

Chapter Fourteen

Strengthening land-use policy in Manitoba

The Regional Planning Advisory Committee is making a series of recommendations to the Government of Manitoba intended to improve the effectiveness, efficiency, consistency, and clarity of the land-use planning process in Manitoba. These amendments are intended to address the issues raised in the previous three chapters.

The changes proposed in this chapter can be categorized as:

- improved policy tools
- improvements to the land-use planning process
- improvements to Provincial Land Use Policies
- improvements to other legislation or policies

POLICY TOOLS

The RPAC is recommending the adoption of two new policy tools to bring greater clarity, efficiency, and flexibility to the land-use planning process. The first is a statement of principles that would guide the provincial process of land-use planning for the Capital

Region. Secondly, the RPAC is recommending the use of regular ministerial policy statements on land-use planning.

Statement of principles

Land-use planning must be principle-based. If the provincial government were to publicly outline the principles upon which its land-use policies and practices are based, the likelihood of a consistent and committed provincial approach would be increased. Secondly, the existence of a publicly stated set of principles increases transparency and accountability. The following eleven principles are derived from the RPAC discussion paper which provided the focal point for our public hearings.

Proposed principles

The role of the provincial government should be:

1. to provide policy leadership, resources, and support to enable the region to realize opportunities for sustainable economic growth and healthy communities
2. to ensure better integration and coordination of municipal land use planning decisions with related activities of other agen-

cies responsible for water management, transportation, environmental protection, public health, education and safety, etc.

3. to ensure an overall land use planning and growth management process which promotes sustainable development to ensure that resources and the environment are protected for future generations
4. to ensure the most economical, effective, and safe use of local and provincial infrastructure and services
5. to promote voluntary intermunicipal cooperation and collaboration through devices like regional forums, service sharing, tax sharing, etc.
6. to deal with 'spillover' effects where municipal land use decisions have impacts that affect neighbouring municipalities, the region, or the province as a whole
7. to help resolve intermunicipal disputes where these pose a barrier to development or an effective policy response to problems arising from growth and change
8. to ensure consistency, predictability, and fairness in municipal decision-making over time and across jurisdictions
9. to ensure respect for the rights of minorities to involvement, consultation in decision making and to the protection of Treaty obligations where applicable
10. to strengthen local democracy by providing organizational capacity and information resources to support municipal decision-making
11. to promote and support open, participatory, fair, responsive, consistent, and accountable decision-making within the regional planning process

These principles are general and applicable to the province as a whole. There will be a

requirement in practice to balance the various values that they represent. The principles presume that local municipalities will continue to have primary authority for land-use planning within their jurisdiction. General principles allow the necessary flexibility to accommodate the diverse requirements of larger and smaller municipalities and the different development challenges facing particular municipalities. The principles impose certain obligations on the provincial government that will promote a more consistent and committed approach to regional concerns. The principles also recognize the interdependence among governments within the region and the need to encourage collaborative action to a greater extent than has happened in the past. Finally, the principles call for expanded public input into local and regional policies and plans, along with greater accountability for outcomes.

The RPAC recommends that:

- 14.1 The Government of Manitoba adopt and publicize the following principles for regional planning:
 - .1 to provide policy leadership, resources, and support to enable the region to realize opportunities for sustainable economic growth and healthy communities
 - .2 to ensure better integration and coordination of municipal land use planning decisions with related activities of other agencies responsible for water management, transportation, environmental protection, public health, education and safety, etc.
 - .3 to ensure an overall land use planning and growth management process which promotes sustainable development to ensure that re-

- sources and the environment are protected for future generations;
- .4 to ensure the most economical, effective, and safe use of local and provincial infrastructure and services
 - .5 to promote voluntary intermunicipal cooperation and collaboration through devices like regional forums, service sharing, tax sharing, etc.
 - .6 to deal with 'spillover' effects where municipal land use decisions have impacts that affect neighbouring municipalities, the region, or the province as a whole
 - .7 to help resolve intermunicipal disputes where these pose a barrier to development or an effective policy response to problems arising from growth and change
 - .8 to ensure consistency, predictability, and fairness in municipal decision-making over time and across jurisdictions
 - .9 to ensure respect for the rights of minorities to involvement, consultation in decision making and to the protection of Treaty obligations where applicable
 - .10 to strengthen local democracy by providing organizational capacity and information resources to support municipal decision-making
 - .11 to promote and support open, participatory, fair, responsive, consistent, and accountable decision-making within the regional planning process

Policy statements

The issuing of regular provincial government policy statements represents another important tool that can be used to improve the clarity, transparency, and accountability of the land-use planning process in Manitoba. Such policy statements have been used in at least two other provinces to articulate and to clarify provincial thinking on planning matters. Provincial policy statements could be limited in their application to the territory designated as the Manitoba Capital Region in order to reflect the distinctive context and unique set of land-use planning issues found in that region.

