

Reinfeld Secondary Plan

Rural Municipality of Stanley

Prepared by:

URBAN
SYSTEMS





Reinfeld

Secondary Plan



Prepared for:

Rural Municipality of Stanley

Submitted by:

Urban Systems Ltd.

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Contents

1.0 Introduction.....	1
1.1 Reinfeld Background	1
1.2 Policy Framework.....	3
2.0 Administration	5
2.1 Using the Plan.....	5
2.2 Interpreting the Plan	5
2.3 Monitoring and Reviewing the Plan	6
2.4 Amending the plan	6
3.0 Background.....	7
3.1 Planning Area.....	7
3.2 Transition Areas.....	9
3.3 Development Plan.....	10
3.4 Zoning.....	12
4.0 Planning Process	13
5.0 General Policies.....	15
5.1 Vision and Guiding Principles for Development.....	15
5.2 General Policies.....	17
5.3 Sustainable Development.....	19
6.0 Infrastructure and Servicing	21
6.1 General Policies.....	21
6.2 Water and Wastewater	22
6.3 Stormwater and Drainage	23
7.0 Transportation	25
7.1 Community Trails.....	27

8.0 Land Use Area Planning Policies.....28

8.1 Residential.....	29
8.2 Commercial	33
8.3 Industrial	34
8.4 Parks and Open Space	35

9.0 Secondary Plan Implementation..... 37

9.1 Phasing	37
9.2 Subdivision.....	37
9.3 Concept Plans	38
9.4 Zoning By-law	38
9.5 Development Applications	38
9.6 Supporting Documents, Plans, and Studies.....	39
9.7 Development Agreements.....	39
9.8 Development Fees and Cost Sharing.....	40

10.0 Maps 41

1.0 Introduction

1.1 Reinfeld Background

Reinfeld is an unincorporated urban community located in southern Manitoba in the Rural Municipality of Stanley. While Reinfeld was established as a farming village in the 1890s, most of the more recent development in the community consists of single-family homes on relatively large lots (about 0.8 acres or 35,000 square feet). Along Reinfeld Street, there are several larger lots that remain (about 2 – 4 acres in size) that continue to support home businesses, small scale agriculture, or light industrial uses. The Reinfeld Community Centre is located at the heart of the village and serves as a gathering place for many of Reinfeld's community members.

Reinfeld's centre is located about four kilometres east of the City of Winkler's downtown. Winkler's municipal boundary is approximately one kilometre from the existing Reinfeld built area and is a key urban to rural transition area. Lands by Winkler's eastern border are developed and anticipated to accommodate a range of larger commercial and industrial uses. The undeveloped lands between Winkler and Reinfeld are currently used for agricultural purposes, but will bridge the two communities together as they are built out.

The RM of Stanley is a member of the MSTW (Morden-Stanley-Thompson-Winkler) Planning District. The MSTW Planning District was established in 1979 by the agreement of its member municipalities to share the services of a building inspector. MSTW oversees the building and plumbing permit processes across the four municipalities.

Context for Planning

The RM of Stanley and Reinfeld are experiencing high levels of growth consistent with the broader southern Manitoba region. Expansion in various economic sectors including agriculture, manufacturing and public services have contributed to population growth in the Winkler-Reinfeld area that is among the highest in Manitoba. It is reasonable to expect high growth in Reinfeld to continue in the future. Reinfeld's proximity to Winkler and ability to provide a highly desired semi-rural quality of life near a regional service centre will increase its attractiveness as a community to new and existing residents. The provision of municipal wastewater services will allow for greater residential densities, as minimum parcel sizes required to accommodate on-site septic disposal systems will no longer be required. This will increase Reinfeld's capacity to accommodate new residents and their families.

Statistics Canada does not provide population data specific to Reinfeld. It is assumed that Reinfeld's current population is approximately 1,900 residents and the community's growth rate is reflective of the RM of Stanley's historic growth rates.

Reinfeld Secondary Plan

To understand future growth scenarios in Reinfeld, two annual growth rates were applied to develop 25-year growth projections:

- 1.5% - 2011 to 2016 (5-year historic growth rate for the RM of Stanley)
- 3.5% - 2006 to 2016 (10-year historic growth rate for the RM of Stanley)

Assuming these growth rates remain consistent over the next 25 years, Reinfeld may likely grow to a population between 2,814 to 5,052 residents. Accommodating anticipated growth requires proactive and long-range planning to ensure suitable and sufficient lands are designated for different land uses, municipal services are expanded sustainably, and transportation networks are efficient and connected. The need to have a framework in place to manage growth and development is compounded by fragmented ownership of Reinfeld's fringe and infill lands and pressure from landowners to develop their lands in the immediate future. Having a consistent plan in place is necessary to ensuring development is cohesive, complimentary, and interconnected.

The RM of Stanley's growth priorities for Reinfeld's fringe and infill lands includes:

1. Maintaining the rural feel and character of the existing Reinfeld community.
2. Providing new development with municipal water and waste-water servicing.
3. Developing an interconnected, safe, and efficient transportation system.
4. Ensuring appropriate land uses and development occur in the Winkler-Reinfeld transition areas.
5. Ensuring adequate stormwater drainage systems service new development.
6. Creating access for residents to adequate parks, trails, and recreation areas.

Some key development considerations identified during planning process that informed the Reinfeld Secondary Plan include:

1. Manitoba Infrastructure's plans for the expansion of PTH 14 to four-lanes and its influence on the development of Reinfeld lands with highway frontage.
2. The existing drainage system in Reinfeld is not sufficient and experiences overland flooding during large storms and seasonal thaw events that impacts large portions of the community.
3. The future development of municipal wastewater system to service Reinfeld will enable greater development densities of undeveloped lands once operational.
4. The City of Winkler's continual growth eastward towards Reinfeld requires the coordination of land uses and transportation network to ensure development in either community does not conflict with one another.
5. The existing transportation system in Reinfeld, including Village access to PTH 14, is not sufficient to accommodate additional traffic flows resulting from future growth and development.

1.2 Policy Framework

A Secondary Plan is a high-level, future-looking planning document for a specific area in a city or municipality. A Secondary Plan provides a vision for this area's growth and development. Its policies go into more detail than a Development Plan but are less specific than policies in a Zoning By-law or Subdivision Plan.

Figure 1 illustrates the hierarchy of planning legislation, policy, and regulations that apply to lands in the Reinfeld area, including this Secondary Plan. Consistent with Section 63(1) of *The Planning Act*, the policies in this Secondary Plan are generally consistent with policies in the MSTW Development Plan.

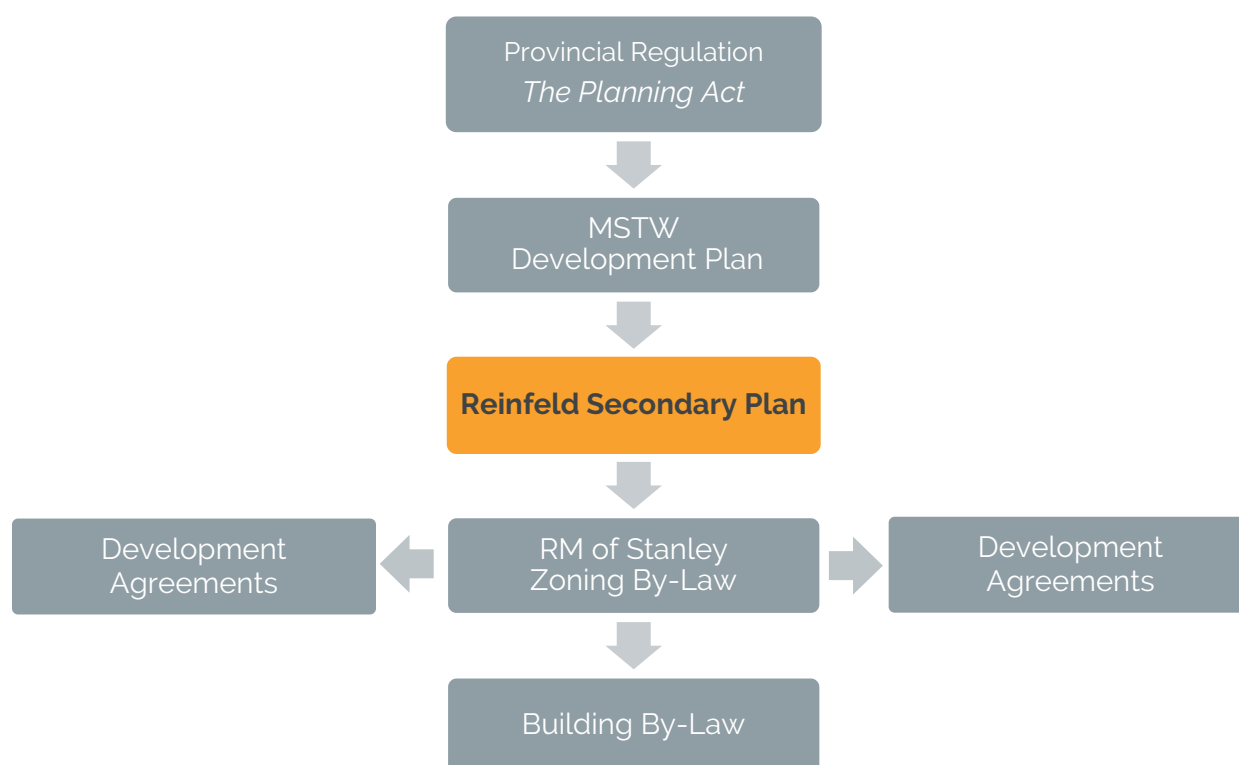


Figure 1. Reinfeld's Hierarchy of Planning Policies

Purpose and Contents of the Secondary Plan

This Secondary Plan will build on the policies in the *MSTW Planning District Development Plan* to provide a more detailed long-term vision for managing growth and development on Reinfeld's fringe and infill lands.

