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09.06.2026 OPEN HOUSE

RM of STANLEY

Reinfeld and
Schanzenfeld

Land Use
Concepts

WELCOME | Project Introduction

Welcome to the Open House on the future of the Schanzenfeld & Reinfeld Secondary Planning Areas found within the Rural Municipality (RM) of Stanley.

The purpose of this Open House is to introduce the project team, outline the planning process, and present the land use concepts developed for key undeveloped areas indicated for future growth within the Reinfeld and Schanzenfeld Secondary Plans.

This project was initiated by the RM of Stanley to provide a coordinated framework for future growth, including land use, transportation, drainage, and servicing for four (4) specific areas within the municipality that are comprised of multiple land owners. We are seeking your input to ensure the proposed concept plans reflect the priorities of property owners, development proponents, and the community alike.

We encourage you to review the presentation materials and share your feedback. Members of the project team are available to answer any questions or discuss the plans with you. Comment sheets are available at the sign-in table.



Reinfeld



Schanzenfeld

Disclaimer

Please note that all of the properties identified in this project are owned by various private and corporate interests. It will be at the total discretion of the current landowner whether or not they want to develop their property. If interested, the sites could either be developed by the current landowner, purchased by a developer or developed through a joint venture between the current landowner and a developer.

Council generally supports the type of development proposed for each of the four identified areas, however various planning approvals such as subdivision and rezoning will be required. If development is to proceed, Council and the Province will assess applications (see Board 10) on their individual merits, compliance with planning policy and regulation and consider input from various government agencies as well as the public.

Project Team

Landmark
Planning & Design Inc.

Landmark Planning and Design Inc. is a land use planning firm, has been retained to lead the planning and engagement process for this project.

JRCC JR Cousin Consultants Ltd.

JRCC is a consulting engineering and project management firm guided by a team of highly skilled, multi-disciplinary professionals with years of experience.

CONTEXT | Planning Areas

There are four areas identified in the Reinfeld and Schanzenfeld Secondary Plans that are the focus of this project (See Board 4 for more information about Secondary Plans). The intent of this project is to develop a coordinated approach to managing growth—aligning land use, infrastructure, and drainage across property lines to support complete and connected communities, within these four areas that can be described as follows:

Area 1 — Reinfeld (North)

Approx. 193 acres

Located north of Reinfeld, this area includes multiple parcels and is characterized by a creek corridor and varied topography.

Area 2 — Reinfeld (South)

Approx. 405 acres

The largest of the study areas, located south of Reinfeld. The site includes a central low area and existing drainage features.

Area 3 — Schanzenfeld (North)