The case of Nova Scotia will be used to illustrate what is involved with provincial policy statements. Since 1999 *The Planning Act of Nova Scotia* has contained provision for the provincial cabinet to adopt formal statements of provincial interest, which become public documents. The minister responsible for *The Planning Act*, acting alone or in combination with other ministers, makes recommendations to cabinet for provincial policy statements. Statements identify the provincial interests involved in the development of land, the use of water resources, the development of communities, and issues that cross municipal boundaries. In preparing a statement of provincial interest, the minister must consult with the municipal councils affected by the statement. Upon adoption of the statement, copies must be sent to the clerk of each municipality affected and notice of its adoption must appear in a newspaper circulating in the affected area. Newly adopted or amended planning documents (such as development plans and subdivision proposals) must be "reasonably consistent" with these statements. In addition, the minister may request

that a municipal council amend, within a prescribed time, its existing planning documents so that they are reasonably consistent with provincial planning statements. To date, five statements, dealing with the issues of drinking water supply, flood risk areas, agricultural land, housing and infrastructure, have been adopted. The statements can be applied to all municipalities, to groups of municipalities, or to a consolidated territory like the Halifax-Dartmouth area.

Nova Scotia's statements of provincial interest serve a function comparable to Manitoba's Provincial Land Use Policies (PLUPs). It is possible, however, that the concept of provincial policy statements could be used in conjunction with PLUPs to set parameters for, provide greater detail, and give direction to local planning activities within the Manitoba Capital Region. Like the Manitoba PLUPs, Nova Scotia's statements of provincial interest are general and flexible in nature, but the law allows for the selective application to particular municipalities. Although not legally binding, the statements set the policy context for municipal decision-making on local plans.

In Nova Scotia statements can be modified or withdrawn by the provincial cabinet on the recommendation of the responsible minister. This arrangement is more flexible than amending *The Planning Act* or regulations passed pursuant to the *Act*. Provision for policy statements in Manitoba would allow the cabinet to update and refine the provincial approach to land-use planning in the light of changing circumstances, including possible changes in philosophy when a new government takes office. It would also concentrate responsibility and accountability where it belongs in our system of government, namely

in the hands of cabinet ministers who are answerable in the first instance to the Legislature and ultimately to the electorate.

On a daily basis a number of provincial departments—such as Intergovernmental Affairs, Conservation, Agriculture and Food, and Transportation—are involved with planning and development matters. Each department has its own mandate, agenda, and perspective. The preparation and publication of cabinet-approved policy statements would encourage greater coherence in the provincial strategy towards land-use issues and would be more visible than the informal, internal processes of collaboration that now take place.

Clear policy statements could provide guidance to municipal councils, planning district boards, planners, developers, citizens, provincial departments, and the Manitoba Municipal Board on the government's preferred direction for future planning within a region. The procedure for the issuance of policy statements could include a requirement (similar to Nova Scotia's) that the minister consult the affected municipalities before a statement comes into effect. The requirement to publish proposed policy statements in newspapers of general circulation within the affected municipalities would also be helpful. A deadline of 90 days to receive responses to draft policy statements might be set.

An earlier—rather than a later—declaration of the provincial perspective on regional planning issues is much better than allowing local governments, developers and citizens to spend time and money formulating and debating development plans and subdivision proposals without any clear indication of their potential acceptability to the provincial government. Some indication of the provincial

viewpoint can be obtained on an informal basis through consultation with municipal and provincial officials, but it would be preferable for statements of provincial policy to be made in a more formal, official, transparent and accountable manner. The approach proposed here combines both the opportunity for citizen and local government input while preserving the responsibility of the provincial government to assume leadership and to answer for its actions.

Not only could provincial policy statements be adopted to refine the application of the PLUPs to a spatial territory like the Manitoba Capital Region, they could also be used to address issues like ensuring clean water supply, energy conservation, the protection of agricultural land, the preservation of sensitive environmental areas, the encouragement of preferred patterns of residential development, and so on.