The policies of this Secondary Plan will guide current and future decisions around infrastructure and servicing, transportation, and land use area planning. These policies were informed by extensive background research which included reviewing existing policies (the *MSTW Planning District Development Plan* and *RM of Stanley Zoning By-law*) and community engagement. More information on existing policies and community engagement can be found in Section 3.0: Background and Section 4.0: Planning Process.

This Secondary Plan considers changing trends in residential development (e.g., higher densities and more options for housing types), while maintaining Reinfeld's semi-rural character. Future impacts of development on existing servicing were considered so that municipal costs for providing and maintaining infrastructure and utilities can be managed carefully. Regional connections (e.g., to Winkler and other communities in the RM of Stanley) and existing land uses were also considered in the preparation of this plan.

Having a strategic approach to land management will ensure Reinfeld develops in a sustainable, cohesive, and efficient way.



2.0 Administration

2.1 Using the Plan

This Secondary Plan contains policies that will be used to make decisions about infrastructure, servicing, transportation, land use, and zoning in Reinfeld's fringe and infill areas. These policies were informed by background research (Section 3.0) and community engagement (Section 4.0). Any future development that occurs in the area shown in **Figure 2** must conform with the Secondary Plan's policies. Sound planning rationale may be required to interpret this Secondary Plan's policies during unique or specific situations.

Some of the policies in this plan require updates to the *RM of Stanley Zoning By-law*. Zoning changes must be consistent with this plan and must be approved by the RM of Stanley Council.

Section 10: Maps contains conceptual maps that connect policies in the text of this document to the Reinfeld Planning Area.

2.2 Interpreting the Plan

Interpreting Plan Policies

The following words should be interpreted as such when included in a policy in this Secondary Plan:

May: Considered a guideline or suggestion towards implementing the intent of the policy.

Should: Intended to apply to most situations. Under unique circumstances where compliance is impractical or impossible, the RM of Stanley will consider an acceptable alternate means that meets the broader intent of the policy in question.

Shall or Must: Considered to be mandatory.

Where quantities or numbers are used in a mandatory policy, the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and the intent of the policy is still achieved. The area governed by this document is referred to variously as the Reinfeld Planning Area, the study area, and the planning area.

Interpreting Plan Maps

The conceptual maps in Section 10: Maps should only be used to for reference purposes to identify the development areas that specific policies apply to. Symbols on the maps show the approximate location of the features they are referencing. Boundaries on the maps are also intended to be approximate and do not necessarily correspond to property limits, unless located on an easily identifiable landmark (e.g., rivers, roadways, and railways).

2.3 Monitoring and Reviewing the Plan

The Reinfeld Secondary Plan should be monitored by the RM of Stanley on a regular basis to ensure that it remains consistent with the *MSTW Planning District Development Plan*, *RM of Stanley Zoning By-Law*, and other documents in the planning hierarchy as shown in Figure 1.

This Secondary Plan should be reviewed in in no less than five-year (5) increments. The review process may coincide with or be incorporated into the *MSTW Development Plan's* review.

2.4 Amending the plan

The contents of this Secondary Plan including objectives, goals, policies, and maps were based on the most current information available at the time of writing. This includes information on demographic trends, Reinfeld's other policies and plans, community priorities, infrastructure and servicing, transportation, technology, land, and the natural environment. This Secondary Plan may need to be amended between official reviews with changes to Reinfeld's fringe and infill areas and its community's needs.

Major changes to this Secondary Plan shall only be made in accordance with the *Planning Act*. Adjustments to the Secondary Plan may be made by the RM of Stanley without the need for an amendment provided that the plan's intent is maintained, including:

- a) The correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a policy.
- b) The addition or revision of technical information on maps or schedules that does not affect the designation of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks.
- c) Changes to headings, tables of contents, figures, page numbering, footers, and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.
- d) Minor adjustments to the conceptual maps in land use types or locations as determined by the detailed design and development approval process that meets the general intent of the Secondary Plan's objectives and policies as interpreted by Council.

3.0 Background

3.1 Planning Area

The Reinfeld Planning Area represents lands within and external to the existing Reinfeld community footprint that are under the authority of this Secondary Plan, as seen in Figure 2. These lands have been identified as the Northwest Fringe, Southwest Fringe, Northeast Fringe, and Infill subareas. The Reinfeld Planning Area is comprised of lots with a range of configurations and sizes that are under the ownership of multiple landowners. The existing uses within the Reinfeld Planning Area are largely agricultural, with some minor rural residential and commercial uses. Some of the policy directions in this Secondary Plan apply to specific lands portions of the Reinfeld Planning Area.

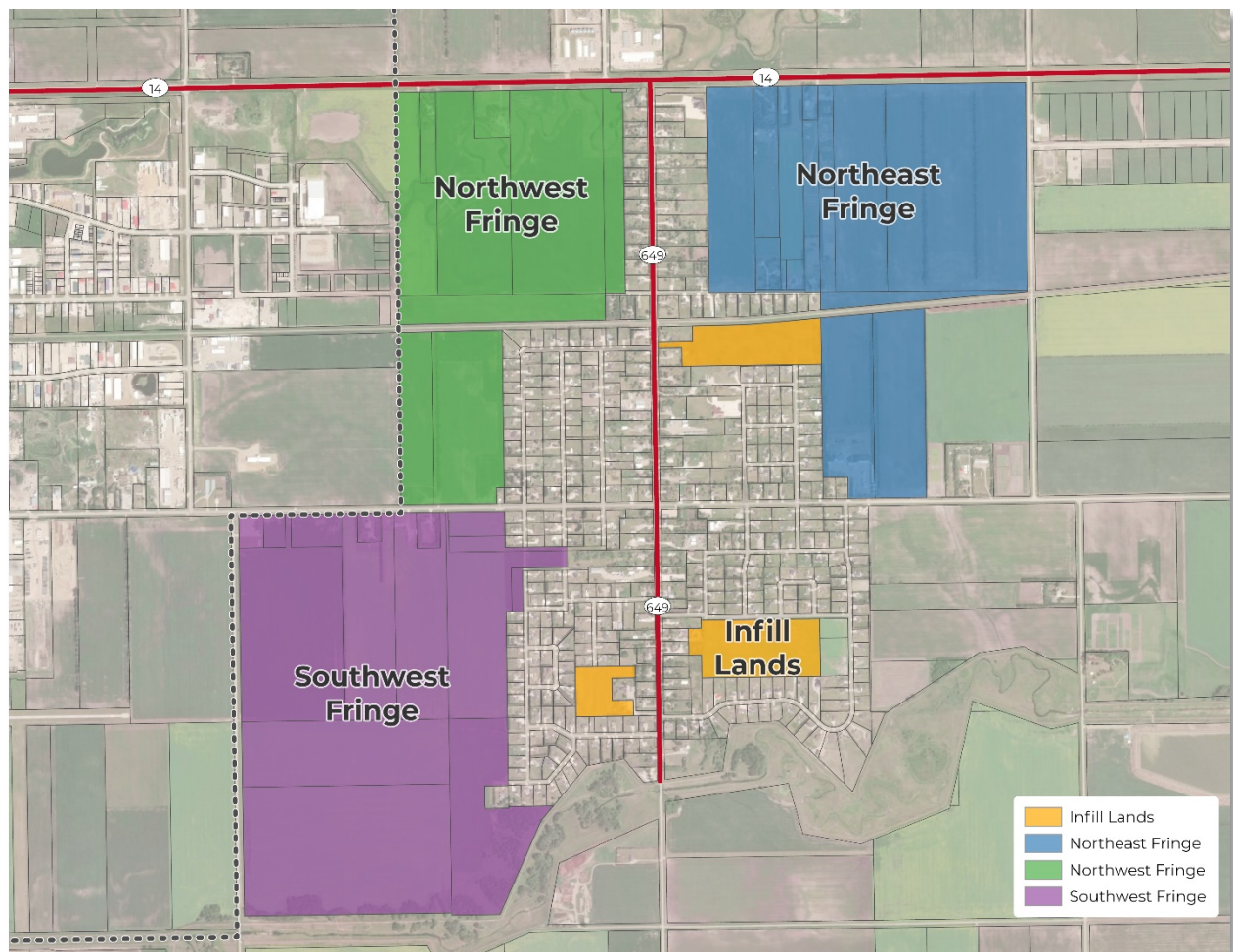


Figure 2. Reinfeld Planning Area.

Reinfeld Secondary Plan

Individual descriptions of each planning subarea and general intent for future development are provided below:

Northwest Fringe

The Northwest Fringe area consists of approximately 400 acres of largely undeveloped land currently used largely for agriculture purposes with some rural residential development. The lands border the existing Reinfeld community to the east and industrial lands in Winkler to the west and are a key transition area within the broader Reinfeld Planning Area. Future development will consist of a mix of industrial, home industrial, residential and recreation uses that enable proper transition from Winkler's existing and future planned industrial areas to Reinfeld's current and future residential areas. There is a creek through the northern portion of the area that will require protection from development due to flooding and erosion. The creek area also presents an opportunity to create a natural open space for passive recreation for residents.

Southwest Fringe

The Southwest Fringe area consists of approximately 260 acres of largely undeveloped land currently used largely for agriculture and some rural residential development. The lands border the existing Reinfeld community to the east and future industrial lands in Winkler to the west. The Southwest Fringe is another key transition area within the broader Reinfeld Planning Area. Future development will consist of a mix of commercial, industrial, home industrial, residential uses and recreation uses that enable proper transition from Winkler's future industrial areas to Reinfeld's current and future residential areas. This includes utilizing the natural areas along the Hespeler Drain as a key passive recreation area and natural area.