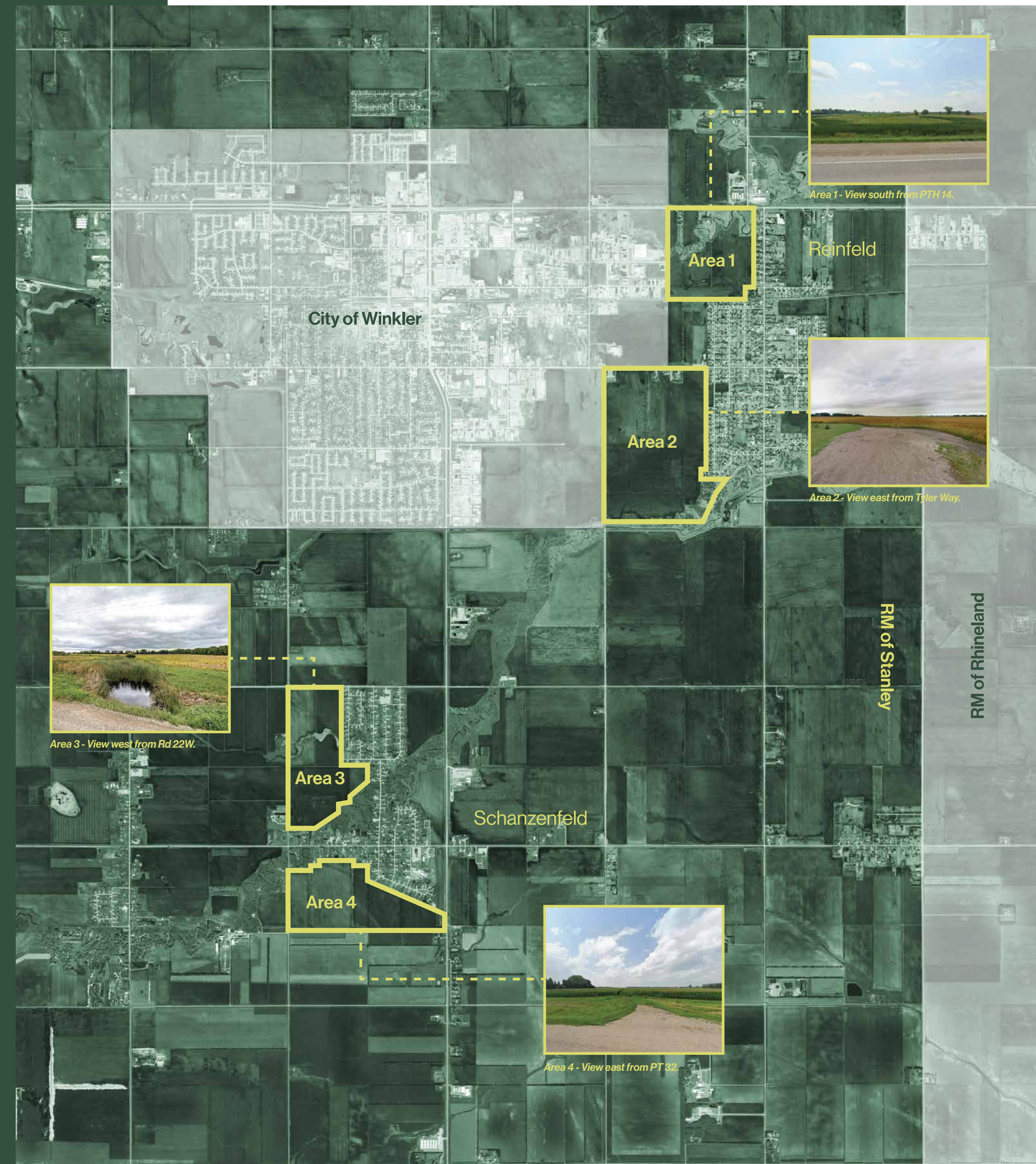
Approx. 210 acres

Situated north of Schanzenfeld, this area is defined by two creeks and strong east-west drainage patterns.

Area 4 — Schanzenfeld (South)

Approx. 181 acres

Located south of Schanzenfeld, this relatively flat area includes high-quality agricultural land.



CONTEXT | Planning Policy

The RM of Stanley is a member of the MSTW Planning District, which also includes the City of Morden, the RM of Thompson, and the City of Winkler. Development within the RM is subject to the provisions of the Development Plan.

1. The Development Plan supports:

- Concentrating growth within existing communities
- Coordinating land use with infrastructure and servicing
- Supporting a mix of residential, commercial, and employment uses
- Protecting high-quality agricultural land

