described as non-agricultural residential development in a rural setting often situated on parcels much larger than those found in urban areas.

Rural Residential Areas are illustrated in **Orange** on the Land Use Map.

CURRENT DEVELOPMENT PLAN

EXISTING LAND USE DESIGNATIONS

RURAL BUSINESS AREAS

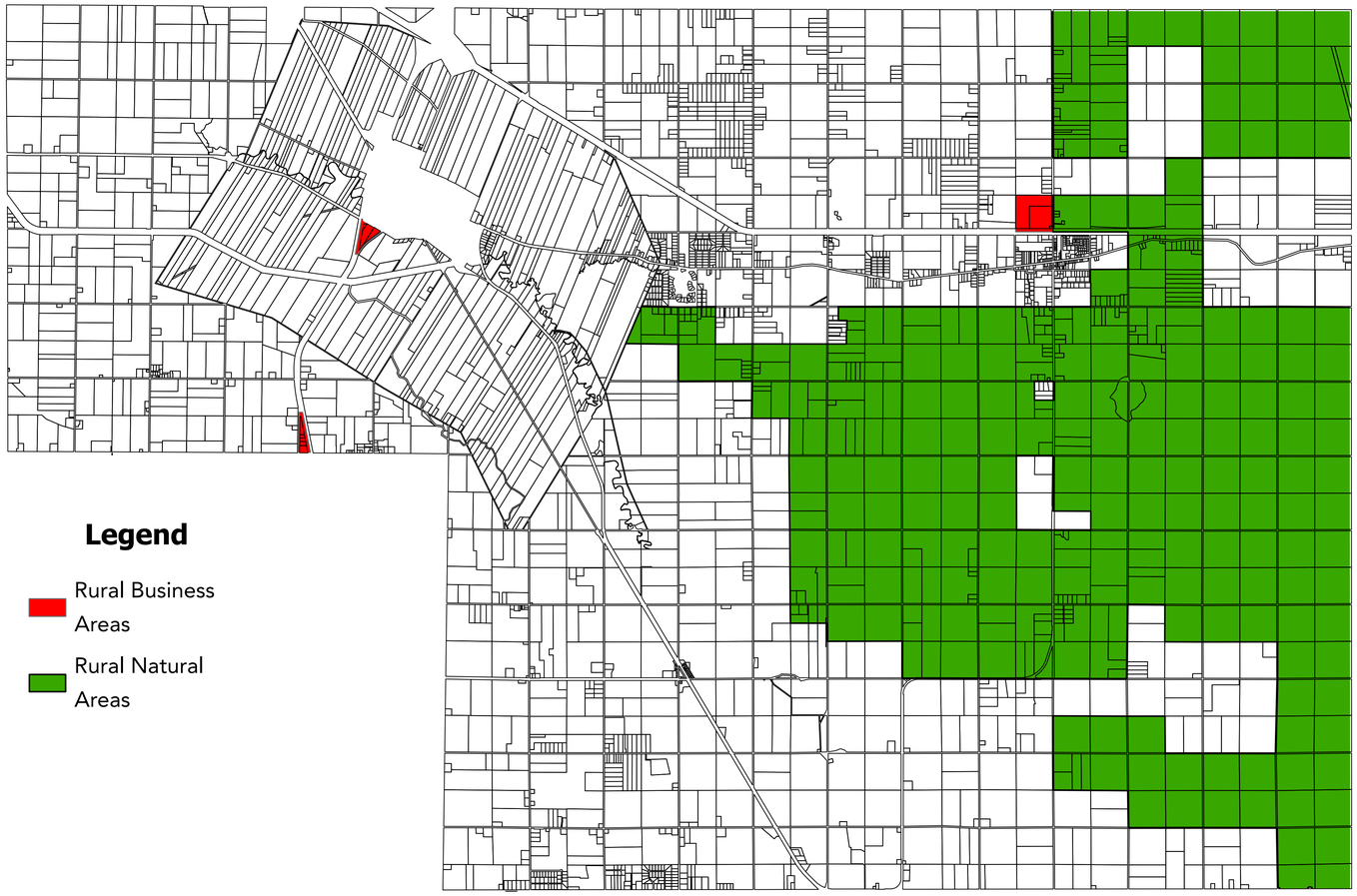
These are areas within the RM of Ste. Anne where employment uses including commercial and industrial uses have been historically established outside of the designated Settlement Centre Areas.