The RPAC recommends that:

- 14.2 The Government of Manitoba initiate a practice of issuing regular provincial government policy statements on land-use planning and development.

Policy statements represent the best option for the refinement of the PLUPs to fit with the distinctive challenges of land-use planning and growth management within the Manitoba Capital Region.

The RPAC was established to provide advice and recommendations for a policy plan for the Manitoba Capital Region. The policy plan was meant to complement, not to replace, the traditional locally oriented land-use planning process that the Capital Region municipalities conduct under *The Planning Act* and *The City of Winnipeg Charter*. If the Government of

Manitoba adopted the RPAC recommendation to issue provincial policy statements on land-use planning, its first policy statement should be a comprehensive future-oriented land-use policy plan for the Capital Region.

Such a provincial policy statement for the Region could help to unify and to integrate the planning activities of the sixteen jurisdictions. It could state that all municipalities, planning districts, conservation districts, provincial departments, and the Municipal Board shall in all planning matters have regard to policy statements issued by the provincial government. Policy statements on their own would not determine the outcomes of the planning processes, but they would provide another set of considerations—and an important set of considerations since the provincial government has important legal and financial authority in relation to municipal matters—that all planning bodies would have to take into account in their decision-making.

The RPAC recommends that:

- 14.3 As its first policy statement on land-use planning and development, the Government of Manitoba issue a future-oriented land-use policy plan for the Manitoba Capital Region.

If implemented these changes would bring further clarity to the land-use planning process in Manitoba. Charts 14.1 and 14.2 on the following page contrast the existing planning framework with the framework being proposed by the RPAC. It should be noted that these changes do not introduce any new approval levels to the planning process.