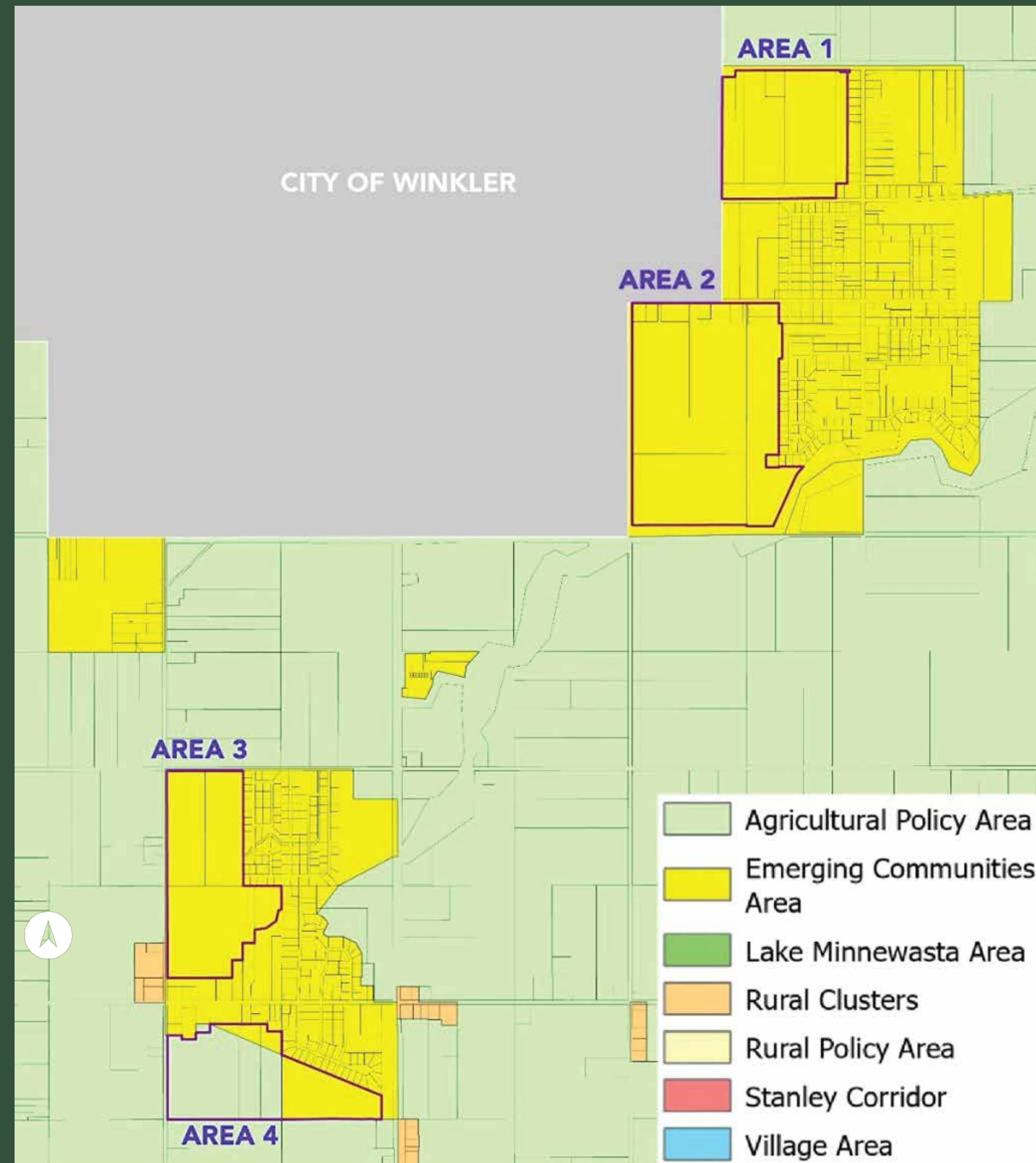
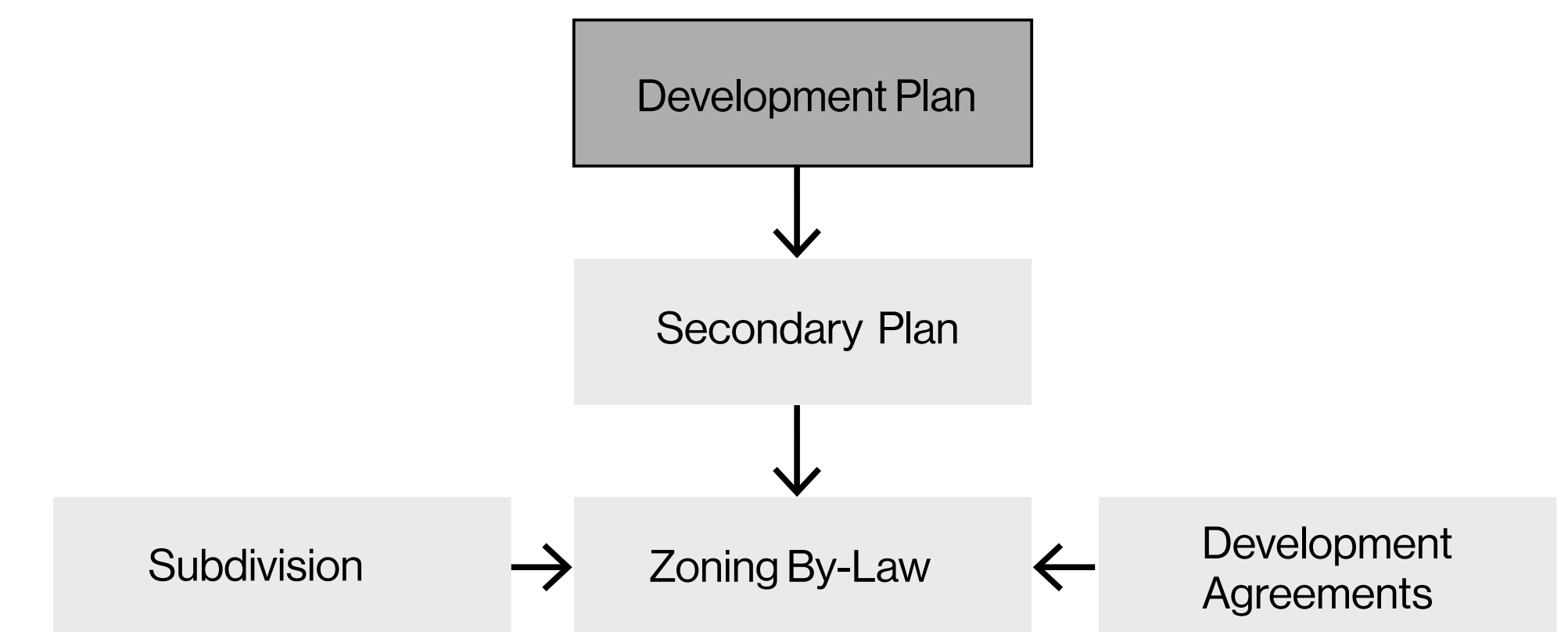


Figure 1: illustrates how the four areas have been designated within the MSTW Development Plan.

What is a **Development Plan**?

- A policy document that is adopted by a Planning District, but is approved by the Province.
- Provides a long-term vision for the Planning District by directing development through goals, objectives, and policies.
- Designates land for a variety of land uses.
- Provides criteria for subdividing land.



CONTEXT | Planning Policy

The Reinfeld and Schanzenfeld Secondary Plans build on the policies of the MSTW Planning District Development Plan to guide current and future decisions about infrastructure and servicing, transportation, and land use planning in undeveloped areas.

Area 1

- Mixed-use growth area.
- Supports residential, commercial, industrial, and open space uses.
- Accommodates rural residential and residential-industrial development.
- Encourages active transportation connections and community trails.

Area 2

- Mixed-use growth area.
- Supports residential, commercial, industrial, and employment uses.
- Includes opportunities for residential-industrial development.
- Encourages active transportation and infrastructure connectivity.
- Identified as a transition area adjacent to Winkler.

Area 3

- Designated as a New Community Residential Area.
- Intended primarily for single-family residential development.
- New development should be compatible with adjacent neighbourhoods.

Area 4

- Designated as a New Community Residential Area.
- Intended primarily for residential community expansion.
- New development should be compatible with adjacent neighbourhoods.
- Development must consider adjacent agricultural lands and existing community character.

