

MSTW Development Plan Review

Open House

August 13, 2025

Please review the presentation boards and
**provide your feedback on the comment
sheet provided.**

Project team representatives are available to
answer any questions.



The purpose of today's Open House is to:



Provide information about the
Development Plan **process**



Discuss **land use policy** and issues



Obtain **feedback** on the policy direction of
the draft Development Plan



Who is MSTW?

The MSTW Planning District was established in 1979 through an agreement between four municipalities working together - the City of Morden, the R.M. of Stanley, the R.M. of Thompson, and the City of Winkler.

The MSTW Planning District Board, consisting of representatives from each municipality, governs planning and development services, including adopting and enforcing the Development Plan, secondary plans, zoning by-laws, and building codes.



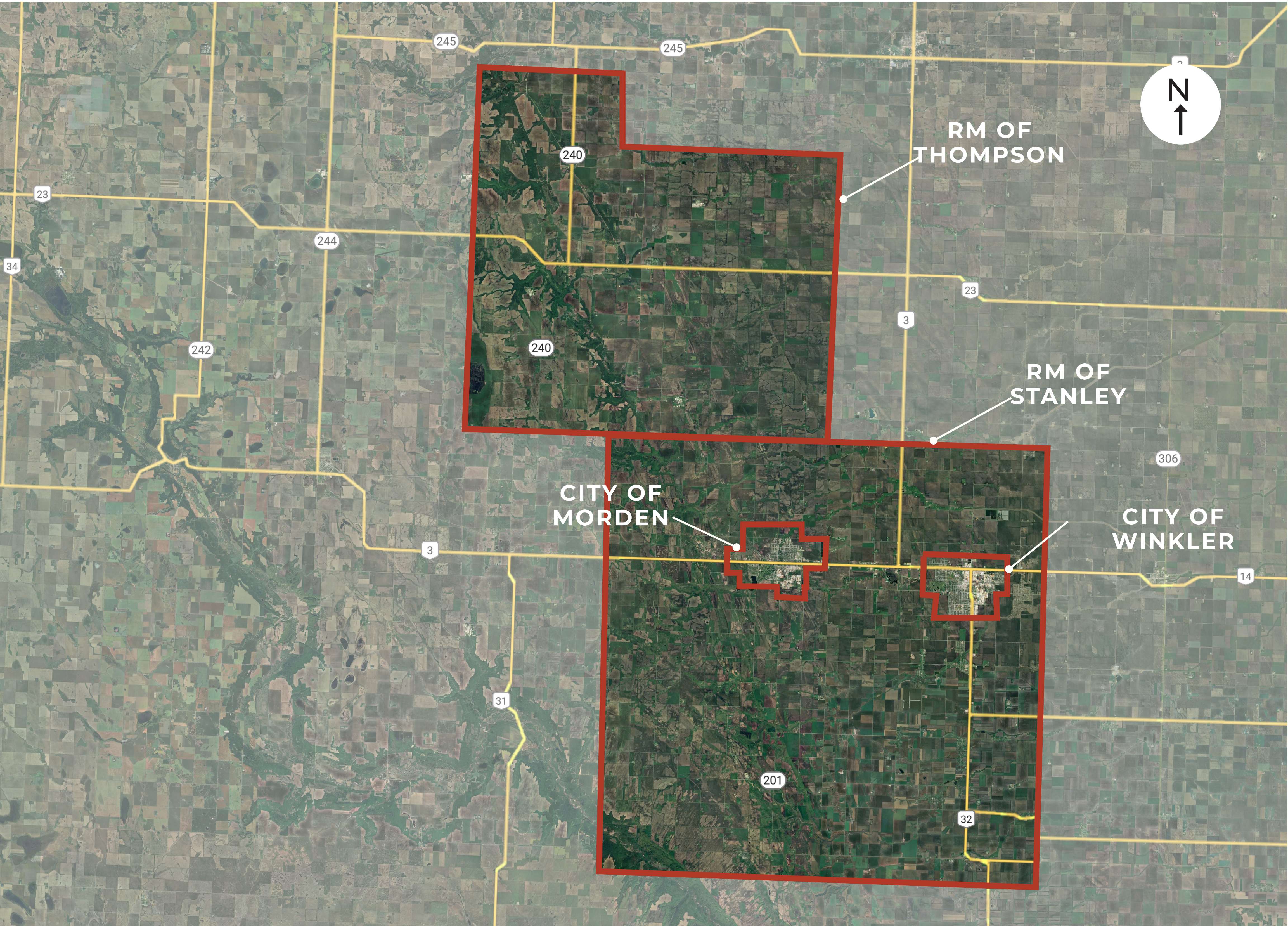
Who is WSP?

WSP Canada Inc. (WSP), a planning and engineering firm, has been engaged by MSTW to conduct a comprehensive review of the Planning District's Development Plan.



Where

are you on the map?



Place a pin where your home or business is!



White
pin for
home

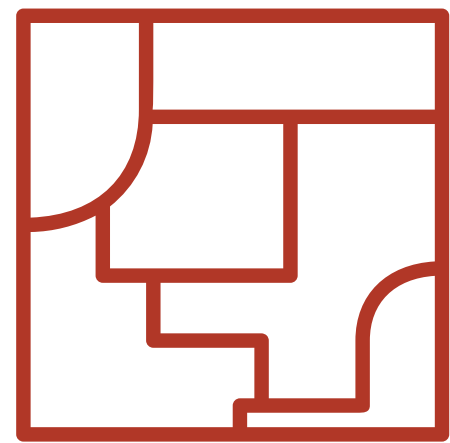


Yellow
pin for
business



What is a Development Plan?

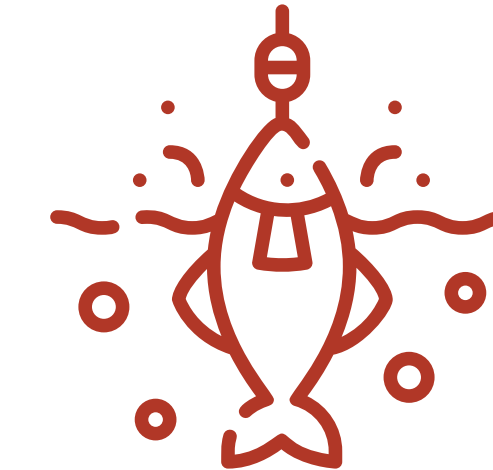
A Development Plan ensures:



The **compatibility**
of neighbouring
land uses



The appropriate
mix and amount
of development



The effective
management of
natural resources



The preservation of
heritage resources



The **cost-effective**
provision and
extension of
infrastructure



The protection
of **surface** and
groundwater
resources



Sustainable
economic and
community
growth

A Development Plan consists of policies and maps based on a background report and public engagement process.