Rural Business Areas are illustrated in **Red** on the Land Use Map.

RURAL NATURAL AREAS

Many areas in the central and eastern portions of the Municipality are heavily treed and contain low-lying boggy areas or significant wetlands. Many of these areas are Crown lands or protected areas. Soils are generally of poor quality and are often organic in nature. Developments in these areas will be limited in their scale and in the nature of the use.

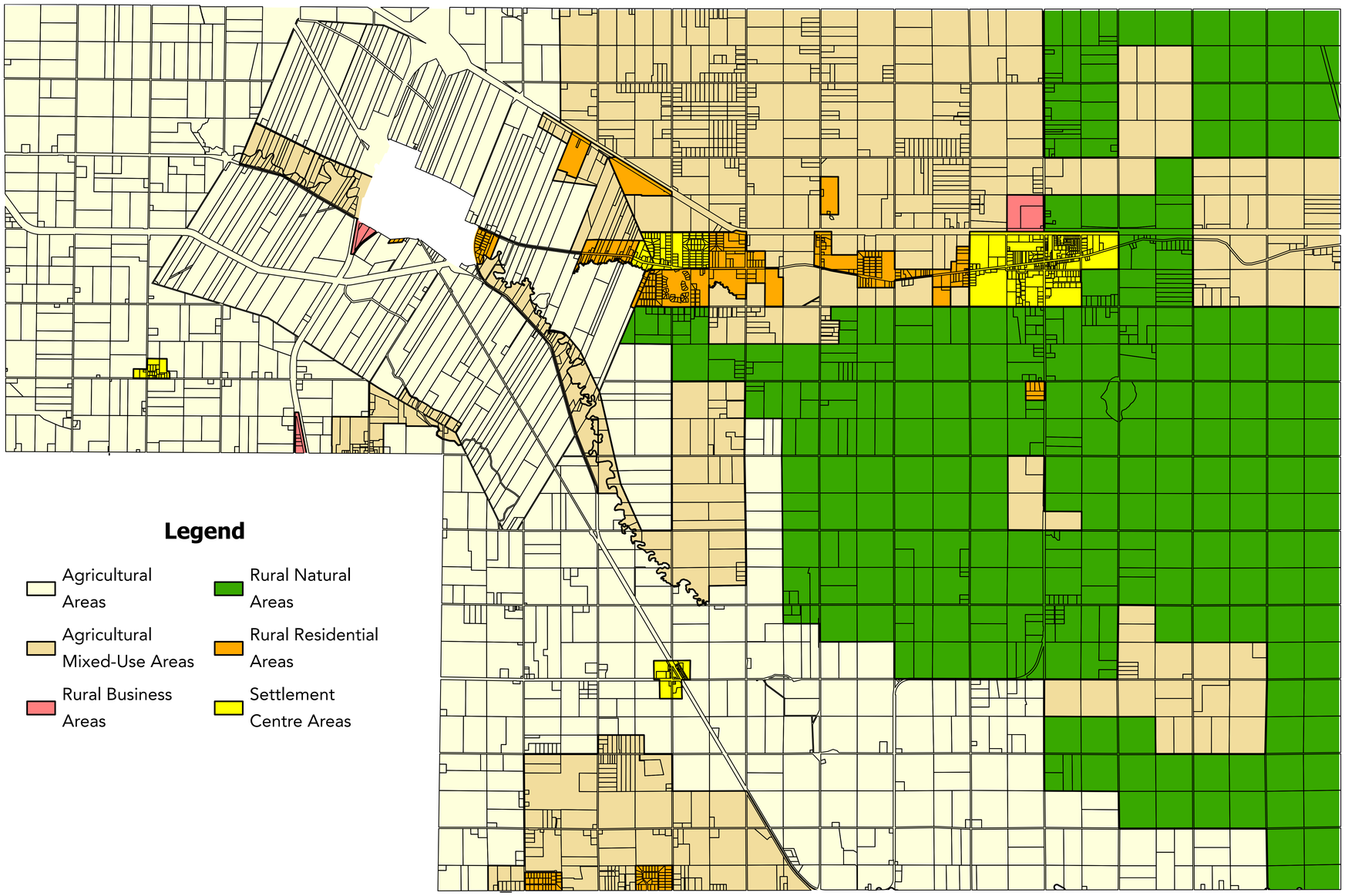
Rural Natural Areas are illustrated in **Green** on the Land Use Map.