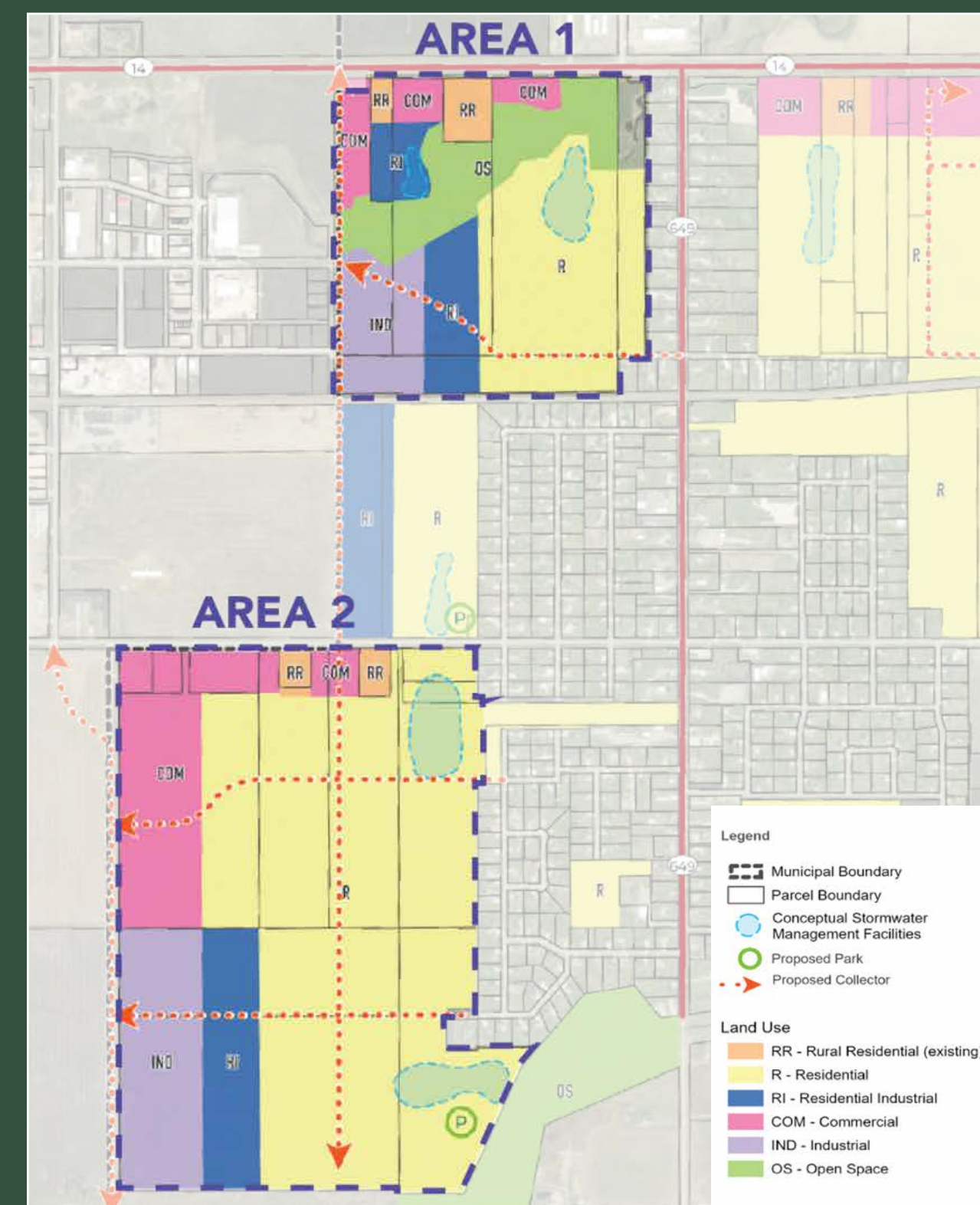


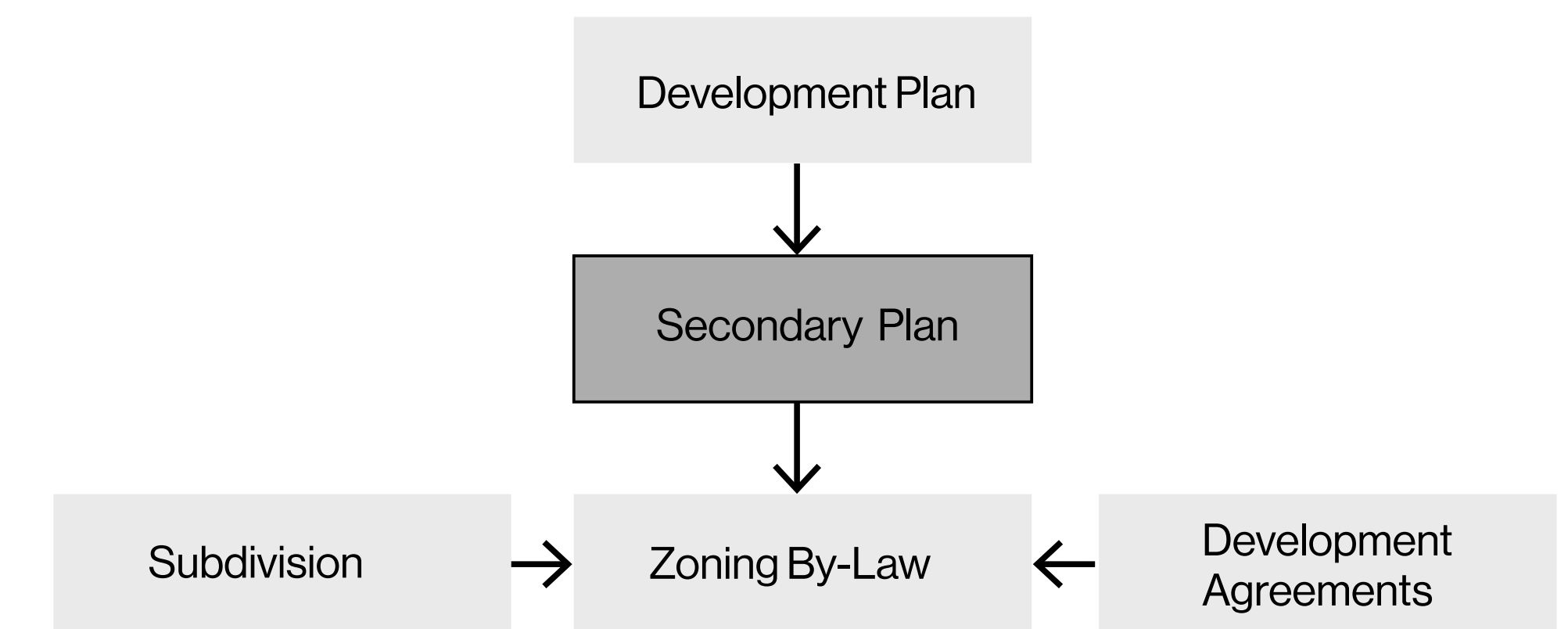
Figure 2: illustrates how Areas 1 and 2 have been designated within the Reinfeld Secondary Plan



Figure 3: illustrates how Areas 3 and 4 have been designated within the Schanzenfeld Secondary Plan

What is a **Secondary Plan**?

- Is a planning policy document that is adopted and approved by a local government – i.e., the RM of Stanley.
- Is an optional planning tool that is usually applied to a specific area within a Municipality – i.e., Reinfeld or Schanzenfeld
- Is a planning tool that provides implementation policies to guide new growth and development.



CONSIDERATIONS | Planning

There are numerous considerations that inform the organization of land use, roads, and servicing across each area, including existing landscape conditions, infrastructure constraints, and long-term growth objectives:



Resident and Stakeholder Input

Neighbourhood Character / Context



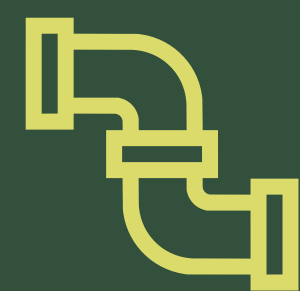
Transportation and Road Network

Site Design



Site Access

Market Considerations



Servicing Capacity

Density



City Objectives and Policy Direction

Active Transportation



Engagement Timeline

Planning Considerations were discussed with the RM of Stanley as well as key stakeholders as part of the public engagement process for this project. The project engagement time is as follows:

September 2025

Stakeholder and landowner meetings undertaken to identify opportunities, constraints, and priorities for future growth areas.

Winter 2025 -26

Preparation and refinement of preliminary land use concepts, including transportation, drainage, servicing, and open space frameworks.

Spring 2026

Public Open House to present the draft concept plans, share key planning directions, and receive community feedback

Summer 2026

Public and stakeholder feedback integrated into revised concept plans and final recommendations for RM consideration

AREA 1 | Land Use Concept

Area 1 is located in the community of Reinfeld. Specific considerations that have informed the conceptual design for Area 1 can be explained as follows:

Natural Systems & Open Space

- Existing creek corridor preserved as a central ecological and open space feature
- Riparian setbacks protect habitat and support natural drainage functions
- Open space and retention areas create a continuous green corridor through the site
- Stormwater infrastructure integrated with landscape and recreation opportunities