Northeast Fringe

The Northeast Fringe area consists of approximately 320 acres of land. The lands are the most developed of the Reinfeld Planning Area subareas and currently used for agriculture, residential development, and some commercial uses. The lands border the existing Reinfeld community to the west and agricultural lands to the east. Future development will be primarily residential, with highway oriented commercial occurring on lands fronting PTH 14.

Infill Lands

The Infill Lands consist of three separate parcels that total 57 acres in size and are mostly or entirely surrounded by existing residential development. Future development of the infill lands will consist of residential development that aligns with character of surrounding residential areas. Ensuring proper access for development in the Infill Lands will be critical to their future build out.

3.2 Transition Areas

Transition Areas reflect specified lands within the Reinfeld Planning Area that border future development areas within the City of Winkler, as identified on Figure 3. Most of the Transition Area lands border existing and future light and heavy industrial areas in Winkler. Within this Secondary Plan, there are policy statements specific to land use and development occurring within the Transition Areas. The establishment of policy directions related to land use, transportation and servicing for the Transition Areas is intended to help prevent potential land use, servicing, and access conflicts in the interface areas between Winkler and Reinfeld.

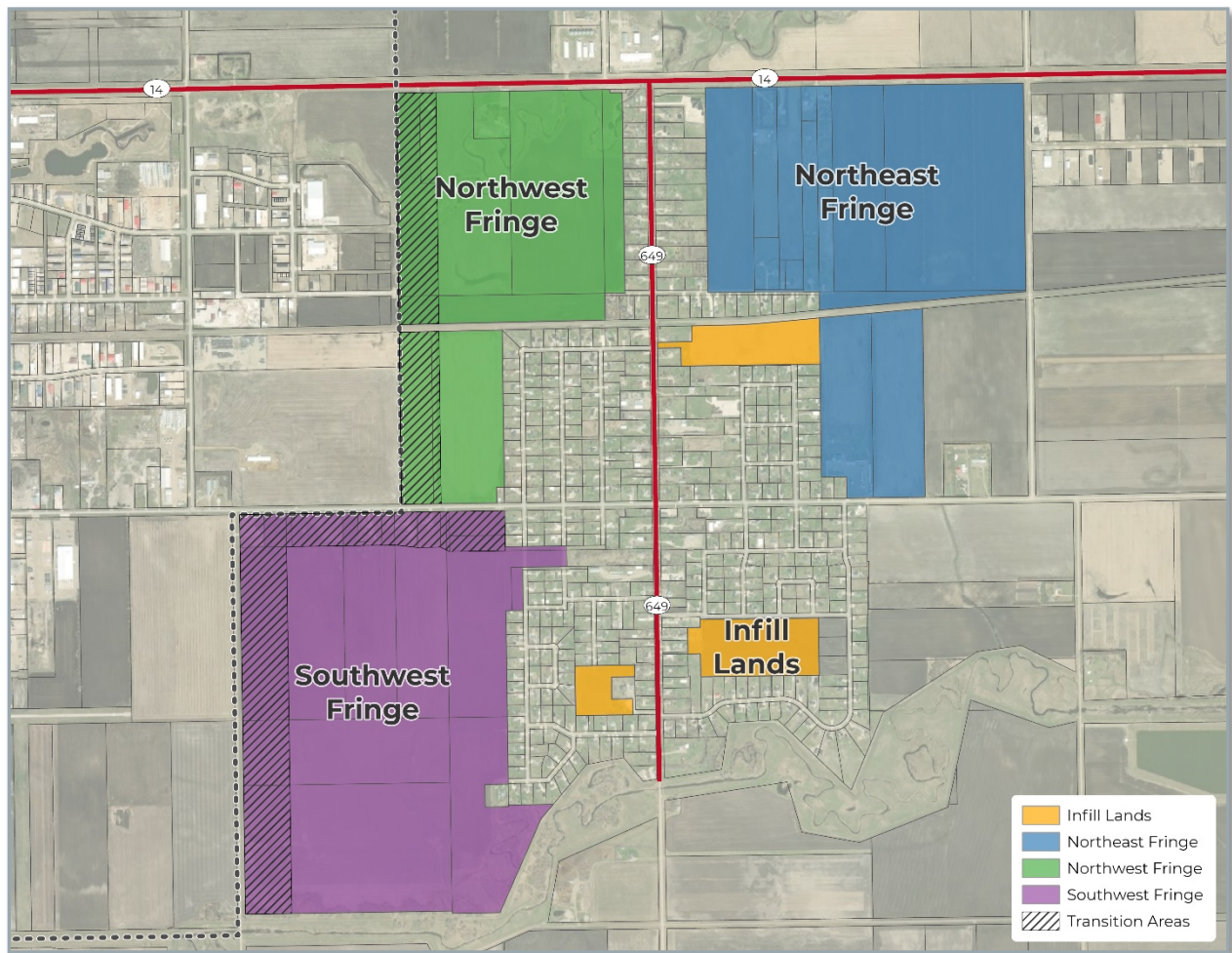


Figure 3. Reinfeld Transition Areas

3.3 Development Plan

Policies in this Secondary Plan are designed to generally conform with the *MSTW Development Plan*. While policies in the *MSTW Development Plan* provide a broad vision for designated areas in the Reinfeld Planning Area, this Secondary Plan provides more specific directives that will guide future land uses, transportation, and servicing.

The existing Reinfeld community and Reinfeld Planning Area lands are currently designated as "Agricultural Areas" and "Emerging Community Areas". Figure 4 shows the Reinfeld Planning Area's current land use designations as established in the *Development Plan*.

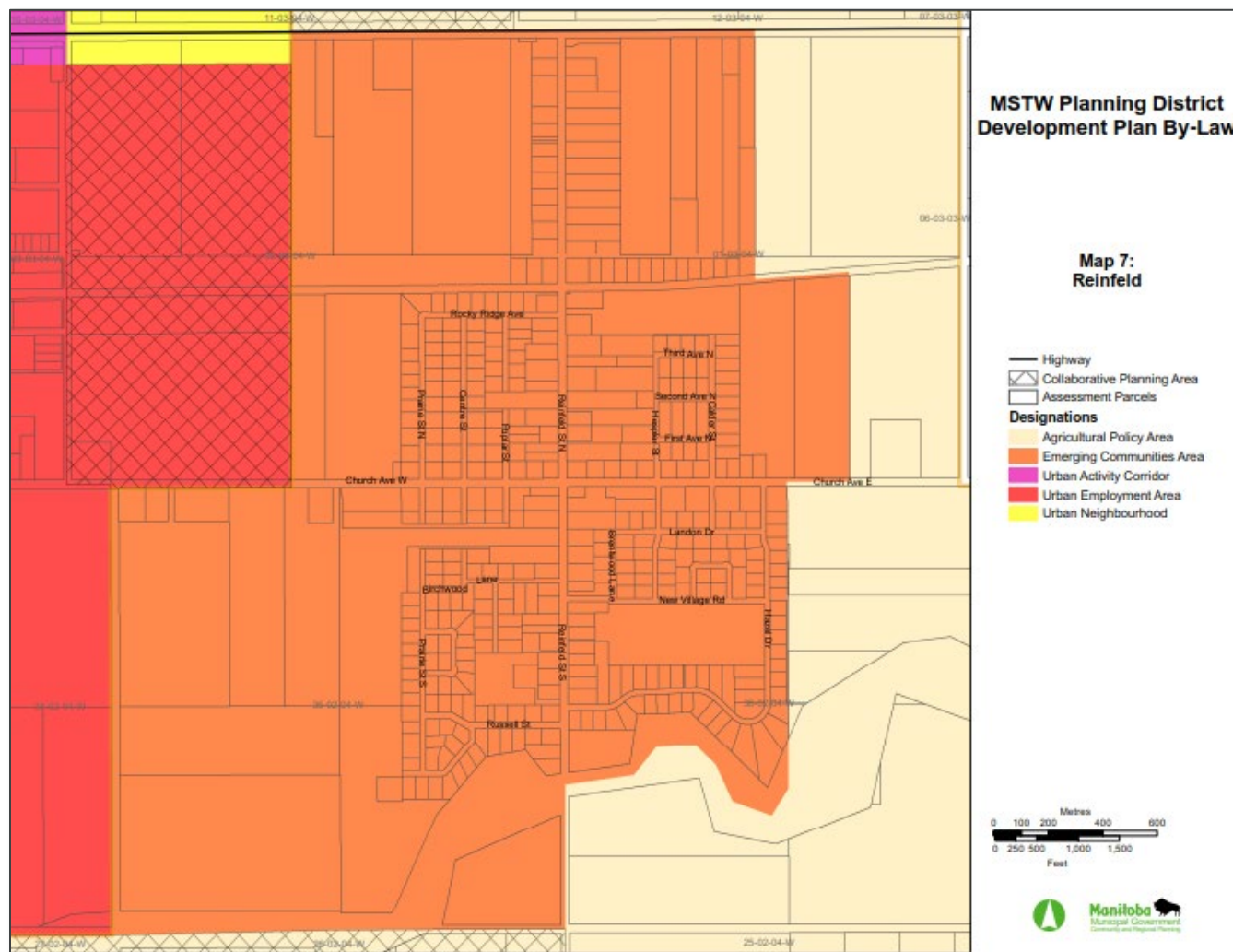


Figure 4. MSTW Planning District Development Plan By-Law Designations in Reinfeld.

The intent and policies of land use designations in affect for lands in the Reinfeld Planning Area are summarized below:

Emerging Community Areas

Most lands in the Reinfeld Planning Area are designated as 'Emerging Community Areas', except for parts of the Northeast Fringe. The *MSTW Development Plan* recognizes that "communities within the RM of Stanley have grown and evolved over time such that they can no longer be considered rural villages nor are they urban centres." The intent of Emerging Community Areas is to recognize that these communities will have "unique opportunities and challenges" as growth increases for additional residences and municipal servicing.