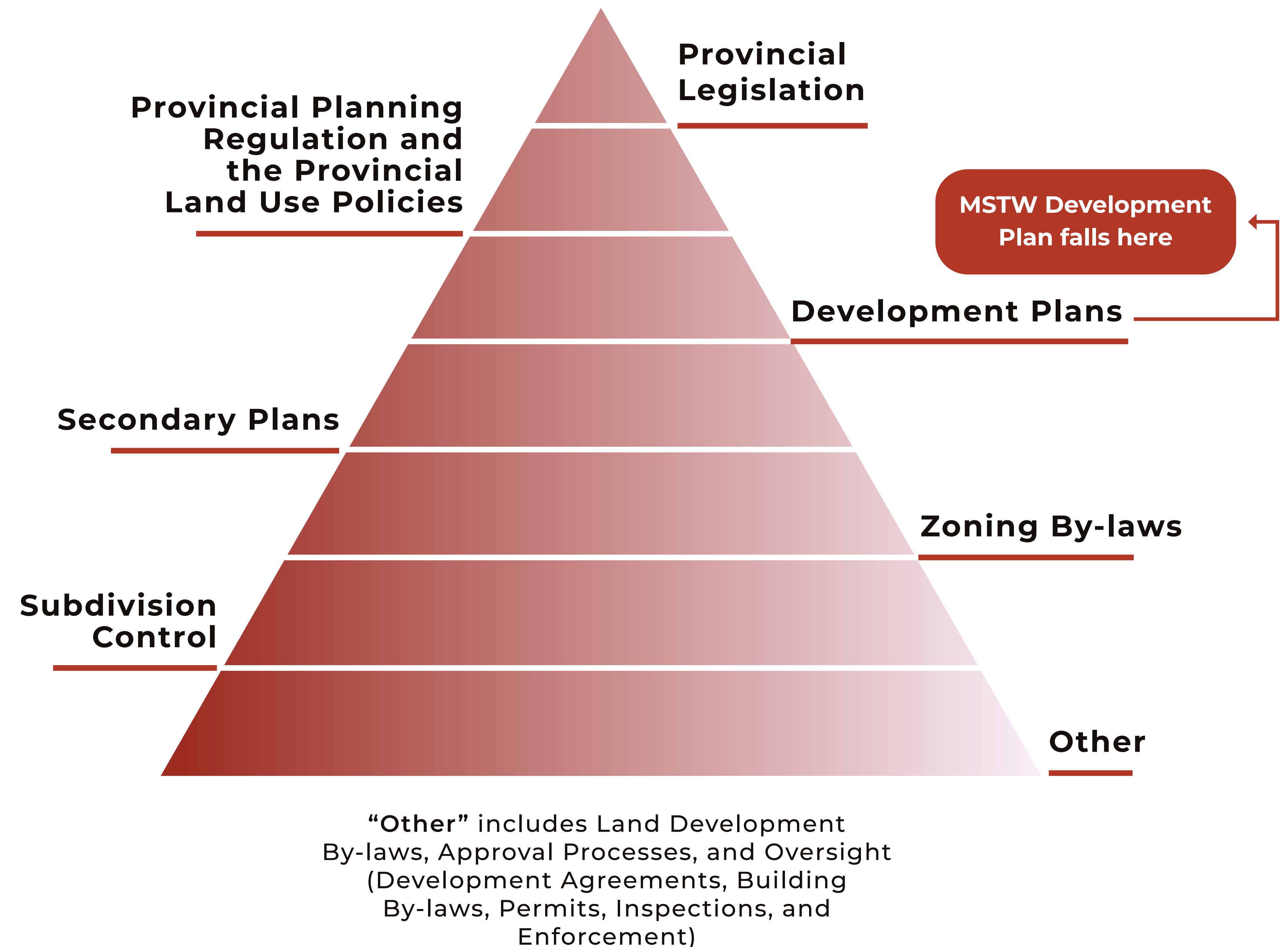
The MSTW Planning District must undertake a review of its Development Plan periodically to ensure the objectives and policies of the plan remain current and reflective of the community.

The Province of Manitoba, through *The Planning Act*, sets the legislative framework for Manitoba and local land use planning.

The Provincial Land Use Policies (PLUPs) set out the province's interest in land use planning. These policies guide local and provincial authorities in preparing land use plans and making land use and development decisions.

Development Plan policies must be generally consistent with the PLUPs.

The MSTW Board administers the Development Plan once the province approves the Plan and the Board adopts it as a by-law.



This Development Plan review process provided an opportunity to:



Update **specific policies** according to recent changes in The Planning Act and the Provincial Land Use Policies



Introduce **new policies** and update existing policies where necessary



Improve **clarity and formatting**



Identify and address **current planning issues** in the District



Create **new, easy to read** land use maps

The Development Plan is organized into the following sections:

- | | | |
|--|--------------------------|----------------------------------|
| 1. Introduction | 5. Stanley Corridor | 9. Agricultural Areas |
| 2. Governance, Strategy and Planning for All Areas | 6. Village Areas | 10. Collaborative Planning Areas |
| 3. Urban Areas | 7. Rural Employment Area | 11. Lake Minnewasta Area |
| 4. Emerging Communities | 8. Rural Areas | 12. Aquifer Areas |

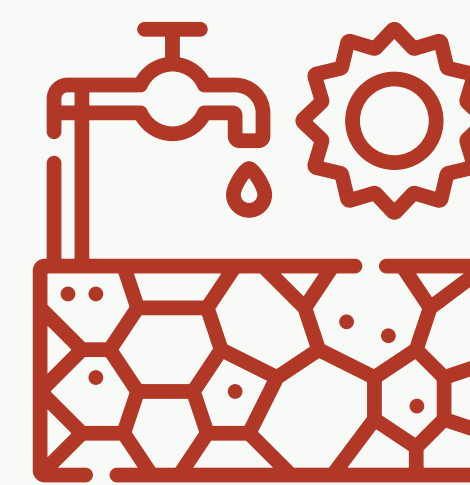
These are the primary objectives of the Development Plan:

 Cooperation	 Economic development	 Development compatibility	 Land supply management	 Housing diversity
 Regional service centers	 Natural habitats	 Drought preparedness	 Climate change adaptation	 Infrastructure Investment

In response to feedback received from key stakeholders, government agencies, municipal Councils, and the MSTW Board, the **Development Plan addresses the following planning issues:**



Allowing for consideration of **rural residential development** in a manner that respects agricultural lands.



Building resilience against drought through the enforcement of water conservation measures.



Protecting the Stanley Corridor from residential encroachment. Existing residences can continue to remain.



Considering opportunities to **establish or expand infrastructure service integration** such as: shared water treatment facilities, regional transit systems or joint waste management.



Encouraging a **diversity of housing** options for all.



Updating and introducing policies related to **active transportation, climate resilience, and agricultural uses.**



Visioning is the process by which a group of individuals arrive at a shared description of a desired “best possible” future.

The Vision for the MSTW Planning District Development Plan was originally created in 2013 and stands true to the feedback received during recent engagement with the public and stakeholders, as it states:

The MSTW Planning District is a progressive region with dynamic communities that balance modern city amenities with a rural quality of life. With diverse businesses, industries, agriculture, and a strong work ethic, we are part of a robust and growing economy. This is a welcoming place, with a strong sense of community, citizenship, and pride.

The draft Development Plan **responds to the Planning District's land use related issues and challenges through the following policy changes:**



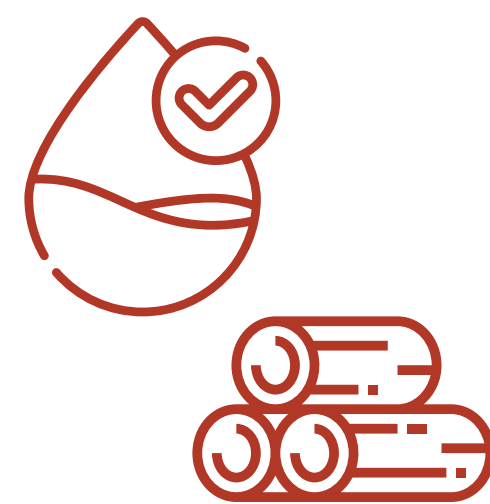
Housing Solutions

- Support for a range of housing options, including affordable housing.
- Smaller residential lots, secondary suites, and “missing-middle” housing are encouraged.