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CURRENT DEVELOPMENT PLAN

EXISTING LAND USE DESIGNATIONS COMBINED



TECHNICAL ANALYSIS

DEMOGRAPHIC TRENDS

In order to manage growth and development, there must be a solid understanding of the demographic trends.

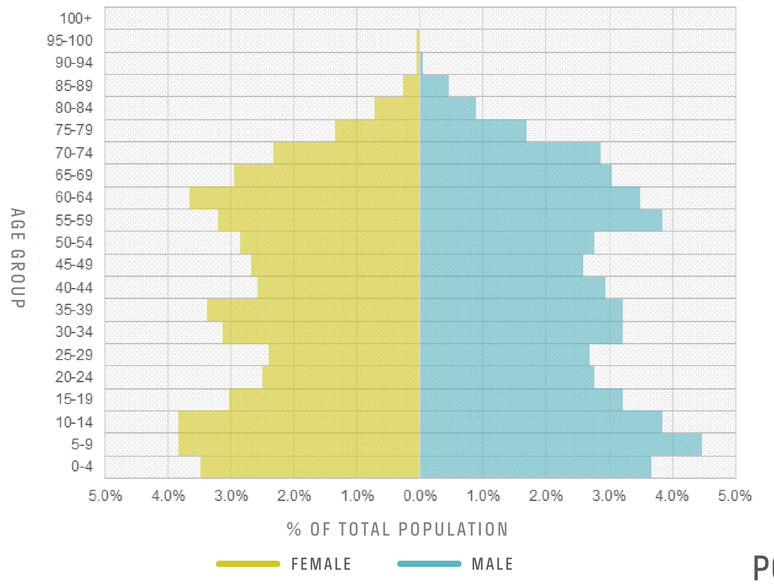
As part of the review of the Development Plan maps, the Project Team will consider demographic and socio-economic information such as:

- Population Trends
- Labour Force Activity
- Employment Statistics
- Income
- Household Size

Some key trends identified as part of the Development Plan Review include:

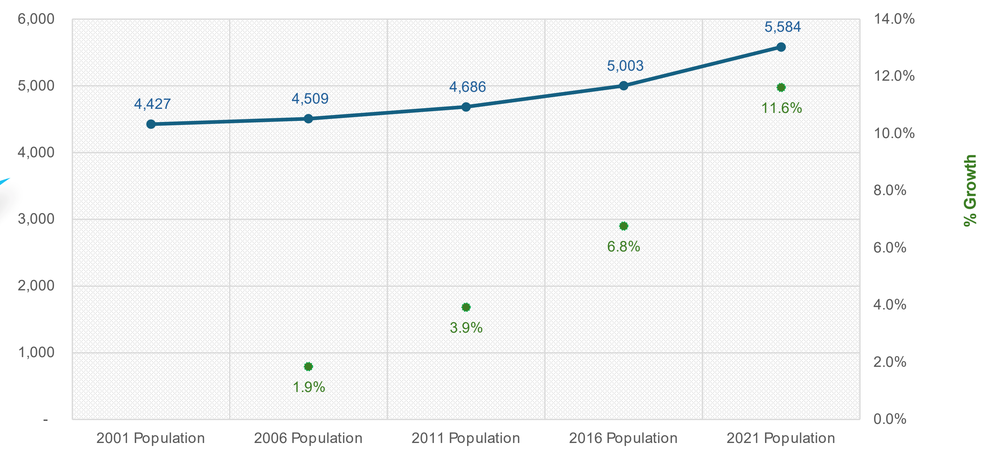
- Sustained population growth
- Larger-then-average household sizes (2.8 persons per household)
- 7.1% unemployment rate
- 83.8% of dwellings are single-detached homes, and 91.2% of dwellings are owned
- Construction, healthcare, and agriculture are primary employment sectors