CHART 14.1

**THE CURRENT
PLANNING FRAMEWORK**

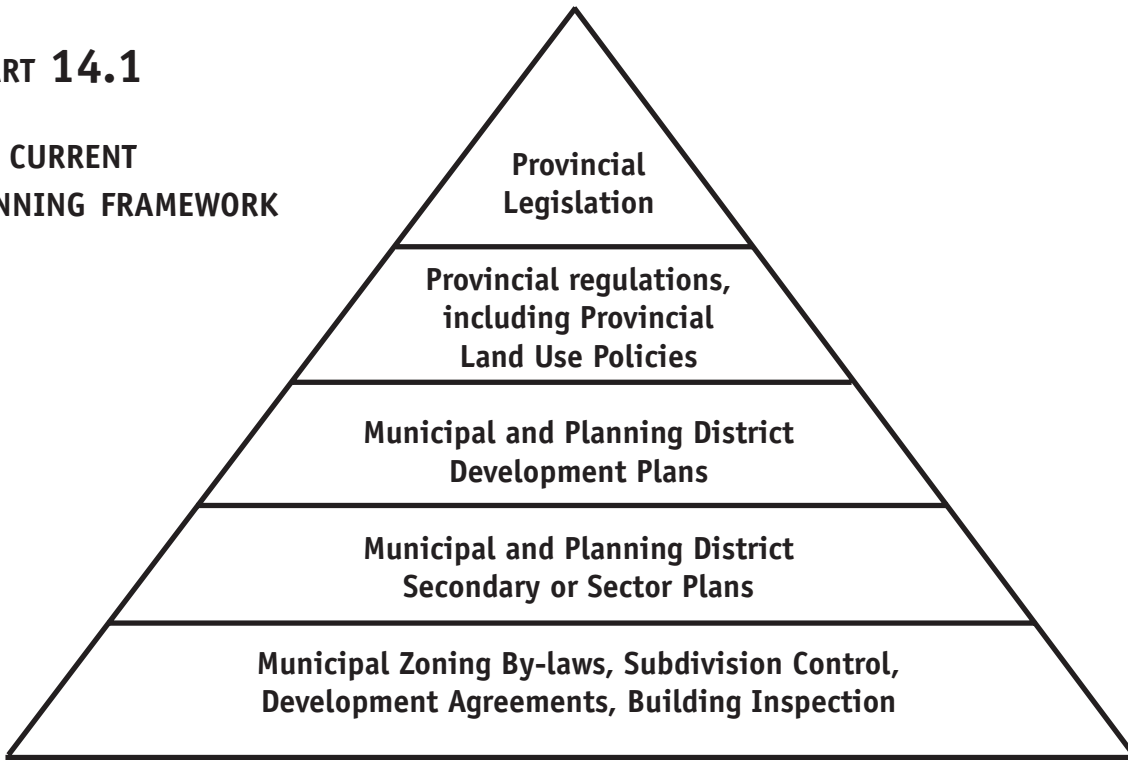
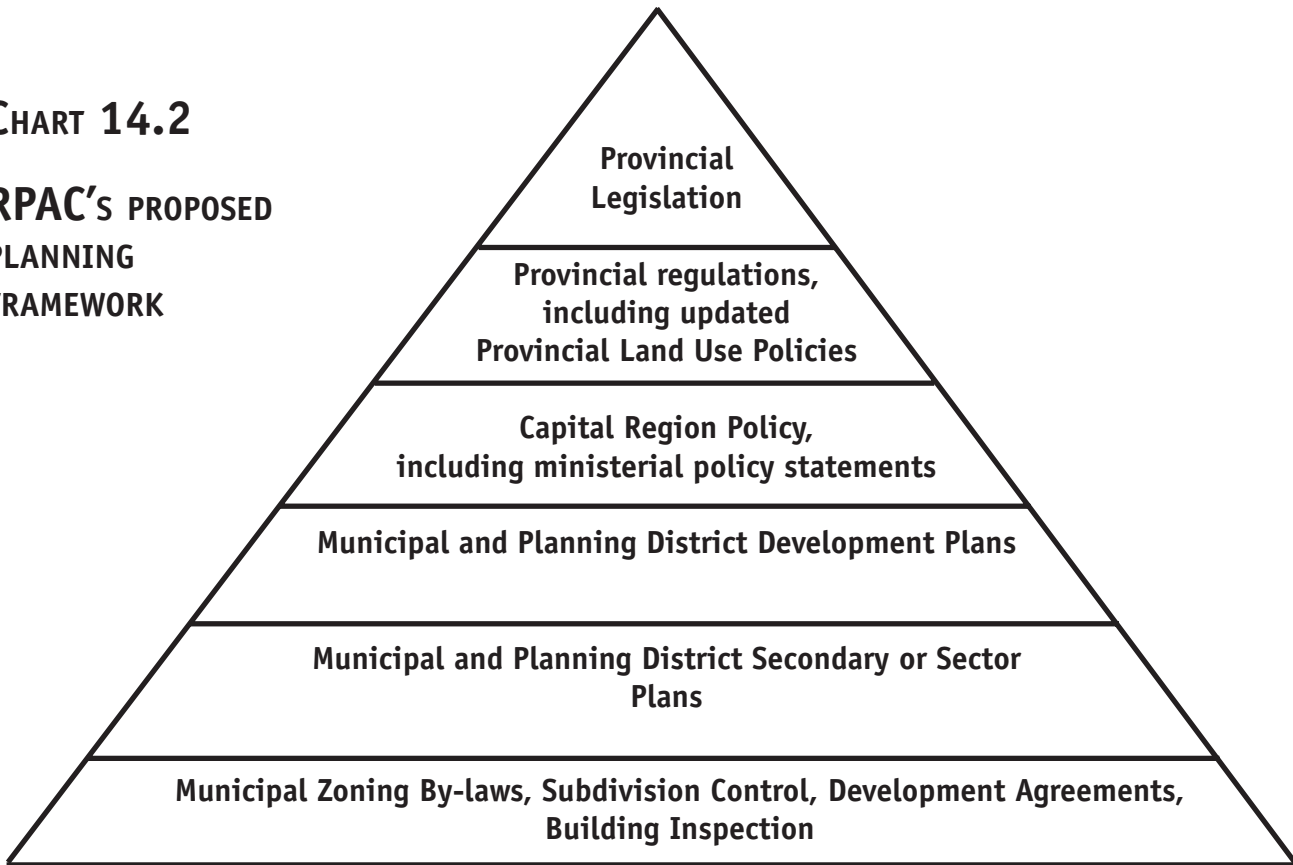


CHART 14.2

**RPAC'S PROPOSED
PLANNING
FRAMEWORK**



IMPROVEMENTS TO THE LAND-USE PLANNING PROCESS

In Chapter Eleven the RPAC identified a number of inconsistencies, delays, and deficiencies in the degree of regional cooperation in the current Manitoba land-use planning process. There are a number of steps that could be taken to increase consistency, efficiency, and regional cooperation

Consistency and efficiency

The disparity in size between the City of Winnipeg and the other Capital Region communities may make the substance of the planning process different but greater procedural consistency is both desirable and possible. To improve consistency, the Government of Manitoba should:

- formally require that Plan Winnipeg conform to the Provincial Land Use Policies in the same way that Development Plans for all other Manitoba municipalities must conform to the PLUPs. (This is already done informally.)
- eliminate the current *Planning Act* requirement for the Minister of Intergovernmental Affairs to consult with the provincial cabinet on proposed development plans and amendments to existing plans. Such an amendment would bring the process into conformity with that used in dealing with the City of Winnipeg, and would also make the approval process more efficient.
- require public hearings for all subdivisions that require the creation of a new public road.