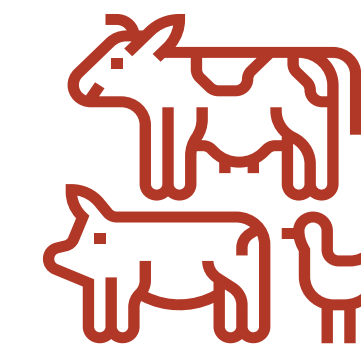
Improved Mobility

- Region-wide multi-use pathway linking Morden-Stanley-Winkler Corridor.
- Support for walking and cycling infrastructure and connectivity.
- Feasibility study for regional transit.



Water and Environment Protection

- Drought management for Lake Minnewasta.
- Support for green infrastructure stormwater standards.
- Expanded aquifer protection overlay with tighter land use controls.



Farmland First

- Protection of prime agricultural lands (Class 1-3).
- Right-to-farm language shields existing operations from new build complaints.
- Identifies areas for employment uses in the RM of Stanley. Permits a mix of commercial and industrial uses compatible with abutting land uses.



Thriving Downtowns

- Walking and cycling pathways connect residents and visitors to main streets.
- Public realm spaces that provide a sense of place are encouraged.



Resilient Regional Economy

- Shared service agreements are supported to reduce infrastructure costs and enhance system redundancy, if structured to ensure fairness and protect service quality for all communities.

All lands in the MSTW Planning District **have been designated as one of the following:**

Agricultural Area

Includes all areas in the Planning District with agricultural capability classifications of one, two, or three, thus generally deemed prime agricultural land. The Development Plan restricts development on, and fragmentation of, prime and viable lower-class agricultural lands through the designation of Agricultural areas.

Rural Area

Encompasses lands with lower agricultural capability or existing fragmented parcels unsuitable for intensive farming, prioritizing the preservation of rural character and supporting compatible land uses. These areas focus on maintaining agricultural activities, where feasible, accommodating rural living patterns, and protecting natural landscapes while directing intensive commercial and industrial development to appropriately designated Rural Employment Areas.

Rural Employment Area

Identifies areas for employment uses outside of the main Urban Areas of the Planning District to support the agricultural sector and diversify the local economy.

Village Area

Includes small communities that should continue to provide a traditional village living option that embraces farm life in the midst of close family and neighbours, horticulture, and small-scale animal husbandry.

Urban Area

Includes the communities of Morden and Winkler, as well as the serviced Local Urban District of Miami. Due to their complexity, Urban Areas are further divided into five major functional areas: Urban Neighbourhoods, Urban Downtown Areas, Urban Activity Corridors, Urban Employment Areas, and Urban Parks and Open Space Areas.

Stanley Corridor

The Stanley Corridor is a thoroughfare that serves to connect the growing cities of Morden and Winkler, accommodating a hospitality and wellness hub and regional-level services along a multi-modal corridor.

Emerging Communities

Includes the rural settlement centres of Schanzenfeld, Reinfeld, and Rosebrook, which may accommodate a range of residential, commercial, and institutional uses. Emerging Communities currently have some municipal services and may have access to additional services in the future. This designation recognizes the unique opportunities and challenges in these areas as they continue to see an increase in residents over time. They can no longer be considered Rural Villages, nor are they Urban Centres.

Collaborative Planning

Includes policies to guide development and servicing at the urban-rural edge, or transition area, ensuring seamless growth, compatible infrastructure, and integration with the adjacent urban community.

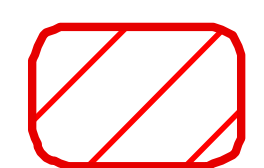
Lake Minnewasta Area

The existing and potential recreational and residential uses and development pressures upon lands near and immediately abutting or adjacent to the lake, the domestic water supply for the Town of Morden.

Aquifer Areas

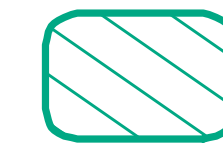
Includes policies that focus on managing the land around key recharge areas, which are significant water sources for Winkler and the region.

In addition to the Land Use Designations, the Development Plan also includes the following Planning Overlays. **A Planning Overlay is a regulatory tool that applies additional or more specific policies to a defined geographic area, on top of the underlying land use designation and policies.** A Planning Overlay is used to guide in areas that require special planning attention, such as downtown cores, environmentally sensitive areas, or transitional growth areas.



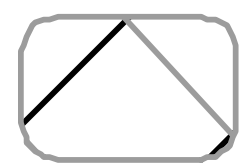
Rural Clusters Overlay

Identifies central areas within Stanley and Thompson that may require additional policy and design direction through the creation of a secondary plan.



Reinfeld / Schanzenfeld Secondary Plan Open Space / Recreation

Includes open space / recreation areas identified in the Reinfeld Secondary Plan and the Schanzenfeld Secondary Plan.



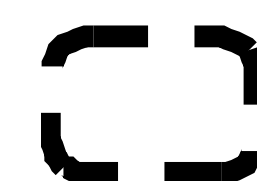
Collaborative Planning Area - Urban Growth

The Urban Growth Boundary CPA overlay supports coordinated, sustainable growth through joint planning between municipalities, complementing existing land use designations. It includes policies to manage development at the urban-rural edge, ensuring that rural development does not occur in areas designated for urban growth.



Collaborative Planning Area - Urban Fringe

The Urban Fringe Boundary CPA overlay supports coordinated, sustainable growth through joint planning between municipalities, complementing existing land use designations. It includes policies to guide urban development at the municipal boundary, ensuring communication and collaboration across jurisdictions, ensuring impacts on adjacent rural municipalities and infrastructure are known and can be mitigated.



Central Business District Overlay

Identifies central areas within Morden and Winkler that may require additional policy and design direction through the creation of a secondary plan.

The MSTW Planning District has demonstrated for nearly five decades that municipalities working together can achieve more than any one municipality could achieve alone. **Our regional approach creates efficiencies, reduces costs, and delivers more effective services to over 34,000 residents.**

Major regional benefits from the updated Development Plan:

Enhanced Inter-Municipal Cooperation

- Formal mechanisms for resolving matters of mutual concern between member municipalities
- Opportunities to jointly leverage federal funding, avoid redundancy, and identify cost-saving measures
- Improved community services at potentially lower costs