RM OF STE. ANNE POPULATION STRUCTURE (2021)



The RM of Ste. Anne's population increased by 11.6% between 2016 and 2021.

POPULATION GROWTH (2001 – 2021)



BACKGROUND STUDY

RESIDENTIAL LAND SUPPLY + DEMAND

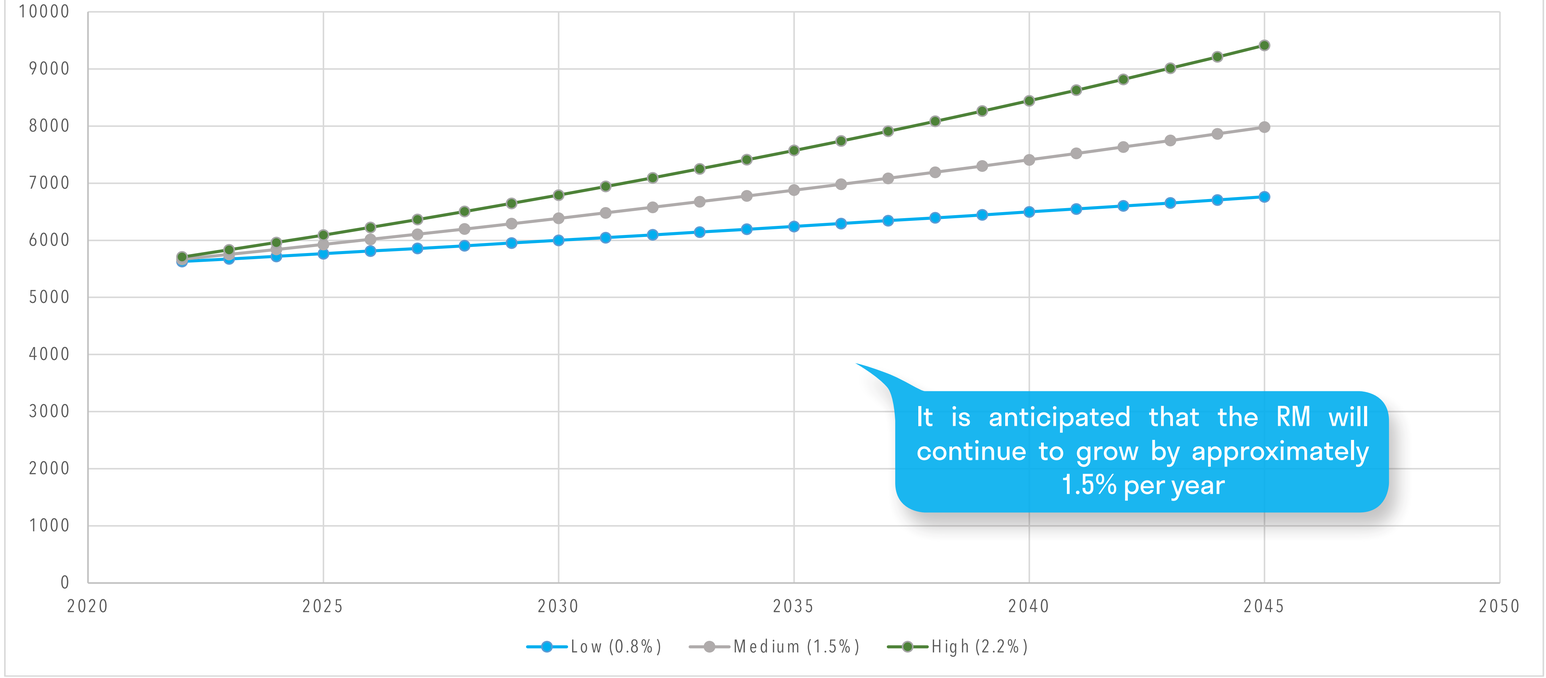
A major component of the Development Plan is the land supply and demand study. By understanding how much land is needed to support housing, employment, and other land uses, new lands for development can be designated appropriately.