The RPAC recommends that:

- 14.4 The Manitoba Government make the Manitoba Provincial Land Use Policies applicable to Plan Winnipeg.

- 14.5 The Government of Manitoba eliminate the current *Planning Act* requirement for the Minister of Intergovernmental Affairs to consult with the provincial cabinet on proposed development plans and amendments to existing plans.
- 14.6 The Government of Manitoba amend *The Planning Act* to require the appropriate approving authority to hold public hearings prior to the approval of subdivisions that involve the creation of a new public road.

Concerns were also expressed to the RPAC about the fact that there were no specific deadlines that the Government of Manitoba had to meet in processing municipal land-use development proposals. While the RPAC hesitates to set specific deadlines, it believes the process must be improved.

The RPAC recommends that:

- 14.7 The Government of Manitoba publish guidelines for the time required to complete the Province's review and approval of different types of municipal land-use development proposals. In the event that a time extension is required, the Minister of Intergovernmental Affairs should notify the affected municipality and communicate a new deadline for the completion of the process.

Regional cooperation

Another improvement might be for the transfer of provincial subdivision approving authority to all planning districts. As mentioned previously, two planning districts in the Capital Region as well as the City of Winnipeg currently have this authority. The other eight municipalities in the Region

require provincial approval on all subdivision applications. However, the RPAC believes such transfer of subdivision approving authority should occur only with planning districts not individual municipalities. This might also help to encourage the creation of planning districts. It should be noted that under *The Planning Act* a subdivision cannot be approved if it does not conform with the approved municipal/district development plan.

Coordination

Planning districts are an excellent way of undertaking planning on a sub-regional level. There are currently three planning districts in the Capital Region involving nine municipalities. The RPAC encourages the remaining municipalities (excluding the City of Winnipeg) to join existing or new planning districts.

The RPAC recommends that:

- 14.8 Those Manitoba Capital Region municipalities that do not currently belong to a planning district give active and serious consideration to joining existing or new planning districts.

The RPAC heard a number of concerns about the circulation of information relating to development proposals and the responses to those proposals. In accordance with current legislation, major development proposals, such as development plan amendments, are circulated to neighbouring municipalities. This process would be improved if each municipality appointed a specific person to whom development proposals would be sent. It would be this contact person’s responsibility to acknowledge receipt of the documents and bring them to the attention of the mayor/reeve and council.

The RPAC recommends that:

- 14.9 To improve the operation of the current requirement that major development proposals, such as development plan amendments, be circulated to neighbouring municipalities, each of the sixteen Manitoba Capital Region municipalities name a specific person as an intermunicipal contact. It will be the responsibility of the contact person to bring notification of major development proposals that have been received from other municipalities to the attention of the mayor/reeve and council.

PROVINCIAL LAND USE POLICIES

The Provincial Land Use Policies (PLUPs) were originally adopted by the Government of Manitoba in 1980 as a regulation under *The Planning Act*. Since then they have been used as a guideline for the Province and municipalities in the adoption and review of development plans. The PLUPs were revised in 1994 and, along with *The Planning Act*, are currently under review by the provincial government. The PLUPs are legally binding and they apply throughout the province (with the exception of the City of Winnipeg). In combination these two features make it necessary for the PLUPs to be very general and flexible in order to allow for application to very diverse circumstances.

In light of issues raised about the level of detail in the PLUPs in Chapter Eleven, development patterns in Chapter Twelve, issues of sustainability and environmental protection in Chapter Thirteen, and the need to have the PLUPs formally apply to the City of Winnipeg, the RPAC recommends that the Province incorporate the following goals in its review of PLUPs and *The Planning Act*. The substance of

the RPAC’s proposals for this review are contained in recommendations 14.10 through 14.47.