Shared Infrastructure and Services

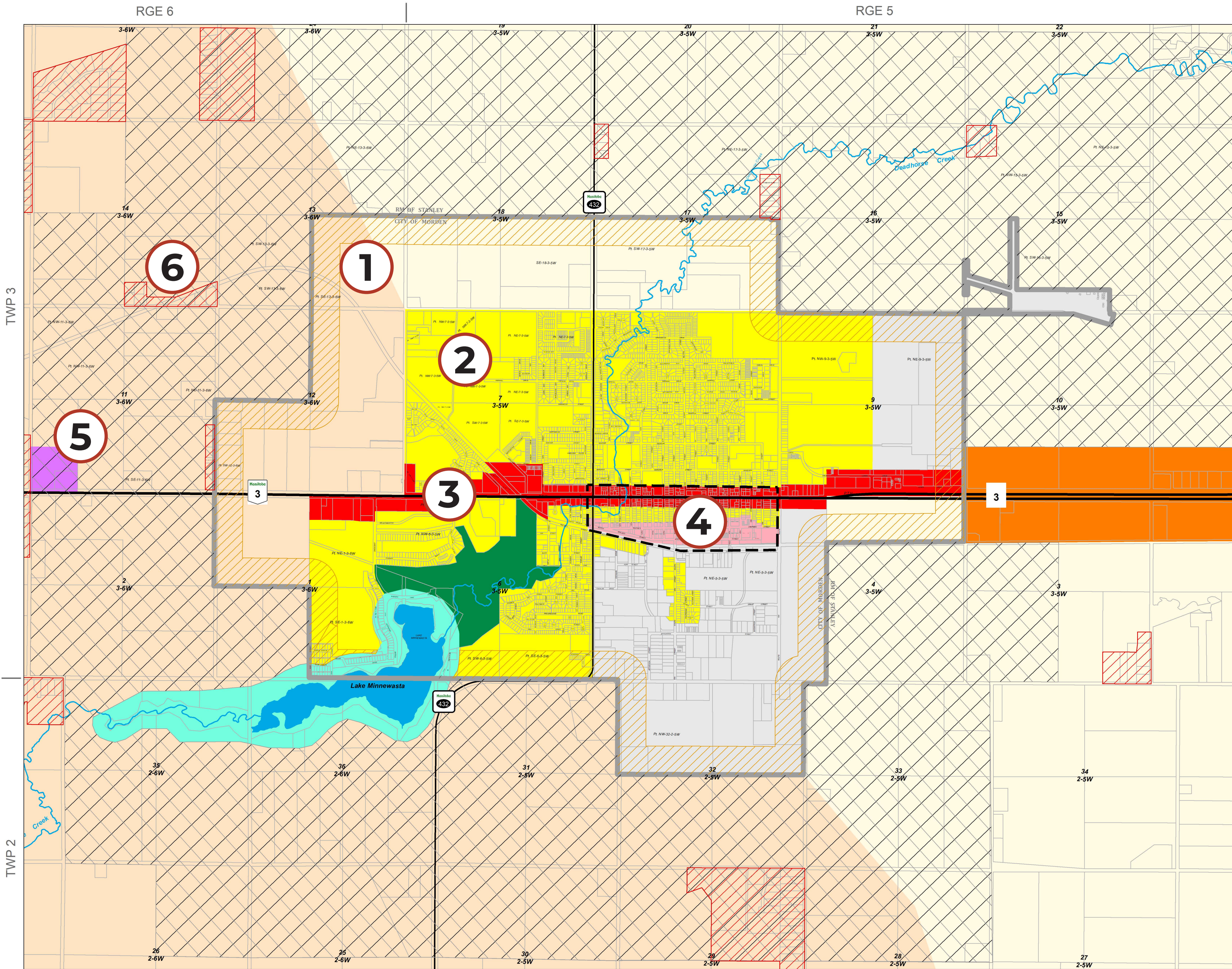
- Joint infrastructure projects designed to high engineering and environmental standards
- Cost-effective service delivery, reducing individual municipal costs while improving quality



Examples of Regional Collaboration

- Boundary Trails Health Centre
- Library Services
- Joint Landfill Operation (Morden, Stanley, Winkler)
- Collaborative Fire Protection
- Stanley Corridor
- Stanley Corridor Pathway
- Stanley Winkler Wastewater Project

City of Morden

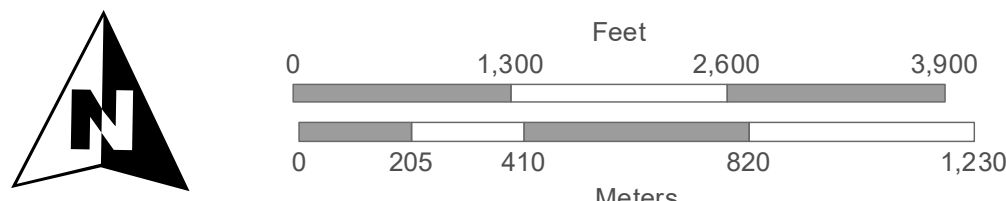
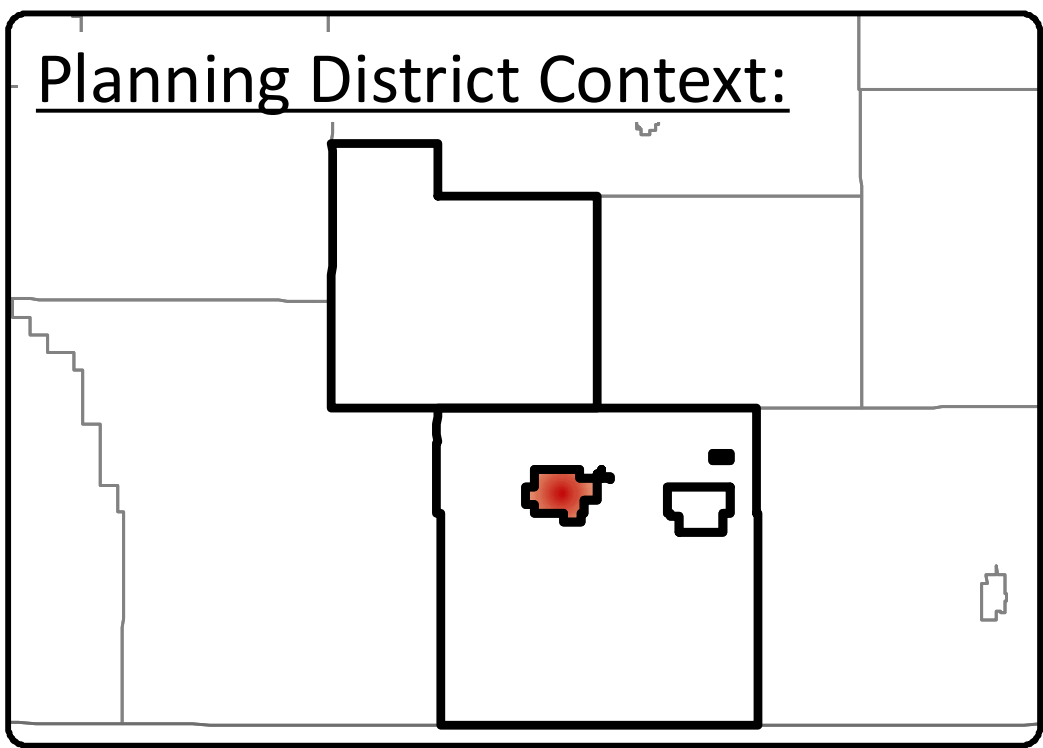


MSTW Planning District
Development Plan
By-Law _____
Map 2: City of Morden

- Land Use Designations:**
- Agricultural Area
 - Lake Minnewasta Area
 - Rural Employment Area
 - Rural Area
 - Stanley Corridor
 - Urban Activity Corridor
 - Urban Downtown Area
 - Urban Employment Area
 - Urban Neighbourhood
 - Urban Parks and Open Space Area

- Planning Overlays:**
- Central Business District Overlay
 - Rural Clusters Overlay
 - Collaborative Planning Area - Urban Growth
 - Collaborative Planning Area - Urban Fringe

- Other Features:**
- Assessment Parcels
 - Municipal Boundary
 - Waterbody
 - Waterways
 - Provincial Road
 - Provincial Trunk Highway