The Project Team will consider the following related to re-designating land as part of the Development Plan review:

- Current Land Uses
- Housing Starts
- Population Projections
- Housing Type and Tenure
- Agriculture and Livestock
- Soil Classifications
- Soil suitability to accommodate on-site wastewater management systems
- Landowner preference

The RM is inviting landowners interested in redesignating their property to submit requests as part of this project. Landowners must submit their request by **October 31st, 2025** to be considered by Council and Provincial commenting agencies.

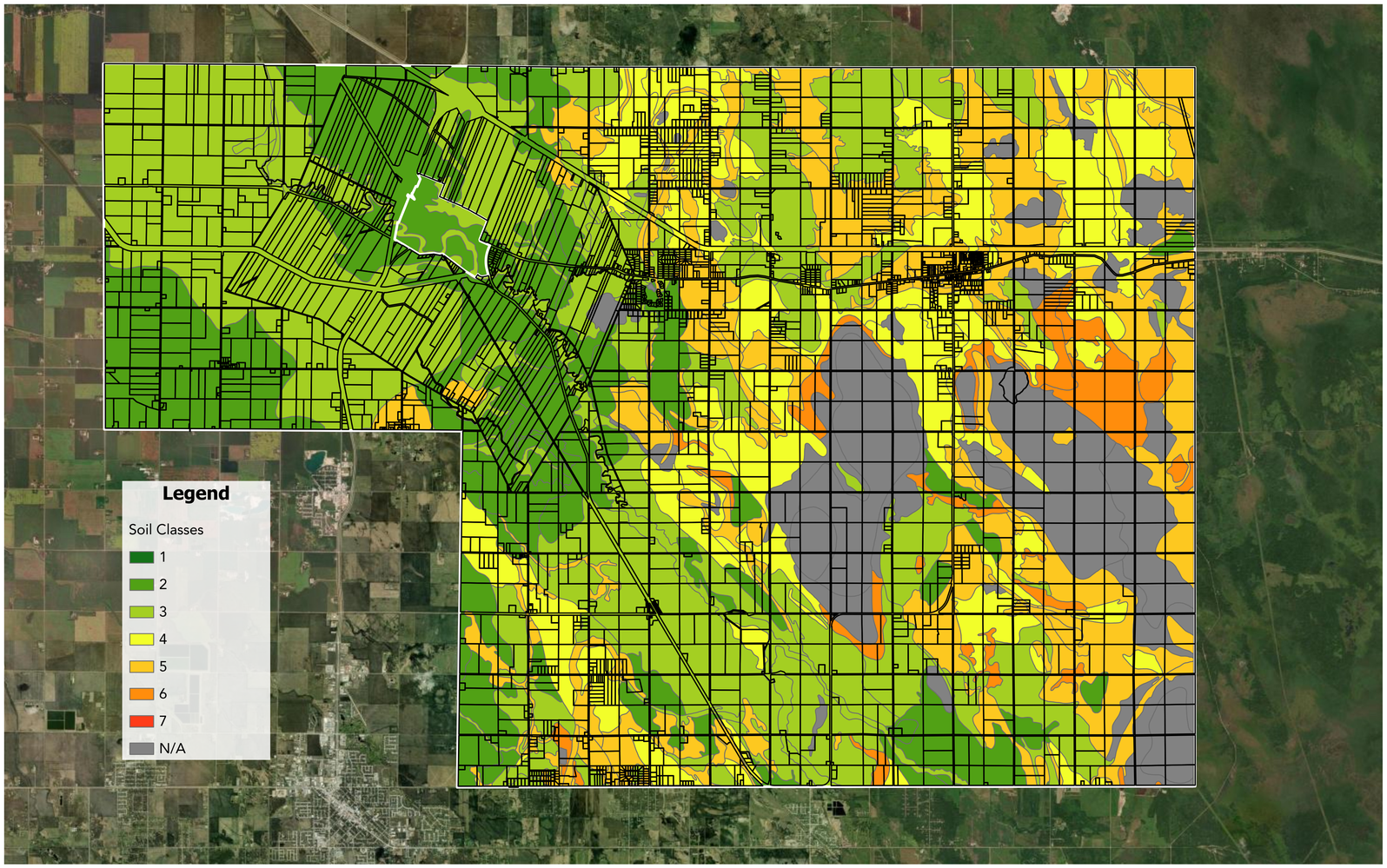
RM OF STE. ANNE POPULATION PROJECTIONS



TECHNICAL ANALYSIS

SOIL QUALITY MAPPING

Looking at the agricultural capacity of land helps the project team understand current land uses, while considering future land uses.