General guidelines for all development

The RPAC recommends that:

- 14.10 Manitoba planning policy ensure that all developments be planned to occur in an orderly and efficient manner and take into account the short- and long-range costs of providing public services and infrastructure. To this end, development should normally be contiguous to existing infrastructure. New development should go in areas where infrastructure is most easily extended with appropriate regard to the preservation of prime agricultural land.
- 14.11 Manitoba planning policy ensure that availability of development sites should bear a reasonable relationship to the market demand. On a municipal and regional basis the number of vacant lots ready for development should reflect forecasts of demand.
- 14.12 Manitoba planning policy ensure that land be designated for specific major types of uses in development plans. These land-use designations should bear a reasonable relationship to demand within the context of a medium- to long-range planning horizon. Regionally significant developments should be specifically designated in a development plan.
- 14.13 Manitoba planning policy ensure that developers of commercial and residential sites normally be required to pay for the direct costs associated with the development. The public should not have to cover any service or infrastructure costs directly associated with such development. Exceptions to developers covering

all costs might be in cases where in-fill or upgrading in older neighbourhoods is thought appropriate.

- 14.14 Manitoba planning policy ensure that municipal, planning district, and provincial government planning authorities emphasize pedestrian and bicycle access in their planning. In order to assist in environmentally-sound planning and the promotion of healthier populations, bicycle and pedestrian paths should be identified in all Manitoba Capital Region major developments.
- 14.15 Manitoba planning policy ensure that municipal, planning district, and provincial government authorities encourage, where practicable, the retention and rehabilitation of heritage and older building stock. New incentive programs, tax incentives, mixed-use zoning, the removal of disincentives, and other measures should be taken to encourage the rehabilitation and reuse of older neighbourhoods and buildings.
- 14.16 Manitoba planning policy ensure that when a large area is designated for residential, commercial, or industrial use, the adoption of more detailed secondary or sector plans be undertaken. Such secondary level planning would allow for more detailed specification of community features that also reflect the overall development plan for the municipality.
- 14.17 In its review of the Provincial Land Use Policies, the Government of Manitoba identify those areas where mandatory wording (such as “shall be consistent”) ought to be used rather than more permissive wording (such as “should consider”) in the preparation and review of development plans.

The urban-rural mix in Manitoba

Continued economic growth is important for the long-term future of Manitoba’s Capital Region. That growth must, however, be as efficient and sustainable as possible. In the Capital Region this means that planning policy should strive to direct new residential, commercial, industrial, institutional, and recreational growth to existing settlement centres and urban centers. This does not simply mean directing such development to the City of Winnipeg—there are a number of existing settlement centres, towns, and cities in the Capital Region to which high to medium density residential development, commercial, industrial, and intensive recreational development ought to be directed. Outside those centres, however rural municipalities should be developed in way that allows them to maintain rural, agricultural environments. Finally, there should be no change in the current number of urban settlements in the Capital Region.

The RPAC recommends that:

14.18 Due to the enormous public investment in the infrastructure of existing settlement/urban centres, Manitoba planning policy preclude the formation or evolution of new settlement/urban centres in the Manitoba Capital Region.

Rural development

The RPAC recommends that:

14.19 Manitoba planning policy generally limit the types of uses appropriate to rural areas to the following:

- resource-related uses—in the Manitoba Capital Region this would primarily be farming and some aggregate extraction

- natural and open areas and parks
- large lot or rural residential uses when appropriately planned and when in accordance with the other related policy directions
- commercial and industrial developments that:
 - are intended primarily to serve the travelling public
 - are intended primarily to serve the farm community
 - may cause significant nuisances or hazards in urban settings
- appropriately planned cottage areas
- appropriately planned recreational uses requiring large spaces
- public infrastructure, works, utilities and transportation corridors and facilities

Large lot development

The RPAC recommends that:

14.20 Manitoba planning policy ensure that large lot or rural residential development be intended to cater to a rural lifestyle and as such, lots within them should not be so small as to lose their rural characteristics or to compete with urban-sized lots in settlement centers and urban centres such as Oak Bluff, Lorette, St. Adolphe, Oakbank, Selkirk, or Winnipeg. They should also, by their quantity, proximity to each other, or size, not lead to the evolution of new settlement/urban centres in the Manitoba Capital Region.

14.21 To avoid the evolution of new settlement/urban centres, Manitoba planning policy should ensure that high- or medium-density residential development, commercial/retail services, institutional services, or major indoor recreational facilities are not generally located in, or a part of,

large lot or rural residential developments.