Emerging Community Areas are required to accommodate a mix of compatible land uses (e.g., commercial, industrial, institutional, and residential). These areas are also encouraged to increase density (e.g., by supporting lot splits, secondary dwellings, and multi-family dwellings) and to cluster the development of new homes to efficiently extend municipal services. All this should be done while maintaining the community's rural character "through community design, flexible accommodation of rural land uses (such as home industry), and restricted accommodation of intensive urban land uses (such as large-scale commercial)."

Agricultural Areas

Some lands in the Northeast Fringe are designated in the *MSTW Development Plan* as 'Agricultural Area'. Lands that are designated as Agricultural Areas have prime agricultural land which is "valued for its contribution to the economy, local culture, and future opportunities". As such, the intent for Agricultural Areas is to protect prime agricultural land while managing "development that supports and strengthens the agricultural industry".

Lands currently designated in the *MSTW Development* as "Agricultural Policy Area" will require amendments to the Development Plan prior to development and establishment of non-agricultural uses.

3.4 Zoning

All land within the Reinfeld Planning Area is divided into zones as included in the *RM of Stanley Zoning By-law*. Current zoning of lands in the Reinfeld Planning Area is seen below in Figure 5 and includes the following zones:

- Agriculture General (AG)
- Agriculture Limited (AL)
- General Development (GD)
- Residential New Community (NC)

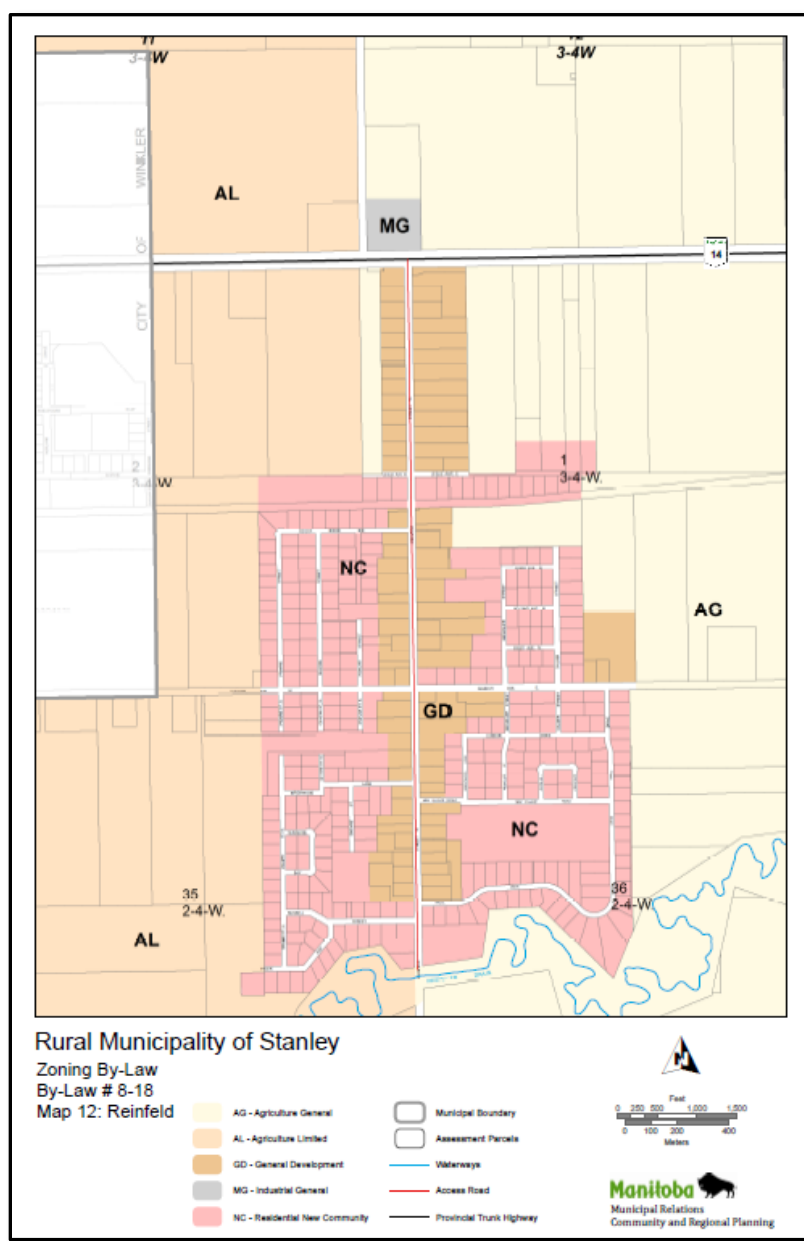


Figure 5. Existing Zoning in Reinfeld Village and Reinfeld Planning Area.

4.0 Planning Process

This section provides a summary of the engagement utilized during the planning process to develop the Reinfeld Secondary Plan

RM of Stanley Working Session

A working session with the RM of Stanley Council and staff was conducted on July 21, 2020. This meeting focused on introducing the project to Council and discussing key planning considerations identified for the Reinfeld Planning Area lands. Each of the fringe and infill lands were discussed, including potential development opportunities, constraints and

Fringe Committee Working Session

A working session with City of Winkler and the RM of Stanley Fringe Committee was held on July 21, 2020 to discuss key opportunities and issues from the committee's perspective related to each of the fringe areas within the Plan study area.

Landowner and Developer Meetings

An initial landowner and developer meeting was held on July 22, 2020 that was attended by landowners and local developers with land holdings within the Reinfeld Planning Area. The intent of the meeting was to discuss the project, planning process and key considerations of the project that may inform future land use with meeting attendees. A presentation on the project was provided and attendees were able to provide project team members input through questions and conversations. Approximately 30 participants attended the meeting.

A second series of landowner and developer meetings was conducted between February 1 and 6, 2021 to review the first draft Reinfeld Secondary Plan. Five (5) virtual meetings were conducted with developers and landowners. Each meeting included a presentation describing the initial contents and direction of the draft Secondary Plan followed by open discussion with participants to address comments, questions, and areas for clarification. Input received from these meetings informed revisions to the draft Secondary Plan.

Agency Meeting and Referrals

An agency stakeholder meeting was held on July 22, 2020. Attendees included representatives from Community and Regional Planning, Manitoba Infrastructure, Manitoba Hydro, Garden Valley School Division, local business groups and other provincial agencies and departments. The meeting included a presentation on the project and study area. An open discussion and question period were provided for attendees to provide comments and feedback on behalf of their respective agency in relation to future development in the Reinfeld Study Area.

Agencies were also provided a copy of the draft Reinfeld Secondary Plan for review and comment for a referral period from April 29, 2021 to May 14, 2021. Comments received from the agency referral informed final revisions to the Secondary Plan.

Community Open House

A virtual community open house was held during the evening of May 19, 2021. Due to COVID-19 related restrictions on public gatherings, the open house was held virtually through a Zoom videoconference. The open house was conducted to provide the broader Reinfeld community, including residents and stakeholders, with an opportunity to learn about the Secondary Plan and related planning process. A presentation on the Reinfeld Secondary Plan was provided by the consulting team and participants were able to ask questions and provide comments. Nine participants participated in the open house meeting.

5.0 General Policies

This section includes a Vision Statement and Guiding principles to provide an overarching vision and framework for development that can be referenced when assessing development applications and proposed plan amendments. This section also includes a series of general objectives and policies that apply for all lands within the Reinfeld Planning and corresponding Land Use Area designations. The listed general objectives and policies shall be reviewed with respect to all proposed development in addition to the provisions contained within Sections 6, 7, 8 and 9 of this Secondary Plan.

5.1 Vision and Guiding Principles for Development

Vision Statement

The following vision statement provides a broad and overarching objective for future development in the Reinfeld Planning Area:

"Development in the Reinfeld Planning Area will be undertaken in a manner that aligns with the existing semi-rural character of the community, while meeting the residential, recreation and municipal servicing needs of a growing and maturing community.

New growth and development will be incremental from the existing established footprint of the Reinfeld Village and be connected through a local transportation system that promotes active modes of travel.

Future growth and expansion westward into key transition areas with the City of Winkler will be coordinated with land use and development in Winkler".

Guiding Principles

The following guiding principles support achieving the vision for future development in the Reinfeld Planning Area and provide a framework for the objectives and policies contained in this Secondary Plan:

1. **Local Character** – the outward growth and expansion of Reinfeld will maintain the existing rural character of the community through development that is sensitive to the existing built form of the Reinfeld.
2. **Efficient Connections** – future development will include an unimpeded multi-modal transportation network that ensures an efficient and safe flow of vehicles and people that builds off existing connection points within and outside of Reinfeld.
3. **Quality of Life** – parks, outdoor recreation spaces, naturalized recreation areas and connecting trail networks will be integrated into new development to promote a high quality of life for residents in the community.
4. **Phased and Sustainable Development** – future land use and servicing infrastructure development will take an incremental approach where possible to lessen the financial impact of extending municipal services to undeveloped areas.
5. **Coordinated Land Uses** – development in the Reinfeld Planning Area will include the coordination of different land uses needed to meet the housing, employment, and recreation needs of a growing community.
6. **Harmonized** – development in the Reinfeld Planning Area will be compatible with existing and future land uses and transportation networks, including identified *Transition Areas* between Reinfeld and the City of Winkler.