Active Transportation & Connectivity

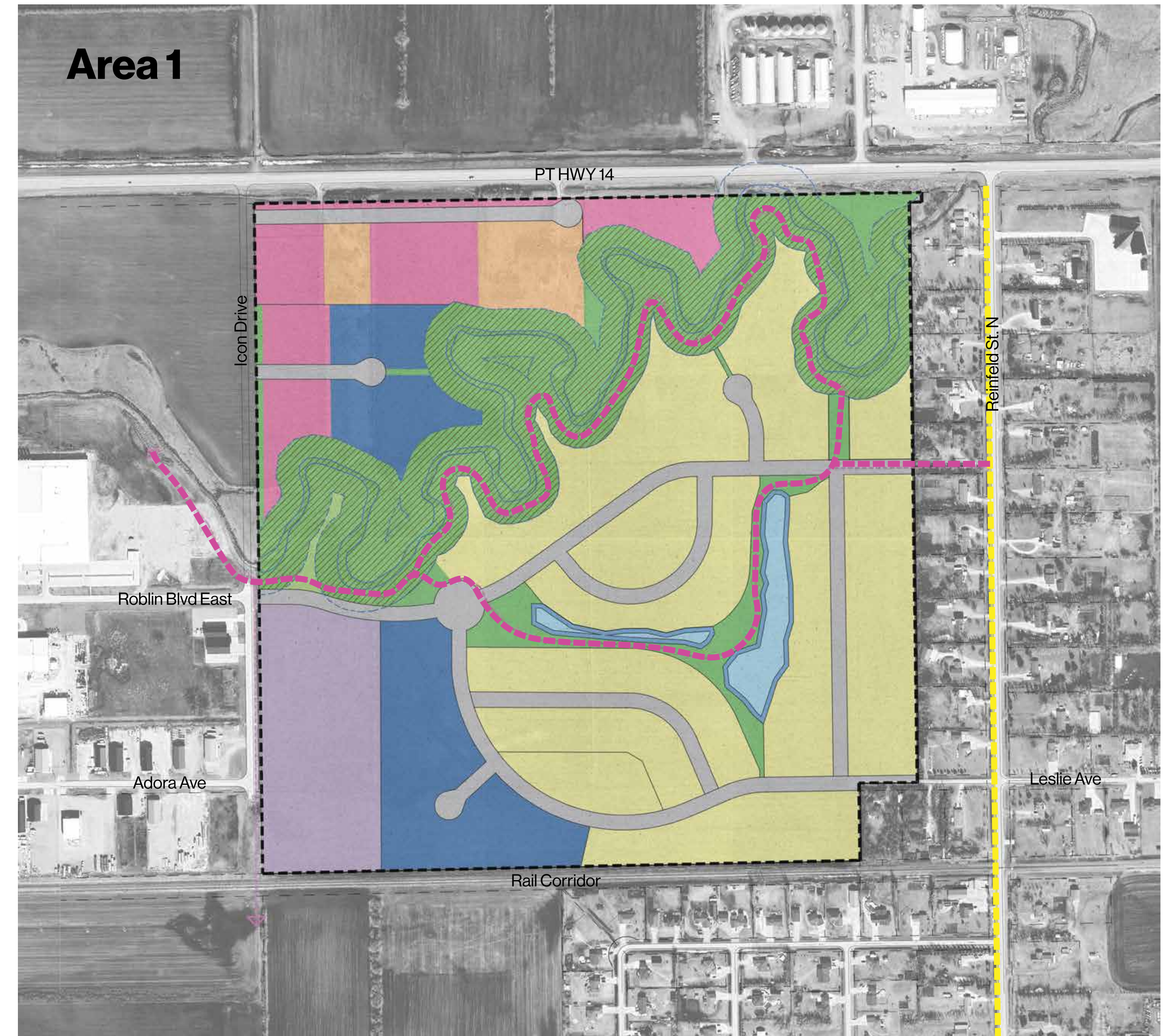
- Active transportation paths integrated within creek corridors and open spaces
- Green loop connects neighbourhoods internally and links to surrounding destinations
- Connections provided toward Winkler, Discovery Nature Sanctuary, and future development areas

Road Network & Access

- Central roundabout provides efficient access between Roblin Blvd East and Leslie Ave
- Road network supports phased development and improves internal circulation
- Transportation layout designed to coordinate movement across the broader planning area

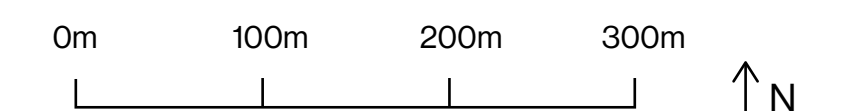
Land Use Organization

- Industrial and commercial uses concentrated along outer edges and key transportation corridors
- Uses transition eastward toward residential neighbourhoods and open spaces
- Land use pattern balances employment areas, housing, and natural systems within a cohesive community structure



LEGEND

--- Area Planning Unit	Existing Rural Residential	Riparian Setback
- - - Existing Parcel	Residential	Road right-of-way
- - - Riparian Setback	Residential Industrial	Water Retention
— Creek	Industrial	
--- Existing AT Path	Commercial	
--- Proposed AT Path	Open Space	



Area 2 | Land Use Concept

Area 2 is also located in the community of Reinfeld. Specific considerations that have informed the conceptual design for Area 2 can be explained as follows:

Natural Systems & Open Space

- Existing drainage corridors and low areas integrated into the community structure
- Drainage channel integrated into the existing creek system and riparian corridor
- Riparian setbacks protect natural drainage functions and ecological features
- Open spaces distributed throughout the neighbourhood to support connectivity and recreation