RM of Ste. Anne's Agricultural Capability

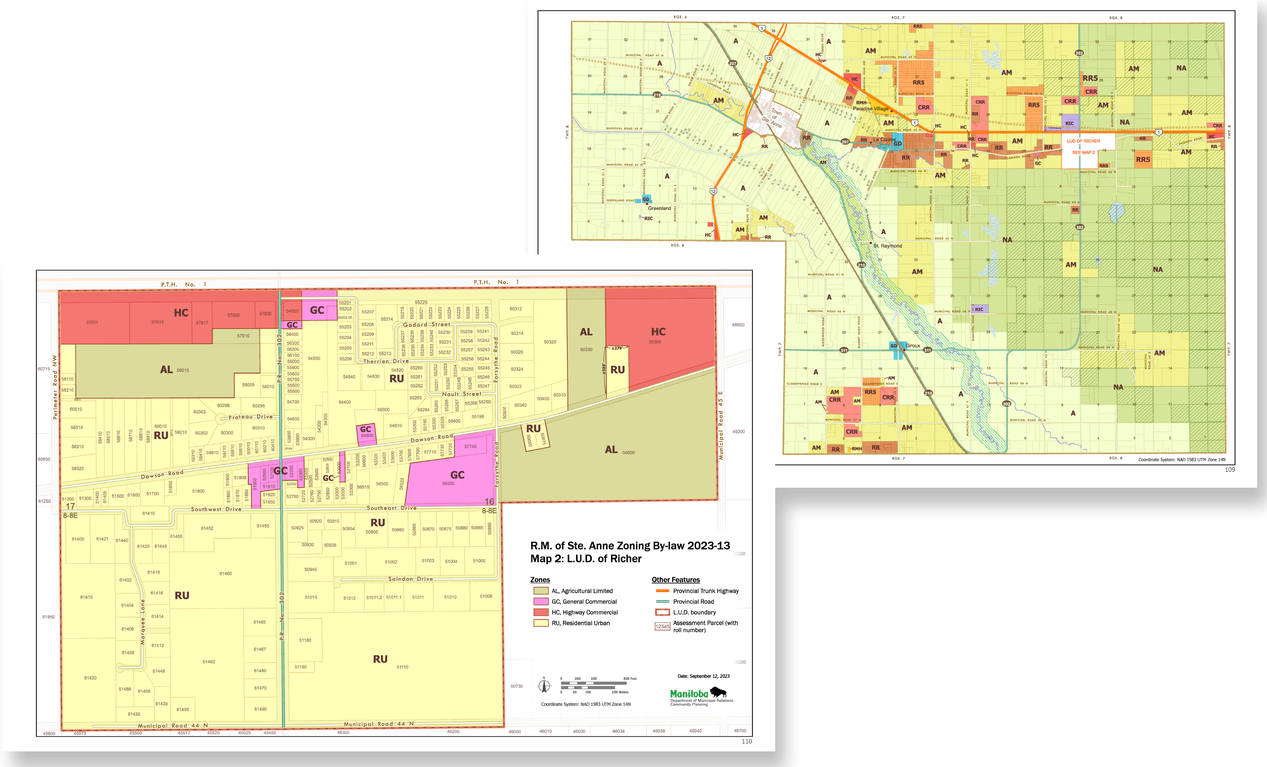
IMPLEMENTATION TOOLS

OVERVIEW

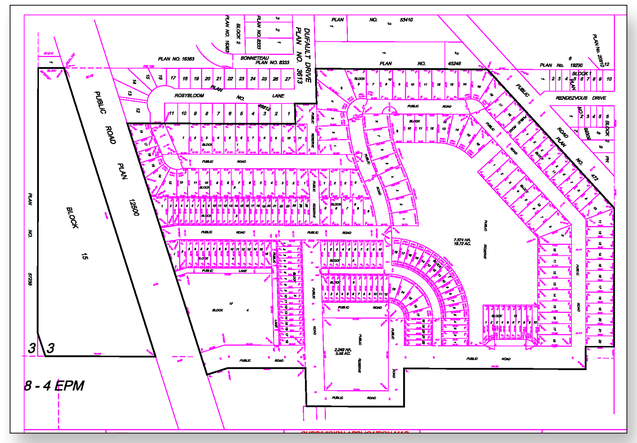
There are a wide range of tools that they can be used to implement the objectives and policies of the Development Plan.

These include:

- Zoning By-Law
- Subdivision Regulations
- Secondary Plans
- Development Permits and Agreements
- Capital Expenditures
- Municipal Initiatives



RM of Ste. Anne Zoning Maps (for illustrative purposes only)



Example of a Subdivision Map

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APPROVAL PROCESS

DEVELOPMENT PLAN

A Development Plan is jointly approved by the Municipality and the Province.

The flow chart outlines this process:

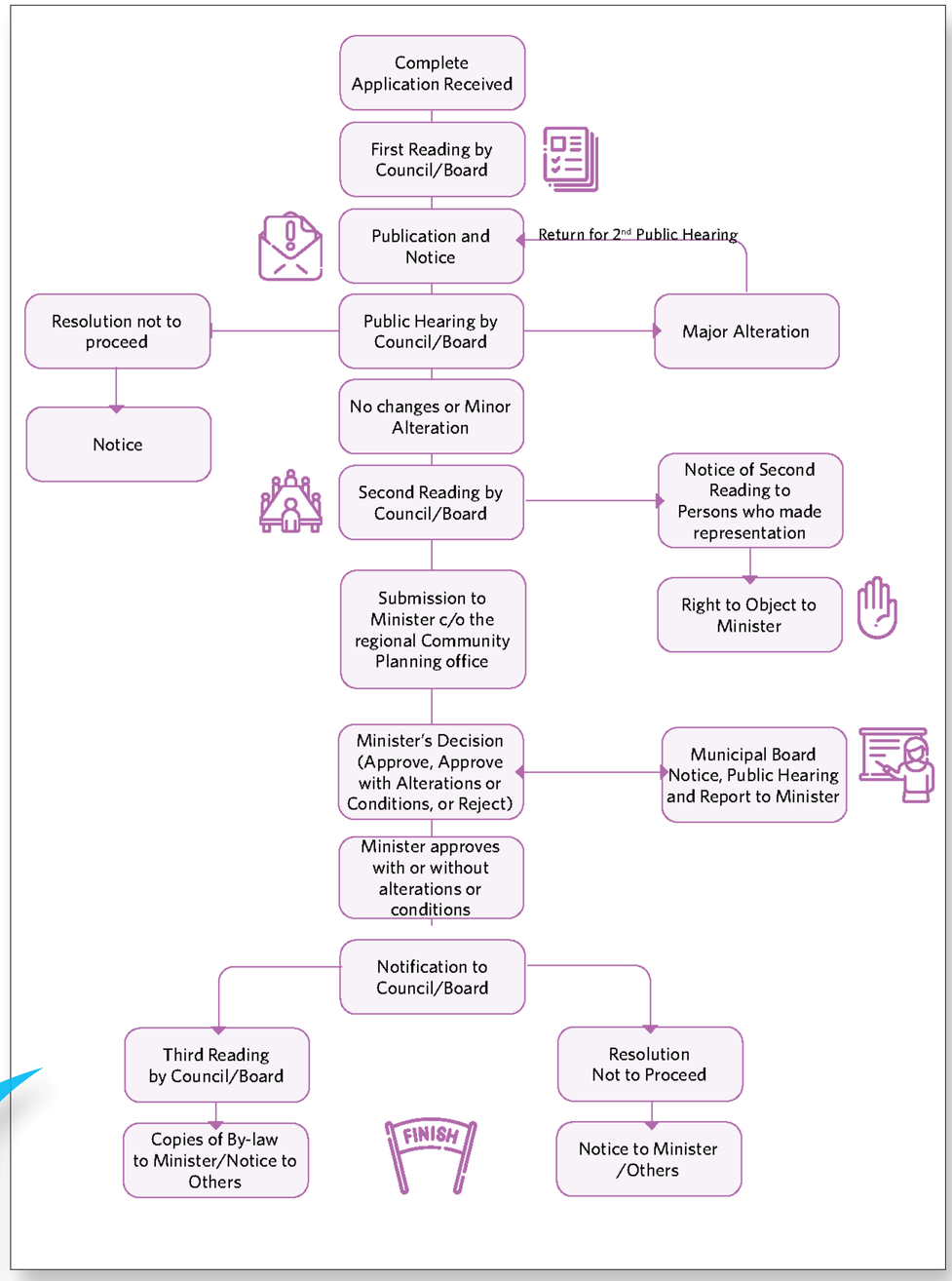
REDESIGNATION REQUESTS

All requests to re-designate land (changing how a property is designated in the Development Plan maps) will be reviewed by the project team, the RM, and Provincial departments such as Manitoba Agriculture and Manitoba Transportation and Infrastructure.

Requests to re-designate land will be evaluated based on their individual merit, compliance with municipal/provincial land use policies, and land supply/demand calculations.

As such, not all requests received may be approved.

A Development Plan must be approved by the minister before it can receive third reading by Council.



Development Plan Amendment Process

STE. ANNE MUNICIPALITY

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NEXT STEPS



The next steps in the planning process include:

- Collecting and reviewing land redesignation requests submitted by landowners within the RM
- Drafting a preliminary list of mapping amendments to review with Council
- Presenting the preliminary list to the Province of Manitoba for informal feedback
- Finalizing the desired set of mapping amendments
- Completing the statutory adoption process

CONTACT INFORMATION

If you have any further questions or concerns, please contact:

Matt Gowdar
Planner, Landmark Planning & Design Inc.
(204) 453-8008
mgowar@landmarkplanning.ca

Timeline:

We anticipate that this project will be completed by May 2026.

Thank you for attending this public open house! Your feedback is valuable to us.

To complete a comment form, or request a redesignation for your property, please scan the QR code or fill out a hard copy available here. The submission deadline for redesignation requests is October 31st, 2025.

Scan here with your mobile device!