5.2 General Policies

Objectives

1. Direct land use and development to avoid creating conflict with the established portions of Reinfeld and new development within the Reinfeld Planning Area.
2. Direct future growth and development to minimize impacts on existing agricultural uses and activities in the Reinfeld Planning Area can continue unimpeded.
3. Promote future collaboration and coordination between the RM of Stanley, City of Winkler, provincial agencies, and utility providers.
4. Protect heritage resources within the Reinfeld Planning Area.

Policies

1. New development should maintain the semi-rural character of the existing Reinfeld village area/connect with existing neighborhoods when possible.
2. Existing agricultural uses on undeveloped lands in the Reinfeld Planning Area are encouraged to continue as an interim land use until a time when the lands are ready for an immediate or short-term transition to development.
3. Development should be undertaken in a manner that minimizes potential impediments to existing agricultural uses, activities, or operations in the Reinfeld Planning Area, such as preventing, obstructing, or impeding existing access to an existing agricultural area or site.
4. All future development, including frontage roads, within the Reinfeld Planning Area shall be planned in collaboration with Manitoba Infrastructure a manner to accommodate future PTH 14 improvements (including twinning and additional right-of-way requirements) and use the internal road network with strategic intersections.
5. Lands designated for agricultural purposes in the *MSTW Development Plan* shall receive an amendment to the development plan prior to undertaking any non-agricultural use on the site.
6. Appropriate interface management methods, such as buffers, mutual separation distances and landscaping should be utilized between new development and existing agricultural and farming activities.
7. The RM of Stanley will encourage collaboratively planning approaches with the City of Winkler when assessing development proposals within the *Northwest Fringe*, *Southwest Fringe* and *Transition Areas* within the Reinfeld Planning Area.

Reinfeld Secondary Plan

8. Development proposals on lands within *Transition Areas* in the *Northwest Fringe* and *Southwest Fringe* portions of the Reinfeld Planning Area should demonstrate consistency and harmony with the land use and servicing infrastructure direction contained in the *Growing Winkler Secondary Plan* (2020).
9. Promote inter-jurisdictional coordination and partnerships on key infrastructure shared by both communities, such as major collector roads within *Transition Areas*.
10. Ensure relevant provincial departments and agencies are engaged on relevant matters pertaining to land use, transportation, infrastructure, environment, and public facilities. Development applicants should refer to agencies on development proposals prior to preparing a concept plan.
11. The Reinfeld Planning Area includes watercourses where heritage resources have been previously identified. As required by the *Heritage Resources Act*, a Heritage Resource Impact Assessment (HRIA) completed by a qualified archaeologist may be required prior to development of a particular area. Any HRIA and resulting mitigation shall be the responsibility of the developer.

5.3 Sustainable Development

Sustainable development in the context of Reinfeld and this Secondary Plan is focused on ensuring incremental, orderly, and harmonized development, ensuring access to spaces and places that promote high quality of life and promoting environmental stewardship. This will contribute to a financially, socially, and environmentally sustainable Reinfeld and RM of Stanley.

Objectives

1. Encourage sustainable and orderly development to promote sustainable growth and discourage the occurrence of "leapfrog" development.
2. Promote a high quality of life for existing and future Reinfeld residents through provision of recreation and park spaces.
3. Promote environmental stewardship in Reinfeld, including protection of sensitive environmental features and values.
4. Mitigate potential land use conflicts arising from the development of non-compatible land uses.

Policies

1. Development should be undertaken in an incremental and contiguous manner from the existing footprint of the Reinfeld Village area and existing municipal servicing systems to lessen the financial impact of extending municipal services to undeveloped areas.
2. Development in the Reinfeld Planning Area shall include a network of greenspaces connected by an active transportation network that support a range of recreation uses and activities.
3. Commercial, industrial, and agro-industrial uses will be buffered from residential areas using appropriate buffer land uses, collector roads, drainage infrastructure (e.g., retention ponds and/or swales), and landscaping and vegetation.
4. Development shall include designs with appropriate transitions between different land uses and distinct building types that are respectful of views, densities, traffic, and noise. Building massing, placement of glazing, site design and landscaping should mitigate and address privacy implications.
5. All new buildings and structures in the Reinfeld Planning Area shall maintain a minimum 15-metre setback from rail right-of-ways.
6. Development practices that promote sustainability, including energy and water conservation, natural landscape preservation, natural landscaping and green building design are encouraged for new development.

7. To promote environmental stewardship, development should include following provisions:
 - a. Developments shall not be allowed in areas subject to flooding, erosion, or bank instability unless detailed analysis of the specific site provided by a qualified engineer can prove the development to be safe from any identified hazards.
 - b. Development shall be planned and design in a manner that incorporates, preserves, or otherwise minimizes the impact of development on areas that are deemed to be ecologically sensitive or environmentally significant.
 - c. Natural wetlands, water courses and riparian areas shall be protected in accordance with Provincial regulations.
 - d. Sustainable building and development practices such as energy and water conservation, natural landscape preservation and green building design are encouraged.
 - e. Development should maintain and integrate existing shelter-belts, vegetation, trees, and natural areas into site design when feasible and appropriate.
8. When considering proposals for development within the Reinfeld Planning Area, Council should evaluate proposals with the following criteria:
 - a. Compatibility and potential for conflict of a proposed development with surrounding land uses, scales of development and environmental features.
 - b. Access to and availability of municipal servicing to a proposed development and its potential impacts on municipal water, drainage, sanitary sewage, and transportation systems.
 - c. Evidence of sufficient demand for developed lots to justify the approval and future subdivision of a proposed development.
 - d. Life cycle costing, cost-benefit analyses, and capital budget planning for all infrastructure extensions and improvements (including transportation) to ensure they are strategic and sustainable.

6.0 Infrastructure and Servicing

Reinfeld is serviced with piped potable water from the Pembina Valley Water Cooperative (PVWC). New connections to the water system are done so through an application process to the PVWC to ensure that there is adequate flow and pressure in the broader PVWC water system. There is no community wastewater system, and all lots are serviced with on-site wastewater systems in the form of septic fields. The RM of Stanley intends to develop a community wastewater system to service Reinfeld and neighboring communities, which enable higher density development in the future. Reinfeld's drainage system consists of open ditches that generally drain northwards.

6.1 General Policies

Objectives

1. Provide a semi-urban level of municipal servicing in the Reinfeld Planning Area that is supplied in an incremental and cost-effective manner.
2. Ensure all new development in the Reinfeld Planning Area is connected to available municipal water and wastewater systems once available.
3. Limit the RM of Stanley's liability for investment in upgrading existing infrastructure to meet servicing demands of new development.
4. Ensure adequate land drainage and stormwater management systems are in place to service new development while improving and/or limiting contributions to existing drainage issues.
5. Ensure potable water is available for new development when required.

Policies

1. Infrastructure and services systems installed within the Reinfeld Planning Area shall be constructed to the applicable RM of Stanley standards and specifications.
2. Municipal service upsizing and extensions into the Reinfeld Planning Area should be done incrementally and cost-effectively to avoid leapfrog development and ensure municipal infrastructure systems are not hindered.
3. Servicing requirements shall be determined via engineering studies and infrastructure shall be sized to ensure the Reinfeld Planning Area can adequately accommodate future development servicing needs.

4. The costs of individual service connections (e.g., tie into a water main) to available community water and wastewater systems shall be responsibility of developer.
5. Opportunities to partner on joint-infrastructure and servicing projects between the RM of Stanley and City of Winkler for identified *Transition Areas* are encouraged, including collector roads, trails, and municipal services.
6. Developers shall be required to coordinate with underground utility providers (e.g., hydro, natural gas, and telecommunications) to bring utilities to individual developments.

6.2 Water and Wastewater

Policies

1. New development within the *Reinfeld Planning Area* shall be serviced and connected to municipal infrastructure, including available municipal water and wastewater systems.
2. Limited new development may be approved, subject to the discretion of the RM of Stanley Council, prior to the establishment of an operational community wastewater system and enhanced water servicing capacity the Reinfeld Planning Area, provided the following conditions are met:
 - a. Development shall not result in the creation of 2 or more new lots and future subdivision of the new parent lot shall not be permitted.
 - b. Development shall not include a planned unit development.
 - c. New lots shall be sized to comply with provincial requirements for private servicing and private servicing must comply with all Provincial and municipal regulations.
 - d. In-ground wastewater disposal systems (e.g., septic fields) shall be decommissioned and removed and development shall connect to the community wastewater system once servicing is available. A development agreement shall specify the time in which a development must connect to the community wastewater system once it is made available.
 - e. Any building or dwelling should be sited in a manner that allows for subdivision of the parent lot in the future as surrounding lands are developed and to allow for efficient and cost-effective connection to the community wastewater system as it becomes available.
3. Existing rural residential properties and agricultural dwellings in the Reinfeld Planning Area may continue to use on-site servicing systems until a time when they are able to connect to a community water or wastewater system.

4. Development applicant(s) may be required to integrate utility corridor right-of-ways, through the Reinfeld Planning Area, as needed, to enable the development of a future community wastewater system.
5. Development proposals shall provide adequate information to determine water and wastewater servicing requirements.
6. The RM of Stanley may require developers to provide oversizing of water and wastewater infrastructure to accommodate anticipated future development of surrounding lands.
7. Development applicant(s) shall follow the PVWC process to establish connection to the PVWC water distribution system for all new development that requires potable water servicing.
8. The RM of Stanley may delay approvals for development in the context that there are irregular weather conditions (e.g., drought) that impact the PVWC's ability to upgrade and provide water servicing.