- 14.22 Manitoba planning policy should ensure that large lot or rural residential development complement nearby settlement/urban centres. Such development should generally not occur within the fringe of a settlement center or urban centre so that a settlement/urban centre's orderly growth is not impeded.
- 14.23 Manitoba planning policy should ensure that residential lots outside of settlement/urban centres are large enough to maintain the area's rural character. Such lots should not be of such a size as to compete directly with urban-sized lots.

Water

The RPAC recommends that:

- 14.24 Manitoba planning policy ensure that land, building, and resource uses that can lead to the pollution of groundwater not be permitted, unless the risks are first calculated and mitigation measures are planned and implemented.
- 14.25 Manitoba planning policy ensure that land and resource uses do not lead to the depletion of the groundwater resource.
- 14.26 Manitoba planning policy encourage the establishment, enhancement and maintenance of riparian buffers. In particular, the planting and maintenance of native species in these zones should be encouraged.
- 14.27 Riparian management throughout the Capital Region should be improved both to complement other measures that protect water quality and to enhance the stability, biodiversity, and aesthetic appeal of the Capital Region waterways.

Flooding

The RPAC recommends that:

- 14.28 Manitoba planning policy ensure that land subject to serious flooding and which is not flood protected by publicly-owned flood protection works be left in its natural state or developed only for low-intensity uses such as crop production, grazing, forestry, wildlife habitat or used for open space recreational purposes. Some lands subject to less serious flooding may be developed if mitigating flood protection measures are provided.
- 14.29 Manitoba planning policy ensure that all structures in floodprone areas be designed and constructed to be functional under flood conditions.
- 14.30 Manitoba planning policy ensure that rural housing developments be directed to areas that do not have significant drainage issues in order to save public costs in building, upgrading, and maintaining drainage systems.
- 14.31 Manitoba planning policy should discourage development or activities that would accelerate shoreland erosion or contribute to bank instability along creeks, rivers, and lakes.
- 14.32 Manitoba planning policy ensure that drainage improvements are undertaken in way that does not unnecessarily increase downstream flooding and respects natural flora and fauna and useful biological processes.

Agriculture

The RPAC recommends that:

- 14.33 The Government of Manitoba commission a study to examine the measures

needed to reduce the rate of conversion of agricultural land to non-agricultural purposes. Upon the completion of this study, the Government of Manitoba should issue a provincial policy statement on agricultural land in the Manitoba Capital Region.

- 14.34 Manitoba planning policy ensure that agriculture remain an important part of the Manitoba Capital Region. It should be encouraged and, where reasonable, be protected from encroachment by incompatible uses. Areas already primarily dominated by agricultural uses should generally be preserved for that use in the future.
- 14.35 Manitoba planning policy ensure that when it is considered appropriate to develop on prime agricultural land, such uses should not be wasteful of land.
- 14.36 Manitoba planning policy ensure that new subdivisions and the buildings within them be so arranged that residual land is capable of use for agricultural purposes if some future situation warrants.

Urban Development

The RPAC recommends that:

- 14.37 Manitoba planning policy ensure that the following ‘urban-like’ uses be directed to settlement/urban centres:
 - small lot (urban-sized) medium to high density residential development
 - schools, hospitals and other institutional developments
 - indoor recreational facilities
 - office buildings
 - commercial and industrial developments, except for those that:
 - are intended primarily to serve the travelling public

- are intended primarily to serve the farm community
- and/or may cause significant nuisances or hazards in urban settings

- 14.38 Manitoba planning policy ensure that development in urban centres should take place in the following order:
 - rehabilitation and revitalization of existing building stock and existing built-up areas
 - in-fill of existing vacant lands within existing developments
 - new developments within the existing piped serviced areas
 - new developments in the areas most efficiently serviced
 - new residential development adjacent to existing development

Urban downtowns

The RPAC recommends that:

- 14.39 Due to the significant public infrastructure investment already in place, as well as the social and historical significance of downtowns, Manitoba planning policy discourage developments that would significantly detract or weaken downtowns.
- 14.40 The renewal and revitalization of the inner city of Winnipeg should be a priority of Manitoba planning policy. New land uses viewed as leading to the further deterioration of the inner city should be discouraged.
- 14.41 In urban centres, Manitoba planning policy direct most commercial facilities, public offices, institutional facilities, intensive indoor recreational facilities, and like uses, to the downtowns of those centres.