Manitoba
Municipal and Northern Relations
Community Planning
Date: February 2025
Coordinate System: NAD 1983 UTM Zone 14N

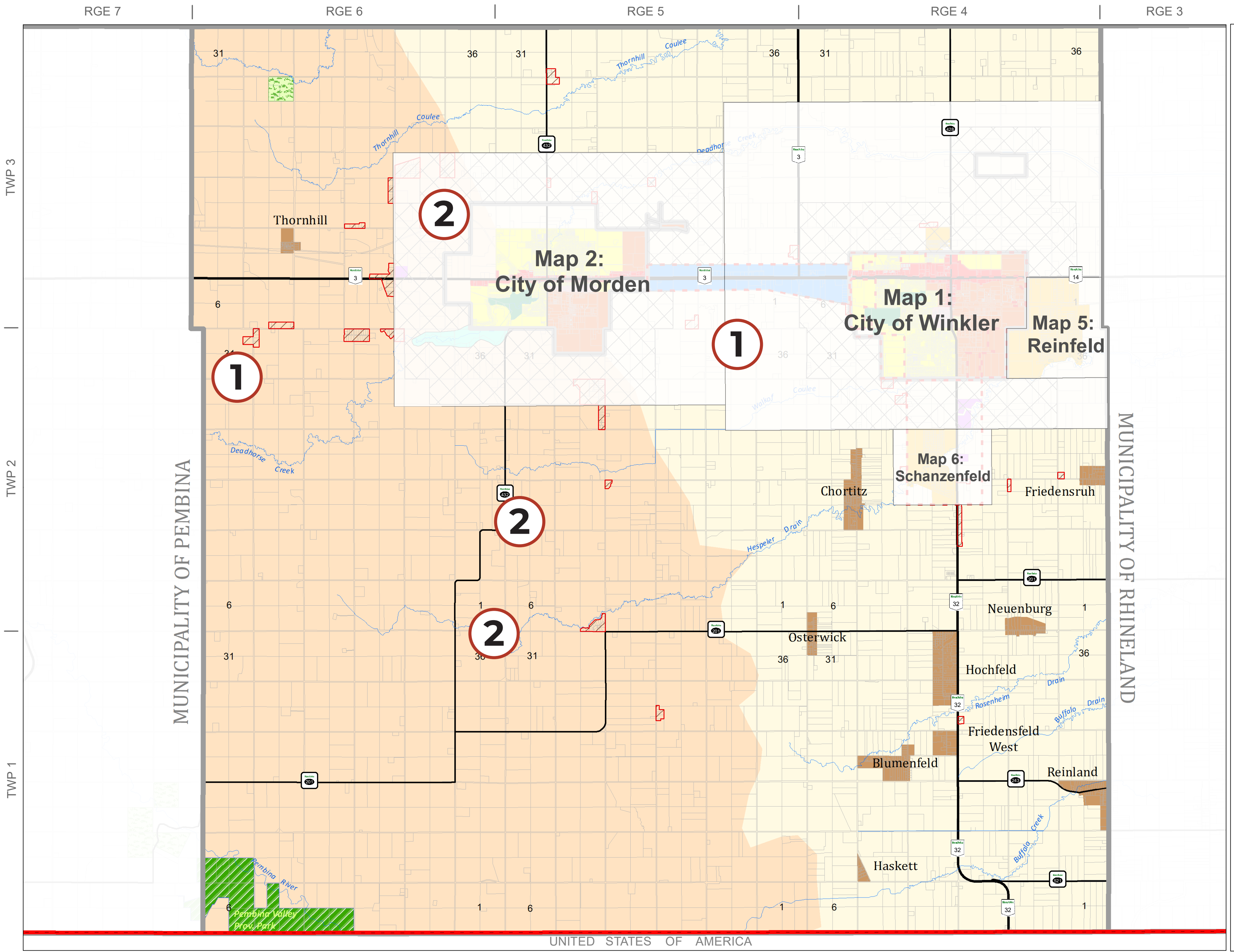
Mapping changes include:

- 1 Municipal boundary expanded to include lands annexed from the RM of Stanley
- 2 Re-designated from Rural Cluster to Urban Neighbourhood
- 3 Re-designated from Urban Activity Corridor to Urban Neighbourhood
- 4 Added Central Business District Planning Overlay
- 5 Re-designated from Rural Area to Rural Employment Area
- 6 Re-designated from Rural Cluster to Rural Area

Map 5: Reinfeld

The map displays a grid of Township (TWP 2, TWP 3) and Range (RGE 3, RGE 4, RGE 5) coordinates. A central area is highlighted in yellow and labeled 'Map 5: Reinfeld'. A green circle is drawn around a specific location on the map. Numbered callouts (1-6) are placed throughout the map, likely indicating specific areas of interest or land use designations. The map also shows various colored zones (yellow, orange, green, red, purple) and a network of roads and water features.

RM of Stanley



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Map 3: RM of Stanley

- Provincial Road
- Provincial Trunk Highway
- International Border

Mapping changes include:

- 1 Expansion of Rural Cluster
- 2 Removal of Rural Cluster

Land Use Designations:

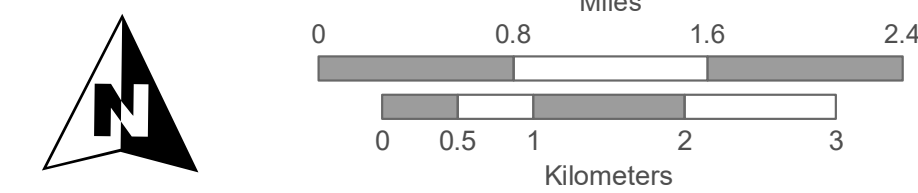
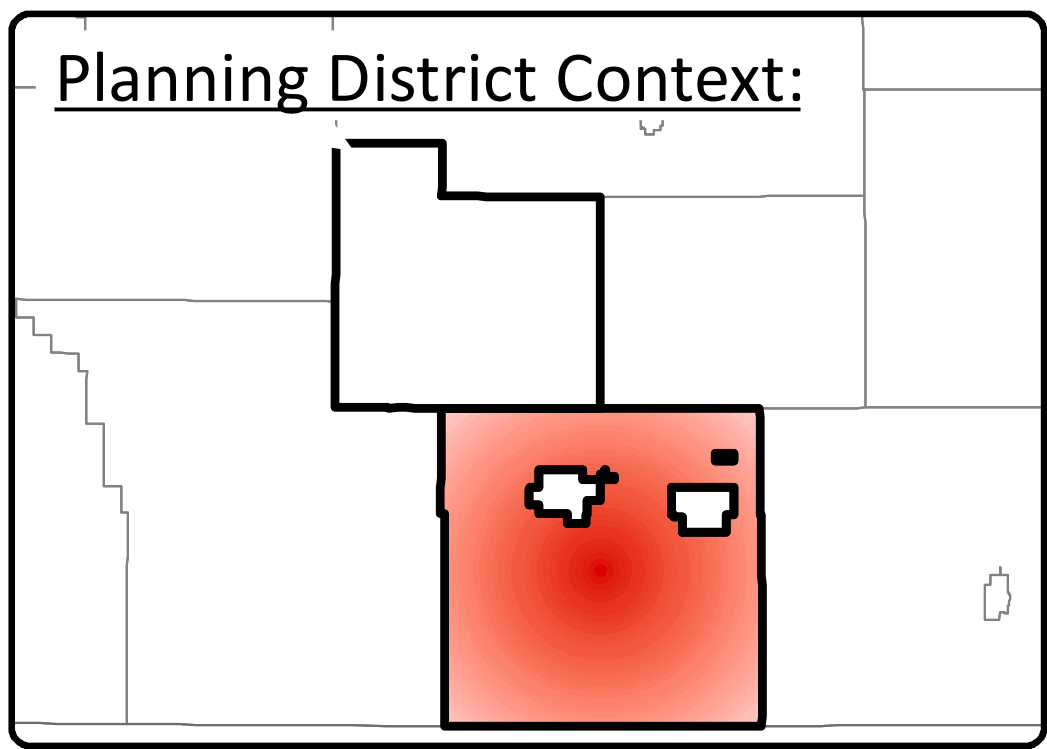
- Agricultural Area
- Rural Area
- Village Area