6.3 Stormwater and Drainage

Policies

1. Development in the Reinfeld Planning Area should be designed and constructed to maintain surface water discharge at pre-development flow rates and in compliance with applicable RM of Stanley and Provincial regulations.
2. Stormwater drainage shall be provided via storm systems as recommended by the Reinfeld Master Drainage Plan and built to the applicable RM of Stanley standards.
3. To account for ground water conditions, basement and foundation depths shall be built above groundwater table levels with specifications as required by the RM of Stanley.
4. The developer shall gain approval from Manitoba Infrastructure to discharge any water into a highway drainage system. Manitoba Infrastructure's preference is for development to not result in any increase of storm flows into a highway ditch system. If drainage into a highway system resulting from a proposed development is inevitable, the developer will be responsible for the cost of any works required to the existing highway drainage system.
5. Natural wetlands, water courses and riparian areas shall be protected in accordance with Provincial regulations. Areas outside of the Reinfeld Planning Area that may experience impacts from additional downstream drainages should be considered.
6. Developers may be required to demonstrate that a proposed development does not contribute to existing stormwater drainage issues in the existing Reinfeld village.



7.0 Transportation

The intent of this section is to provide direction for the development of a safe and efficient transportation network within the planning area and existing Reinfeld Village. A conceptual transportation plan can be found in Map 2 (Transportation Map) which identifies proposed collector road alignments and connections, improved intersections and access points, and a community trail network. Transportation infrastructure will be designed to accommodate multiple user and modes of transportation, including personal vehicles, trucks, and active transportation.

Objectives

1. Create safe, efficient, and connected transportation network for motorized and non-motorized modes of travel within Reinfeld and the Reinfeld Planning Area.
2. Limit the amount of additional traffic flow through the established Reinfeld village area generated from new development.
3. Establish a road network through the Reinfeld Planning Area that can readily connect to the existing Reinfeld and City of Winkler networks.
4. Improve access into Reinfeld and Reinfeld Planning Area from PTH 14.
5. Develop a community trail system with possible connections to a broader regional trail network, including the future creation of a Winkler-Reinfeld regional trail and Stanley corridor pathway.

Policies

1. All future developments within the Secondary Plan area shall conform to the Transportation Policies of the *MSTW Development Plan*.
2. Collector roads in the Reinfeld Planning Area should be aligned and located generally as directed on Map 2 (Transportation Map). Proposed variations and minor adjustments to collector road alignments may be considered if found to benefit the broader Reinfeld Planning Area without impeding the broader connectivity and function of the conceptual network.
3. The required street connections identified for the conceptual transportation system provided on Map 2 (Transportation Map) shall be precise in terms of number of connections and reflect the general location of the connection points.
4. Collector roads shall be aligned and constructed in a manner that allows for their outward extension from the Reinfeld Planning Area boundary.

5. The RM of Stanley will work with Manitoba Infrastructure to advance the development of new access points and improved intersections on PTH 14 as illustrated on Map 2 (Transportation Map). This includes the potential for a new primary entry point from PTH 14 into Reinfeld to replace the existing PTH 14 – Reinfeld Street North access point.
6. Collector and local roads in the Reinfeld Planning Area shall be built to applicable RM of Stanley standards. The right-of-way of collector roads shall be wide enough to accommodate added boulevard space for a future community multi-use pathway.
7. The RM of Stanley and Manitoba Infrastructure may require development applicants to submit a Traffic Impact Study prepared by a qualified Transportation Engineer to determine the impact of a proposed development on the municipal road or street system and identify necessary off-site improvements and related costs, in which the developer(s) and benefitting landowner(s) may be responsible for paying.
8. Manitoba Infrastructure may require Drainage Studies for future development within the Reinfeld Planning Area.
9. Approval from Manitoba Infrastructure for new road and driveway connections to Provincial Roads and Trunk Highways may be contingent upon Provincial acceptance of an Access Management Plan prepared by a qualified Transportation engineer.
10. Intersections consisting of two intersecting collector roads within the Reinfeld Planning Area may feature alternative intersection designs that promote efficient vehicle movements and safety.
11. Specific policies for collector roads are:
 - a. A local road shall provide a connection from Roblin Boulevard (City of Winkler) to the proposed Leslie Boulevard collector road extension.
 - b. Birchwood Lane and Tyler Way shall be extended as collector roads to connect with Road 20 West.
 - c. A future north-south rail crossing may be considered at Leslie Boulevard, as identified on Map 2 (Transportation Map) through consultation with the appropriate rail company.
 - d. Road 20 West shall be upgraded to a paved collector road and realigned to connect with Eastview Drive (City of Winkler).
12. Specific policies for local roads include:
 - a. Cul-de-sacs may be considered in new development provided they do not impede vehicle or pedestrian travel in the broader transportation network.
 - b. The hard surfacing of residential local roads within the Reinfeld Planning Area shall be required as a condition of development approval.

- c. A local road shall be required that provides unimpeded connection between the future Winkler George Street extension and Church Avenue.

7.1 Community Trails

Policies

1. A community trail system should be generally developed as illustrated in Map 2 (Transportation Map). Development in the Reinfeld Planning Area should not be undertaken in a manner that disrupts or impedes the connectivity of the broader community trail system.
2. Connector pathways shall be provided between cul-de-sacs to enable pedestrian movement.
3. Storm water retention ponds/swales should include a pathway along one side of the pond/swale area that can be connected to the community trail system.
4. The RM of Stanley may require trails to be hard surfaced when along a collector or local road, in retention ponds and swales, parks and natural areas.
5. Trails shall be developed with a minimum width of 1.83 metres (6) feet to accommodate multiple users.
6. Trails should include appropriate wayfinding and directional signage.



8.0 Land Use Area Planning Policies

This Section provides objective and policies to guide and direct all land use and development within the Reinfeld Planning Area. A Land Use Map (Map 1) is provided in Section 10 of this Secondary Plan to support the objectives and policies included in this section.

8.1 Residential

Residential development is the primary land use planned for the Reinfeld Planning Area as required to accommodate forecasted long-term residential needs resulting from growth. The objectives and policies contained in this section direct residential development to include denser and sustainable forms that do not conflict with Reinfeld's existing semi-rural character. This includes allowing a mix of housing types in appropriate areas to enhance housing diversity to meet different needs of residents at different life stages.

General Residential

Objectives

1. Ensure residential development is developed in an incremental and sequenced manner.
2. Ensure residential development does not contribute to existing drainage issues in the community.
3. Encourage residential development that maintains the existing rural character of Reinfeld.
4. Ensure accessory and non-residential principal uses permitted in residential areas are appropriate.

Policies

1. Residential development shall be undertaken in a continuous and incremental manner from the existing built form of Reinfeld that is consistent with the general direction provided in Section 5 (General Policies) of this plan.
2. Smaller-scale home-based business and home occupations shall be generally supported in Reinfeld Planning Area and in accordance with the Zoning By-law. More intensive industrial and commercial home-based business and occupation uses will be directed areas designated as Residential Industrial (RI).

Reinfeld Secondary Plan

3. Secondary suites, including attached (e.g., basement suites) and detached (e.g., garden suites) shall be generally supported, in accordance with the *Zoning By-law* requirements, in single-family dwellings in the Reinfeld Planning Area.
4. School sites within residential areas should be sited in accordance with the following provincial guidelines for school site location:
 - a. Be centrally located within new neighbourhoods.
 - b. Avoid locations with access restricted by railroad or high-speed roadways.
 - c. Have corner frontage on two streets, one of which is a collector road.
 - d. Provide opportunities for connections to the proposed active transportation network for the Reinfeld Planning Area.
 - e. Abut or be located adjacent to natural features, parks, and recreation areas when feasible.
5. New public and institutional uses, such as places of worship, daycares and non-regional recreational uses may be allowed within residential areas, provided such uses can be located along and with access to collector roads. Public and institutional development site design shall mitigate any negative impacts of the use on abutting and adjacent residential uses through setbacks, buffering, landscaping, and building orientation.

Rural Residential (RR)

Objectives

1. Continue to allow existing rural residential uses within the Reinfeld Planning Area.
2. Enable future redevelopment of existing rural residential lots as surrounding lands are developed.

Policies

1. No applications for additional rural residential development submitted to the RM of Stanley after the date in which this Secondary Plan is enacted as a by-law will be accepted for consideration.
2. Existing rural residential properties may be redeveloped to a new use(s) that is consistent with the land use of adjacent properties.
3. New home occupations and home industries, as permitted by the *RM of Stanley Zoning By-law*, may be permitted provided they do not impact abutting properties and related accessory structures do not impeded the future ability to subdivide the parent lot as surrounding lands are built out.

4. Subdivision of existing rural residential lots shall require full municipal servicing and proper decommissioning of septic fields as a condition of approval and subject to available sewer.

Residential (R)

Objectives

1. Designate lands to accommodate primarily larger-lot single-family residential dwellings with select opportunities for small-scale multi-family residential development.
2. Ensure new residential development is connected to trails, parks, recreation areas and the existing Reinfeld built area.

Policies

1. Areas identified as Residential (R) shall be developed predominantly with larger single-family lots, generally consisting of lots with 80-foot frontages and site areas of 0.4 acres.
2. Single-family residential development within Residential (R) areas should not exceed a density of 2.2 dwelling units per gross developable acre.
3. Land uses permitted should be dominantly single-detached residential and specific institutional uses (e.g., schools) integrated in appropriate areas.
4. Smaller-scale multi-family residential development may be considered, provided that the following criteria are met:
 - a. Multi-family development shall be limited to semi-attached, triplex, row-housing and similar ground-level oriented multi-family housing types.
 - b. Multi-family lots shall have frontage and direct access onto a collector road.
 - c. Density of the proposed development shall not exceed 7 dwelling units per gross developable acre with a maximum parcel size of 2 acres.
 - d. Development shall comply with the requirements of the *Zoning By-law* or varied requirements as approved by Council.
 - e. Landscaping, fencing and/or green space is included in the site design as a buffer between any adjacent single-family residential uses.
 - f. Additional density may be considered by Council for seniors housing.
5. The establishment of manufactured homes in areas designated as Residential (R) may be considered in self-contained areas that and in accordance with the *RM of Stanley Zoning By-Law*.