Active Transportation & Connectivity

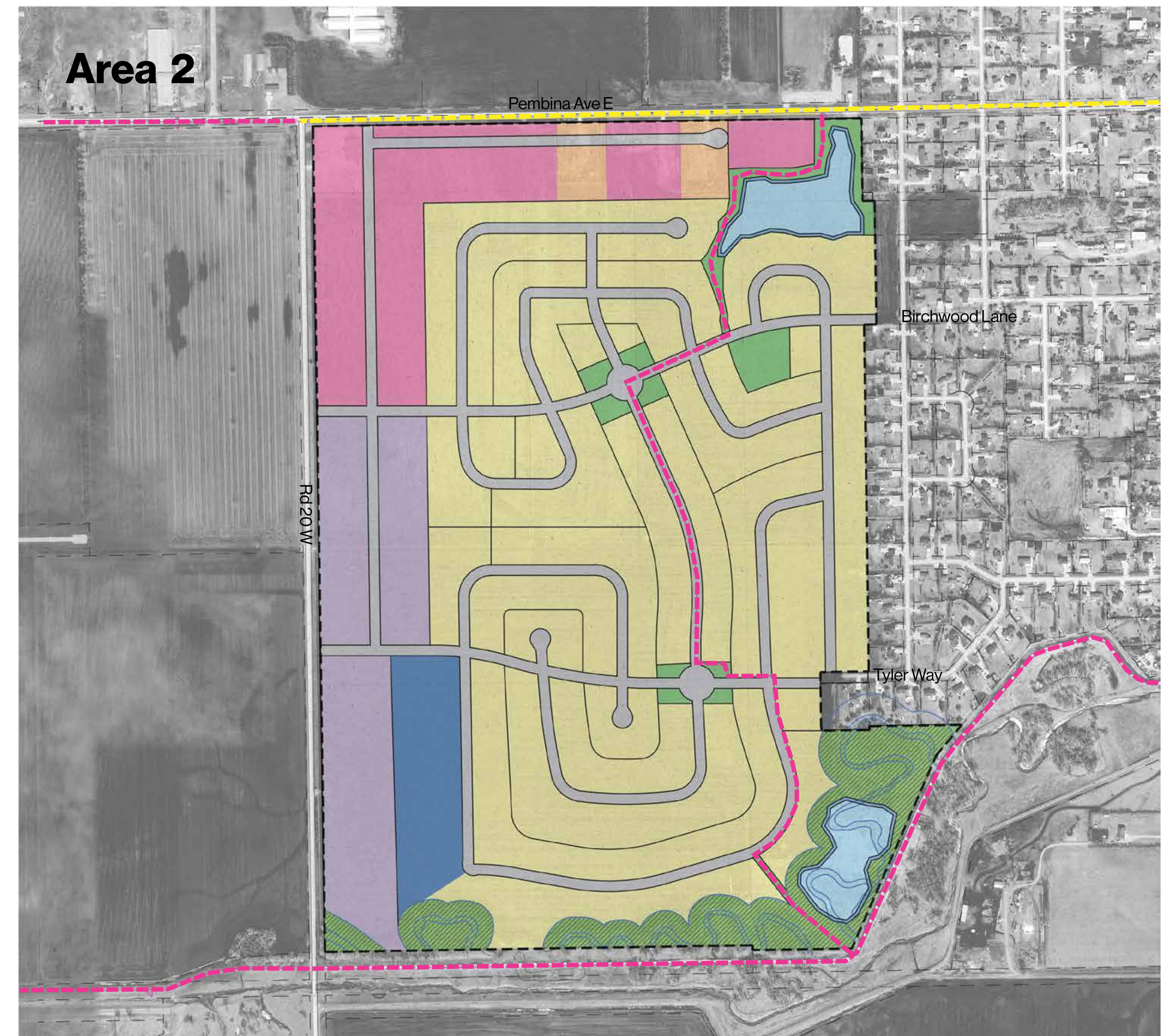
- Active transportation spine connects north–south through the planning area
- AT paths tie into existing eastward connections toward Winkler
- Multi-use paths provide connections toward the future perimeter trail network
- Open space corridors support walkability and access to natural features

Road Network & Access

- East–west road connections tie into the existing road network, linking Rd 20 W to Birchwood Lane and Tyler Way
- Connected street network supports phased residential growth and efficient circulation
- Roundabouts help organize movement and improve connectivity through the site
- Multiple connections improve access to adjacent neighbourhoods and future growth areas

Land Use Organization

- Commercial and industrial uses concentrated along Pembina Avenue East and Rd 20 W
- A service road helps alleviate access pressure along Pembina Avenue East
- Higher activity uses transition toward lower-intensity residential and open space areas



LEGEND

--- Area Planning Unit	Existing Rural Residential	Riparian Setback
- - - Existing Parcel	Residential	Road right-of-way
--- Riparian Setback	Residential Industrial	Water Retention
--- Creek	Industrial	
--- Existing AT Path	Commercial	
--- Proposed AT Path	Open Space	

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Area 3 | Land Use Concept

Area 3 is located in the community of Schanzenfeld. Specific considerations that have informed the conceptual design for Area 3 can be explained as follows:

Natural Systems & Open Space

- Existing creek corridors and riparian setbacks preserved as key ecological features
- Riparian corridors integrated with active transportation connections through the centre and southern portions of the site
- Open space network supports access to natural areas and provides opportunities for recreation and stormwater integration
- Development pattern responds to existing drainage features and landscape conditions