- 14.42 In order to help revitalize the downtown cores of urban centres, Manitoba planning policy should encourage the location of residential development in and near their downtowns. In association with this recommended policy direction, governments should be encouraged to adopt live-near-your-work, mixed-use, downtown-first, and 'liveable-communities' policies.
- 14.43 Manitoba planning policy should encourage the development of 'main street' areas in Winnipeg neighbourhoods with a variety of existing shops and services since these developments enhance the 'mixed use' or 'liveable communities' concept in Winnipeg.
- 14.44 Manitoba planning policy should increase public access to the downtown of Winnipeg and Selkirk by encouraging improved public transit (in Winnipeg), and planned linkages of the street system, public walkways, green spaces/corridors, bicycle/walking paths, and waterfronts.

New development

The RPAC recommends that:

- 14.45 As a part of 'liveable-communities' and 'live-near-your-work' policies, Manitoba planning policy should encourage new residential developments in Winnipeg to include commercial and compatible light industrial development.
- 14.46 Manitoba planning policy should discourage the establishment of new regional shopping centres or large format commercial developments beyond established commercial areas. Such major commercial developments should be directed to the downtowns or to

existing commercial areas in the Manitoba Capital Region.

- 14.47 Manitoba planning policy should encourage the locating of developments in the City of Winnipeg such as major industrial, commercial, or residential development in areas that are accessible by existing transit routes.
- 14.48 Manitoba planning policy should ensure that the potential number of urban residential lots available in settlement centres and urban centres bears a reasonable relationship to demand. The municipal and regional supply and demand of urban residential lots in the Manitoba Capital Region as a whole should be taken into account when designating lands and reviewing subdivision applications at both the municipal and provincial levels of approval.

IMPROVEMENTS TO OTHER LEGISLATION OR POLICIES

The issues that face the Manitoba Capital Region do more than cross municipal borders, they also cut across the jurisdictions of various government departments. To this point the recommendations in this chapter have been largely directed to the Manitoba Department of Intergovernmental Affairs and the direct provincial land-use planning process. Improved regional planning will require the participation of other governmental departments, agencies, and levels of government. For these reasons, the RPAC is making the following, more broadly focused recommendations.

The RPAC recommends that:

- 14.49 The Government of Manitoba review, update and adopt the Model National Energy Code for Buildings and apply it

- to all new construction or major renovations of existing provincial facilities.
- 14.50 The Government of Manitoba lead by example and adopt LEED™ Silver (Leadership in Energy and Environmental Design) building certification standards in the construction and major renovation of its own facilities and its crown corporations.
- 14.51 The Government of Manitoba give preference to capital projects which demonstrate LEED™ Silver building certification standards to ensure more stringent environmental regulations for increased sustainability of new and existing buildings.
- 14.52 The Government of Manitoba ensure that provincial building codes take into account accessibility and universal design principles.
- 14.53 Municipal, planning district and provincial government authorities encourage designs in planning which are energy efficient and those that can assist in lessening harmful emissions which may accelerate climate change.
- 14.54 Governments should continue to implement programs with the intent of further encouraging developers to re-use, re-develop, and build new residential and commercial development in Winnipeg's inner city and the older areas of Selkirk.
- 14.55 The Government of Manitoba expand soil testing to ensure more accurate, appropriate, and sustainable fertilizer application to meet the needs of gardens, crops, etc., in both rural and urban settings.
- 14.56 The Government of Manitoba amend its sewage and septic field regulations to require mandatory testing, and proper maintenance of such systems. Furthermore, provision should be made for the regular inspection of the sewage and septic systems.
- 14.57 The Government of Manitoba establish a detailed Geographic Information System for the Manitoba Capital Region to facilitate land-use planning.
- 14.58 The Government of Manitoba should amend *The Environment Act* to ensure that those developments for which licensing is required are evaluated according to effects assessment guidelines.
- 14.59 The Government of Manitoba publish a status report on the progress of the implementation of the recommendations of the Consultation on Sustainable Development Implementation. The report should describe how COSDI has been integrated into policy, regulations, finances, and decision-making.
- 14.60 That the Government of Manitoba prepare a provincial policy statement dealing with sustainable development in the Manitoba Capital Region. Such a statement should be based upon the COSDI approach and would become a frame of reference for the work of district planning boards, municipalities, and conservation districts, while helping to ensure that provincial strategies, such as those responsible for soil and water, take the particular needs of the Manitoba Capital Region into account.