Residential Industrial (RI)

Objectives

1. Enable the development of lots with principal residential uses that permit more intensive home-based businesses and industries in appropriate areas to minimize potential conflict with low-intensity land uses.
2. Utilize Residential Industrial areas as a buffer use between industrial areas and residential areas.
3. Promote economic development, entrepreneurship, and business growth within Reinfeld.

Policies

1. Areas identified as Residential Industrial (RI) shall be developed predominantly with larger single-family lots that may accommodate more intensive home-based industry and business uses that are accessory to the principal use, as permitted by the *RM of Stanley Zoning By-law*.
2. Development in Residential Industrial (RI) areas should generally consist of lots with 150 to 300-foot frontages and site areas of 1 to 2 acres.
3. Principal land uses permitted shall be single-detached residential.
4. Accessory buildings and structures that are utilized specifically for a home industrial and/or commercial activity shall be developed in accordance with the RM of Stanley Zoning By-law requirements and the following criteria:
 - a. Additional lot coverage and building height may be considered for accessory buildings and structures.
 - b. Accessory buildings on lots with frontage adjacent to a Residential (R) area shall be sited behind the principal residential dwelling.
 - c. Accessory buildings on lots with frontage adjacent to an Industrial (I) area may be sited in front of the principal dwelling if the lot fronts an industrial lot.

8.2 Commercial (COM)

Commercial development will enable Reinfeld residents to access some needed goods and services within the community, contribute to local economic development and diversify the local tax base. The objectives and policies contained in this section direct a mix of retail, service commercial, hospitality, and similar uses to appropriate areas, while including direction to mitigate potential impacts on adjacent non-commercial land uses.

Objectives

1. Provide areas that can accommodate a variety of commercial and institutional uses with varying levels of intensity.
2. Direct commercial uses that generate traffic flows to areas with appropriate access to collector roads and highways.
3. Ensure commercial development minimizes impacts on surrounding land uses.

Policies

1. Areas identified as Commercial (COM) shall be developed predominantly with a mix of commercial uses ranging in scales and intensities, such as small, medium, and large format retail, office, hospitality, service commercial, vehicle sales/servicing, institutional uses, and other similar uses subject to compliance with the *RM of Stanley Zoning By-law*.
2. Commercial development sites shall have direct access to collector roads or access via internal road and/or service roads that access a collector road.
3. Commercial development along Road 20 West shall limit the number of direct access points onto Road 20 West, with development sites being accessed primarily through local and service roads.
4. Highway commercial development shall be the predominant land use for areas in the immediate vicinity of PTH 14 to maximize highway frontage exposure.
5. All future commercial development adjacent to PTH 14 shall consider future highway improvements (including twinning and additional right-of-way requirements) for PTH. Development proponents are encouraged submit future concept and/or site plans to Manitoba Infrastructure for review prior to official submission to the RM of Stanley for approval.
6. That any conceptual and/or future development plans be submitted to Manitoba Infrastructure for review and approval prior to official application submission.
7. Commercial development shall provide appropriate buffering from adjacent and abutting residential development through fencing, landscaping, green space and minimum building setbacks in compliance with the *RM of Stanley Zoning By-law*.

8.3 Industrial (IN)

Industrial development will help promote job creation in Reinfeld and surrounding area, contribute to local economic development and diversify the local tax base. The objectives and policies contained in this section direct a mix of light and agro-industrial uses to appropriate areas, while working to mitigate potential impacts on adjacent non-industrial land uses.

Objectives

1. Direct light industrial, agro-industrial uses and service commercial uses to appropriate areas with adequate servicing and transportation access.
2. Support employment opportunities in Reinfeld and diversification of the municipal tax base.
3. Minimize impact of industrial development on surrounding properties and land uses.

Policies

1. Areas identified as Industrial (IN) shall be developed predominantly with a mix of light and medium industrial and service commercial uses ranging in scales and intensities, such as aggregate storage and processing, agribusiness, vehicle sales and servicing, food processing, trade offices, storage, salvage yards, manufacturing, warehousing, and other similar uses subject to compliance with the *RM of Stanley Zoning By-law*.
2. Lots within Industrial (IN) areas shall include a minimum 150-foot frontage and 2-acre site area in compliance with the *RM of Stanley Zoning By-law*.
3. Medium and higher intensity industrial uses with higher traffic generation should be directed towards lands that have direct access to collector roads through a direct access or frontage road.
4. Light industrial and service commercial uses with lower traffic generation should be directed towards internal lands with local road access to a collector road.
5. Development within areas identified as Industrial (IN) shall provide appropriate buffering from adjacent single-family residential and home industrial uses. Buffers may include fencing, landscaping, green space, or minimum building setbacks.

8.4 Parks and Open Space

Incorporating green spaces, trails and recreation areas into new development is a community priority that is supported through the objectives and policies contained in this section. This includes preserving and developing passive recreation options in existing natural areas.

Objectives

1. Ensure suitable locations for parks and open spaces to support community recreation uses.
2. Connect parks, natural areas, and community facilities to residential land uses through an interconnected parks and trails system.
3. Protect and utilize existing natural areas as parks for passive recreation activities.

Policies

1. Parks and open spaces in the Reinfeld Planning Area shall be developed to include the following in appropriate areas:
 - a. Active recreation opportunities, such as sports fields and playgrounds.
 - b. Passive recreation and leisure opportunities, such as sitting and picnicking areas and spaces to enjoy nature.
2. New developments shall dedicate 10% of land, or equivalent cash-in-lieu, to parks, green spaces and/or trails within the Reinfeld Planning Area. Development proponents may be required to assume the cost to develop greenspaces and/or trails to municipal standards.
3. The municipality will encourage land dedication and/or cash-in-lieu as a result of the subdivision process to be put towards establishing larger neighbourhood parks in locations as identified on Map 1 (Land Use Map).
4. The location and design of parks and open spaces shall be determined during the rezoning and subdivision approval process.
5. Parks and open spaces should incorporate principles of sustainable design including the use of native, low maintenance plants in the landscaping of passive parks, open space lands, trails, and greenways. Naturalized landscaping is encouraged, where appropriate, to support environmental sustainability and reduce maintenance costs.
6. Parks and open spaces shall be connected to the surrounding neighbourhoods or community areas by streets, sidewalks, or multi-use pathways.
7. The use of the future community sewer trunk right-of-way through the Northwest and Southwest Fringe Areas to support a community trail is encouraged where feasible.



9.0 Implementation

This section sets out the policies for implementing the Reinfeld Secondary Plan. The policies are designed to ensure future development on lands under the ownership of multiple landowners is done so in an orderly and cohesive manner and development processes are conducted in a consistent manner.

9.1 Phasing

1. Limited development may be approved, at the discretion of the RM of Stanley Council, until a community wastewater system is operational and servicing the Reinfeld Planning Area. Development may be delayed and/or restricted if water distribution and treatment from the PVWC is not in place to accommodate new development.
2. Phasing of development in the Reinfeld Planning Area will generally be driven by market conditions and should generally proceed in a cost-effective and incremental manner that extends from the Reinfeld community's existing footprint.
3. Developers and utility companies may be required to negotiate the registration of rights-of-way and easements on lands owned by others in order to facilitate the orderly and sequential phasing of development.

9.2 Subdivision

1. Subdivision proposals must generally conform with the goals, objectives, and policies of the Reinfeld Secondary Plan.
2. Subdivision proposals shall be reviewed and approved by the RM of Stanley Council and Approving Authority, who may request conditions for subdivisional approval to implement the policies in this Secondary Plan.

9.3 Concept Plans

1. A Concept Plan may be requested by the RM of Stanley as part of an application for development or subdivision. The concept plan may be used to ensure the application is compatible with adjacent developments and consistent with policies in this Secondary Plan and *the RM of Stanley Zoning By-law*. The concept plan can deal with any manners related to:
 - a. The Reinfeld Secondary Plan and its goals and objectives;
 - b. Subdivision, design, building standards, or other land use and development matters;
 - c. Road and access plan that illustrates how the proposed development will connect to other local and collector roads within and outside of the Reinfeld Planning Area;
 - d. Parks and open space within the proposed development and related improvements;
 - e. Trail and active transportation plan that illustrates how proposed development will connect to existing active connections and promote the proposed community trail system; and
 - f. Water, wastewater and stormwater drainage, including preliminary drainage plans that align with the *Reinfeld Master Drainage Plan*.

9.4 Zoning By-law

1. The *RM of Stanley Zoning By-Law* shall be used to implement this Secondary Plan's policies and control and regulate land uses in the Reinfeld Planning Area.
2. A re-zoning shall be required prior to the development of any land that is not appropriately zoned in accordance with requirements of the *RM of Stanley Zoning By-law* and the Reinfeld Secondary Plan.
3. The *RM of Stanley Zoning By-law* shall be updated to reflect the Reinfeld Secondary Plan.

9.5 Development Applications

1. Development applications must comply with the policies of the Reinfeld Secondary Plan and may be subject to Development Agreements or Servicing Agreements.
2. Prior to the submitting a development application, the development proponent may be recommended by the RM of Stanley to consult with adjacent landowners and the public.

3. Development applications will be reviewed by the RM of Stanley, MSTW Planning District and/or applicable Provincial departments to ensure the proposed development is consistent with this Secondary Plan and the *RM of Stanley Zoning By-Law*.

9.6 Supporting Documents, Plans, and Studies

1. The RM of Stanley and/or MSTW Planning District may require the preparation and submission, at the cost of the applicant, of supporting documents, plans and studies (including engineering or technical studies) to include in a development application. This is to ensure that adequate information is provided by the development proponent to properly evaluate the development proposal.
2. The exact requirements and timing of the studies, analyses, or information shall be determined at the development application stage.