Planning Overlays:

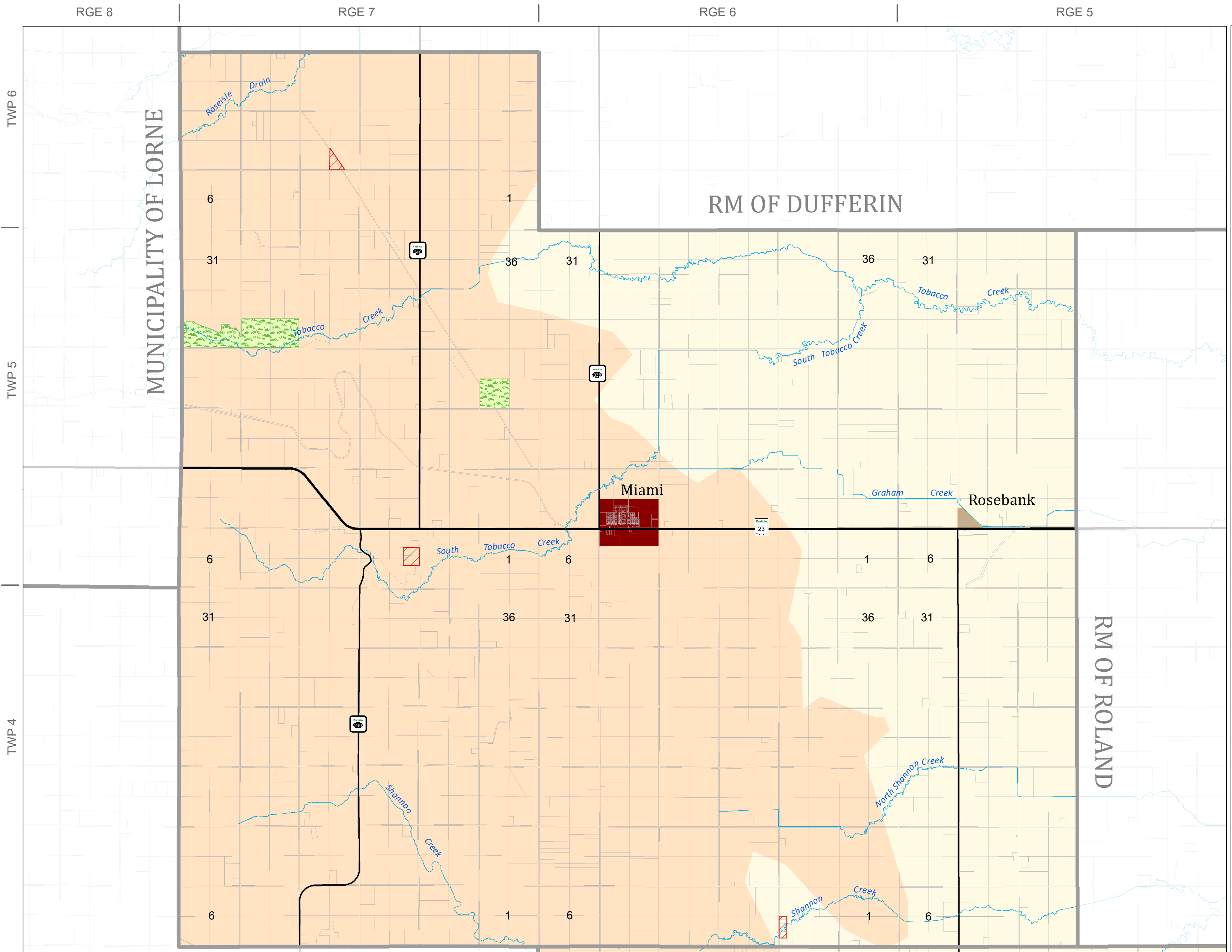
- Rural Clusters Overlay

Other Features:

- Assessment Parcels
- Municipal Boundary
- Provincial Parks
- Wildlife Management Areas
- Waterways



RM of Thompson



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Map 4: RM of Thompson

Land Use Designations:

- Agricultural Area
- Rural Area
- Urban Centre
- Village Area

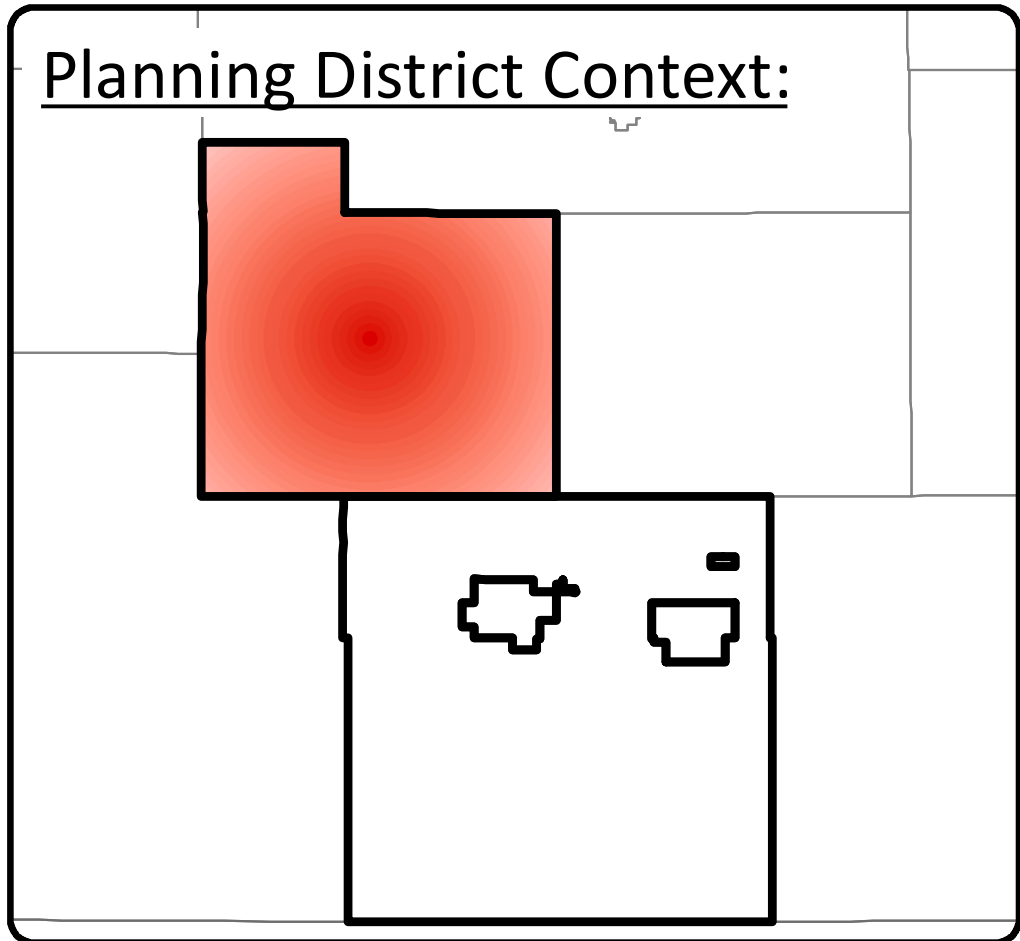
Planning Overlays:

- Rural Clusters Overlay

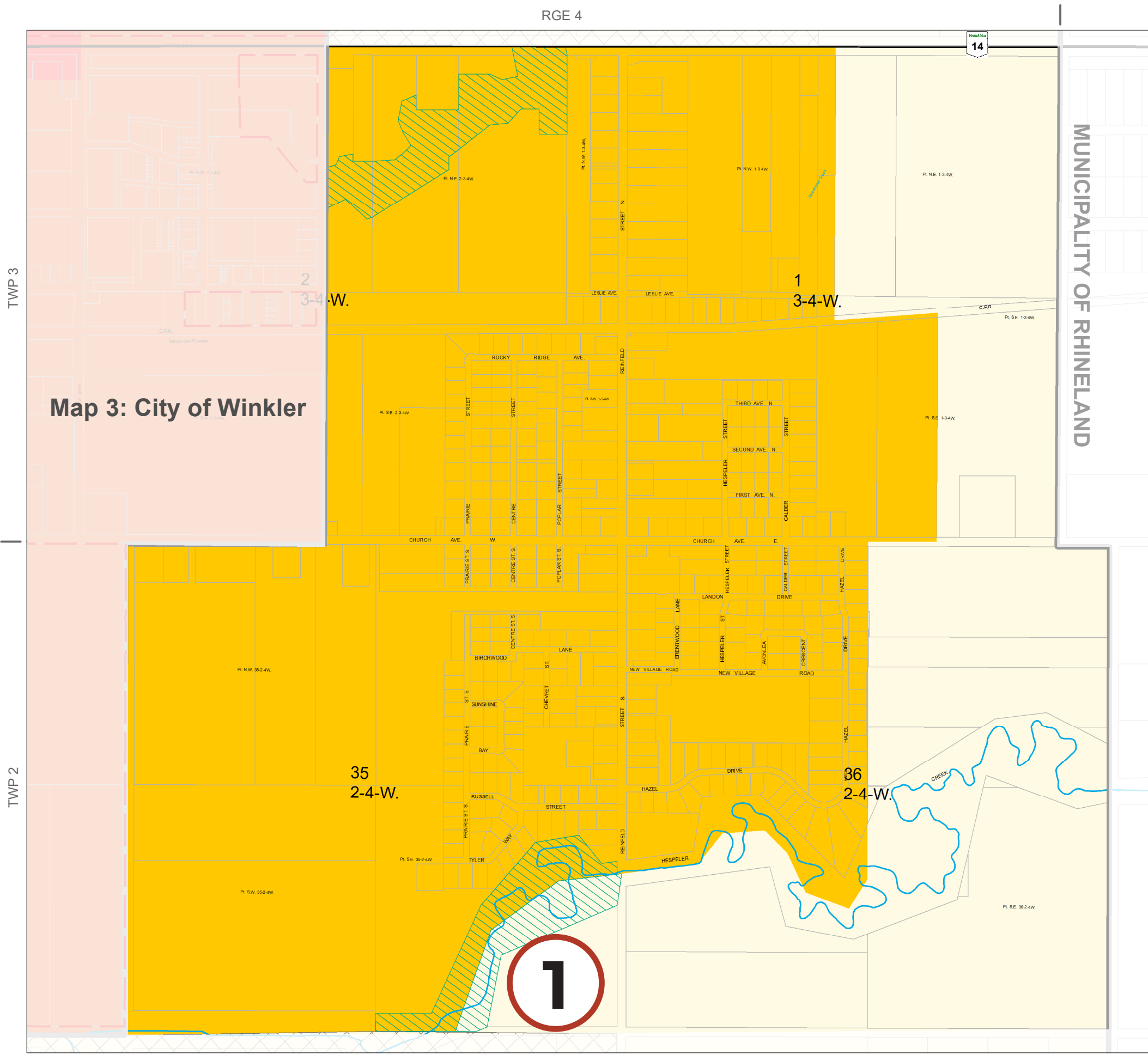
Other Features:

- Assessment Parcels
- Municipal Boundary
- Wildlife Management Areas
- Waterways
- Provincial Road
- Provincial Trunk Highway

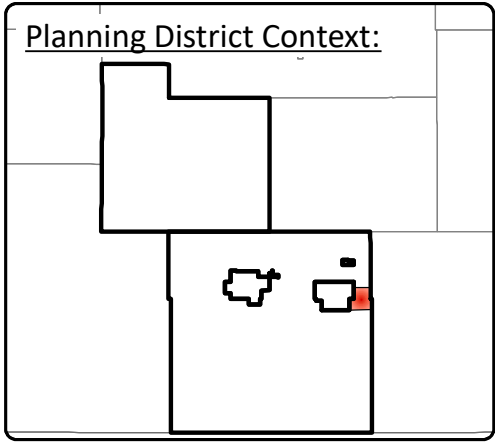
No mapping changes made.



Reinfeld



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Map 5: Reinfeld



Land Use Designations:

- Agricultural Area
- Emerging Communities Area

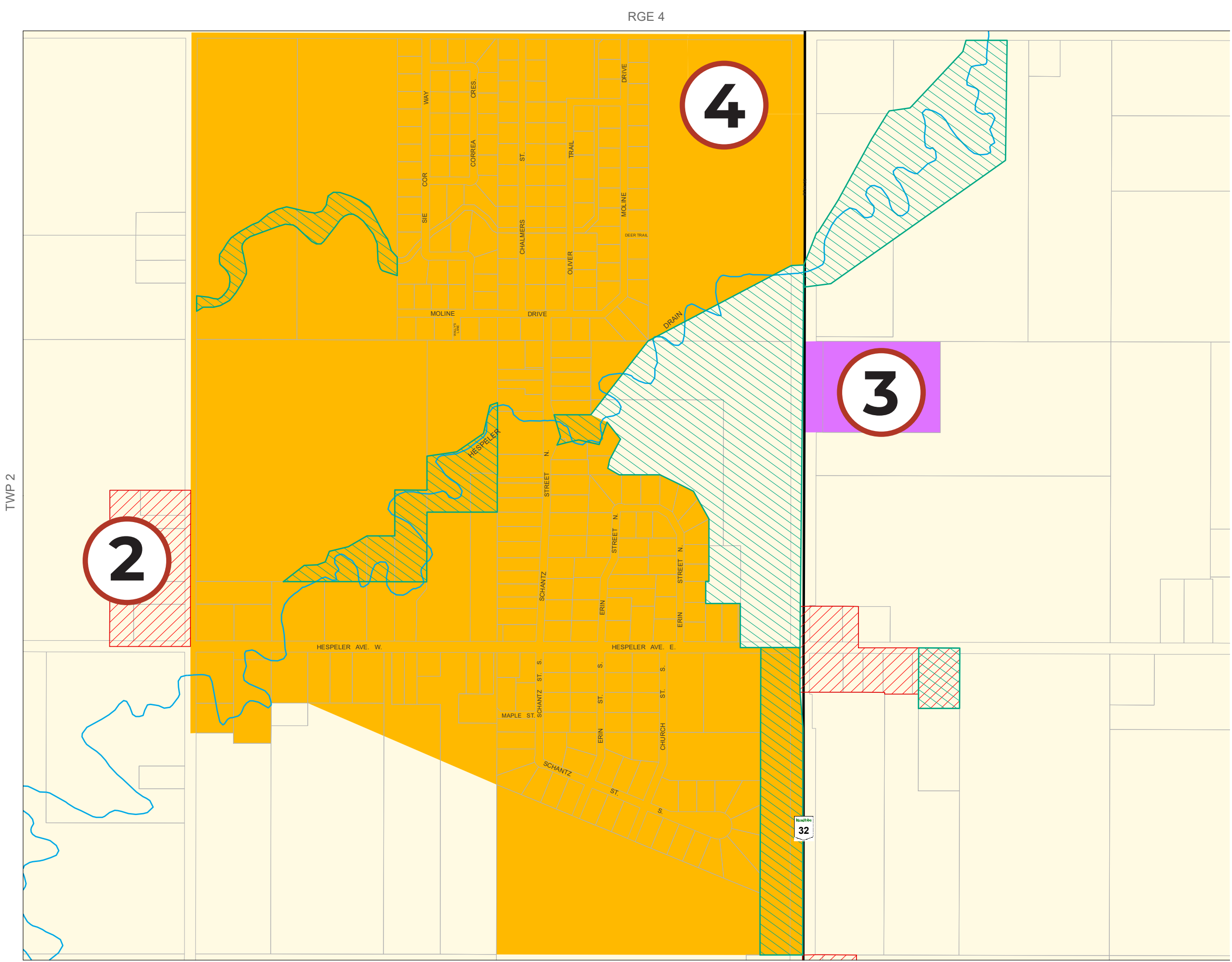
Planning Overlays:

- Collaborative Planning Area
- Reinfeld Secondary Plan - Open Space

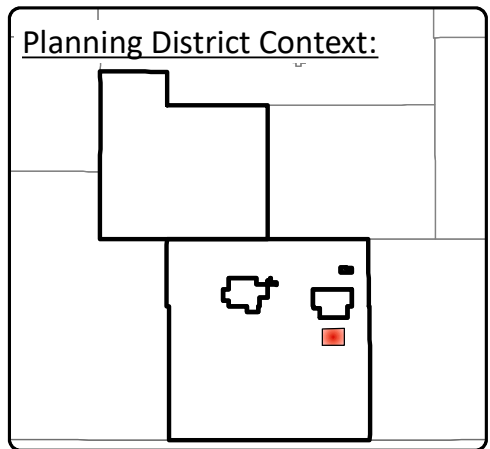
Other Features:

- Assessment Parcels
- Municipal Boundary
- Waterbody
- Waterways
- Provincial Trunk Highway

Schanzenfeld



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Map 6: Schanzenfeld



Land Use Designations:

- Agricultural Area
- Emerging Communities Area
- Rural Employment Area

Planning Overlays:

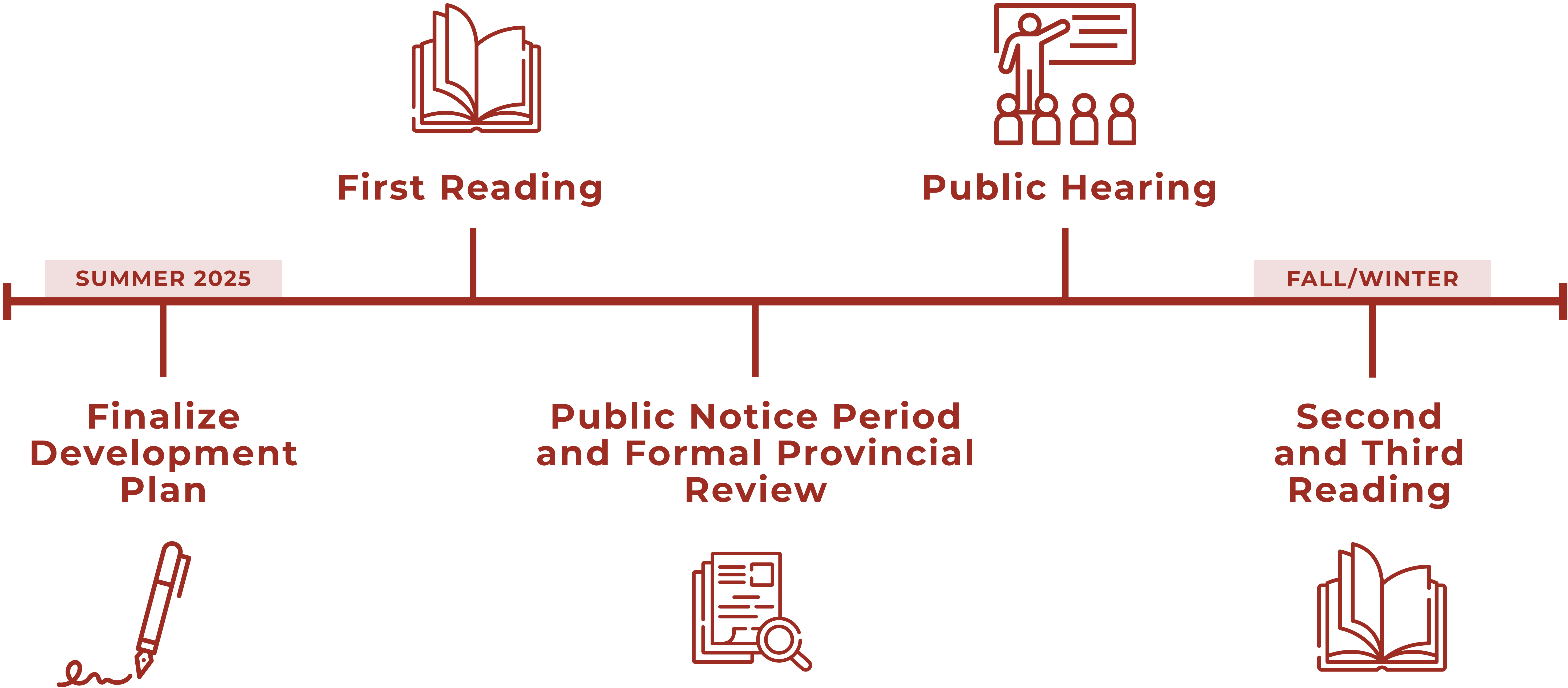
- Schanzenfeld Secondary Plan - Open Space/Recreation
- Rural Clusters Overlay

Other Features:

- Waterways
- Provincial Trunk Highway
- Assessment Parcels

Mapping changes include:

- 1 Re-designated from Emerging Communities Area to Agricultural Area
- 2 Redesignated to Rural Cluster in Oct 2019
- 3 Re-designation from Agricultural Area to Rural Employment Area
- 4 Redesignated from Agricultural Area to Emerging Communities Area



Thank you

A survey to provide your feedback can be accessed using the QR code below or at the following link:

www.surveymonkey.com/r/7TP9QGR

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

Lauren Lange
Project Manager, WSP
T: 204-259-1919
E: lauren.lange@wsp.com

Scan with your device below



Deadline for survey responses: **September 3, 2025**