9.7 Development Agreements

1. The RM of Stanley and/or MSTW Planning District may approve a development application on the condition of a development agreement. Under Section 150 of *The Planning Act*, the following areas may be addressed within a development agreement:
 - a. The use of the land and any existing or proposed building;
 - b. The timing of construction for any proposed building;
 - c. The siting and design, including exterior materials, of any proposed building;
 - d. The provision of parking;
 - e. The construction or maintenance – at the owner's expense or partly at the owner's expense – of works, including but not limited to, sewer and water, waste removal, drainage, public roads, connecting streets, street lighting, sidewalks, traffic control, access, and connections to existing services;
 - f. The payment of a sum of money to the planning district or municipality in lieu of specific requirements; and
 - g. The dedication of land and/or payment of money in lieu thereof.

9.8 Development Fees and Cost Sharing

1. Under authority granted by *The Planning Act*, the RM of Stanley shall require developers to pay a lot levy for each new parcel created through subdivision to offset the costs of off-site community infrastructure and service provision. This includes costs associated with the development of a community wastewater system and upgrades and extensions to the PVWC water treatment and distribution system.
2. Cost sharing agreements between landowners/developers may be required for the installation and/or expansion of services internal to the Reinfeld Planning Area that are mutually beneficial. These include collector roads, water and sewer infrastructure, land drainage systems including retention areas, and professional fees for the aforementioned items.
3. The costs associated with connecting to internal/local services shall be the responsibility of the developer including local streets, municipal water, and wastewater systems. The costs associated, or portions thereof, with upsizing existing infrastructure to increase capacity required to accommodate new development shall be paid for by the developer(s) through development agreements.

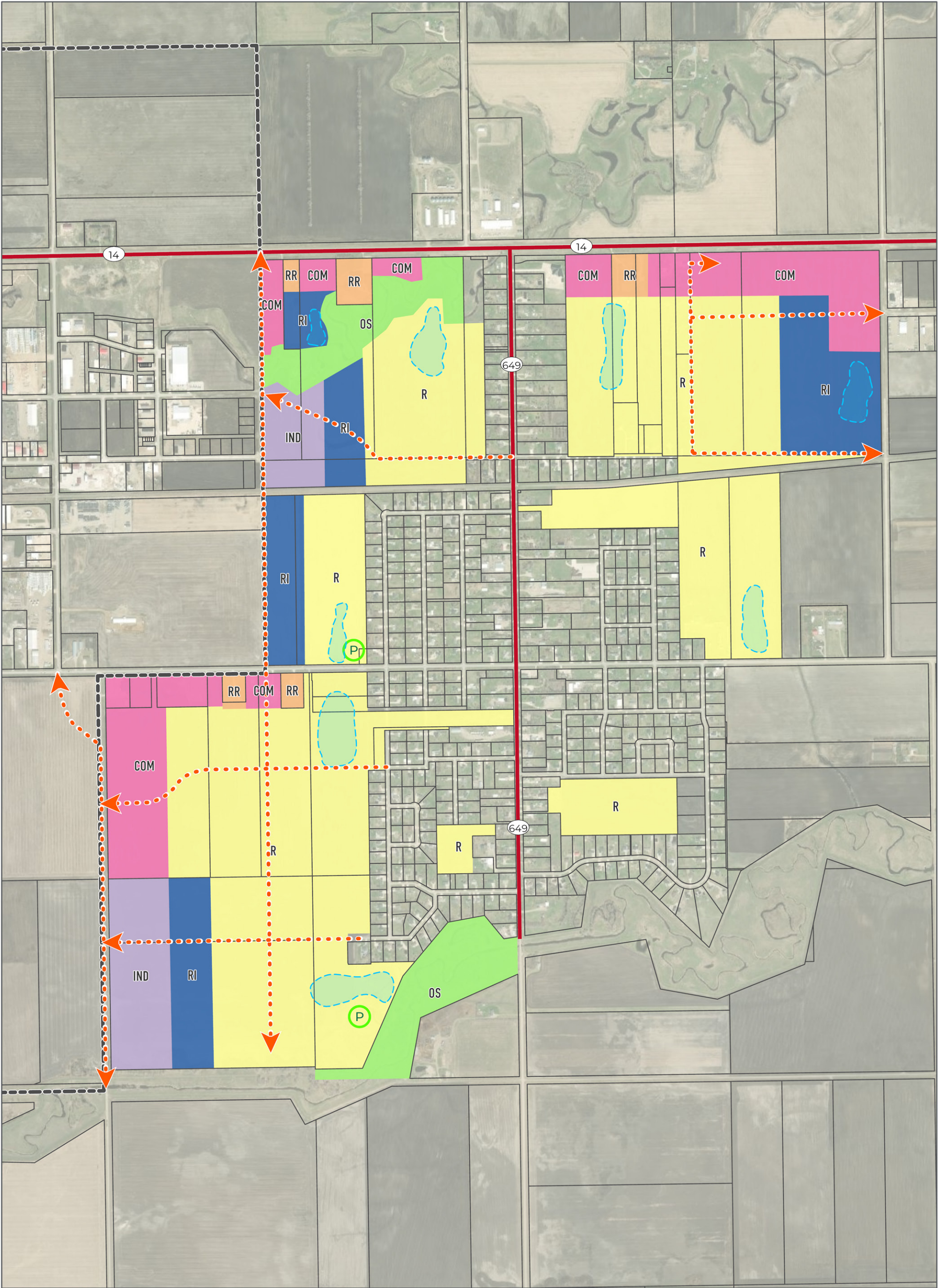
10.0 Maps

Section 10 contains the conceptual Land Use and Transportation Maps referenced throughout this Secondary Plan.

The list of maps is as follows:

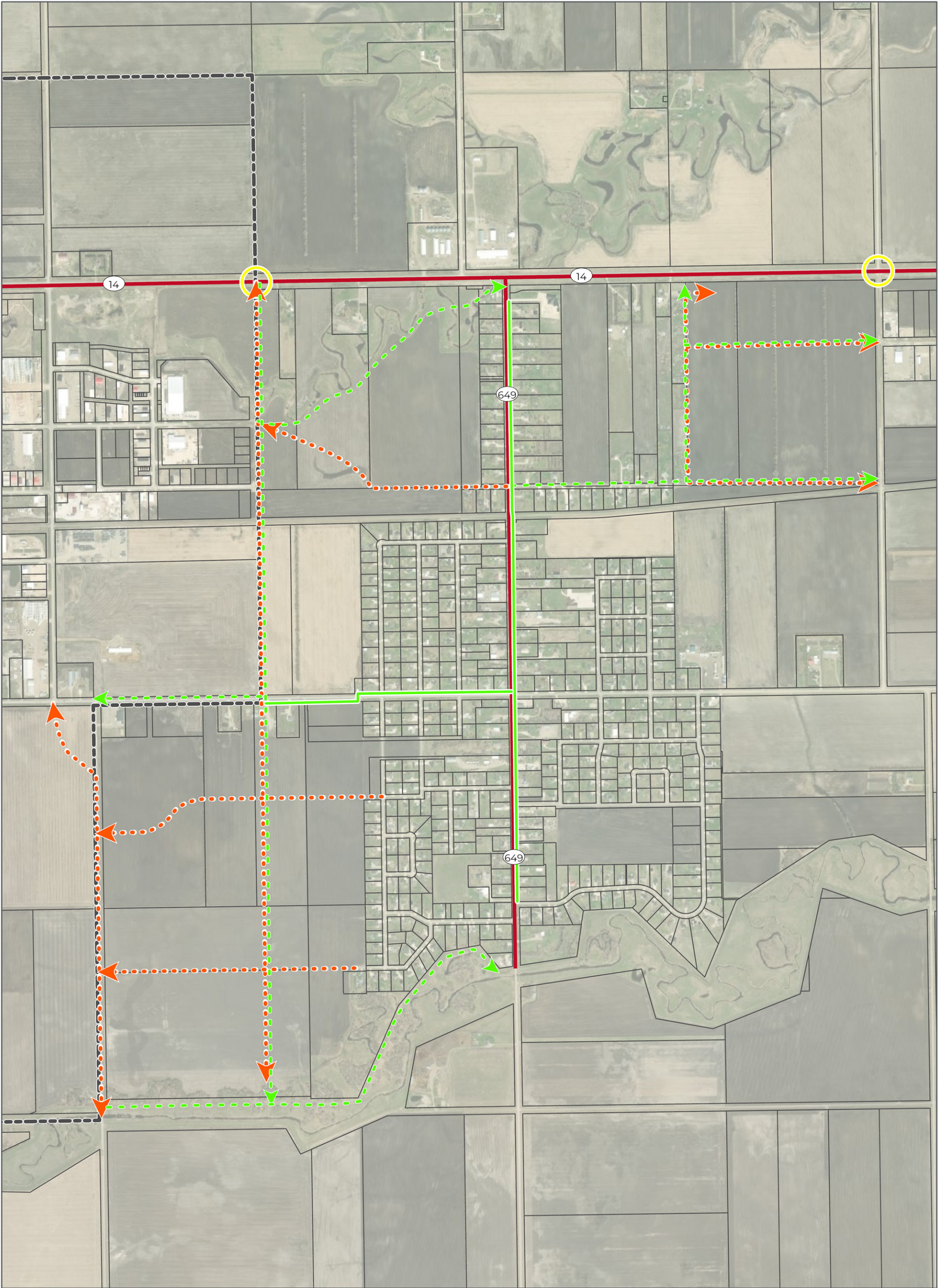
- Map 1 – Land Use
- Map 2 – Transportation

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