Active Transportation & Connectivity

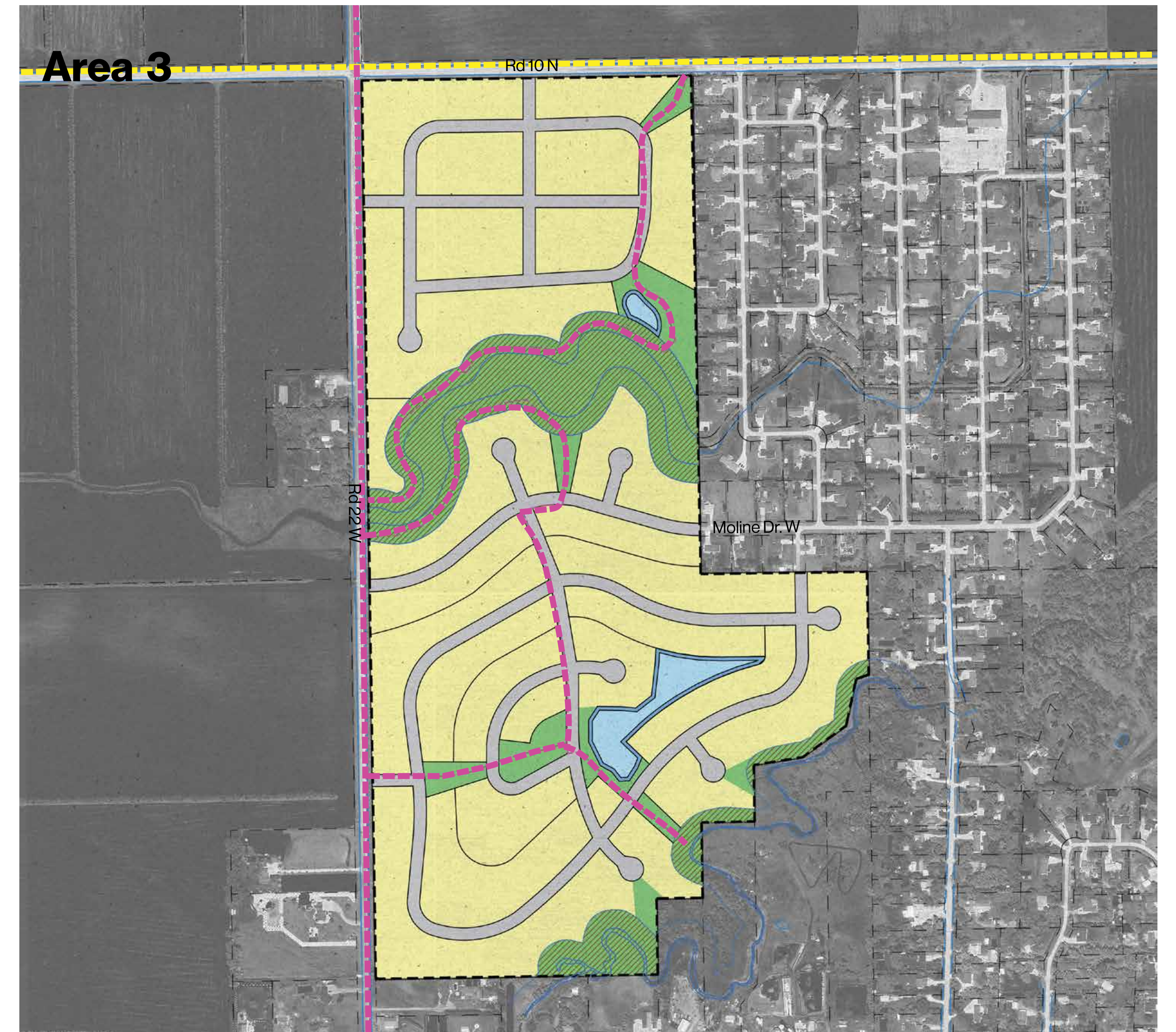
- Active transportation routes integrated within open space and riparian corridors
- Internal pathways provide north–south connectivity through the planning area
- Trail connections improve access between neighbourhoods, open spaces, and surrounding community areas

Road Network & Access

- Road structure extends and continues the existing Moline Drive West network
- Seamless east–west connection provided between the existing neighbourhood and Rd 22W
- Curvilinear road network responds to drainage features and natural topography
- Street layout supports phased residential growth and neighbourhood connectivity

Land Use Organization

- Area planned primarily for residential neighbourhood development
- Open spaces and drainage features organized as central community amenities
- Residential lots oriented around parks, natural features, and internal street connections
- Land use structure balances housing, open space, drainage, and connectivity within an integrated neighbourhood framework



LEGEND

--- Area Planning Unit	Residential
- - - Existing Parcel	Open Space
- - - Riparian Setback	Riparian Setback
— Creek	Road right-of-way
--- Existing AT Path	Water Retention
--- Proposed AT Path	

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Area 4 | Land Use Concept

Area 4 is located in the community of Schanzenfeld. Specific considerations that have informed the conceptual design for Area 4 can be explained as follows:

Natural Systems & Open Space

- Stormwater retention area integrated within the southeast portion of the site
- Open space elements incorporated within the neighbourhood structure to support recreation and drainage functions
- Development pattern responds to surrounding agricultural and residential context

Active Transportation & Connectivity

- Internal pedestrian corridors provide east–west and north–south connectivity through the planning area
- Pathway network improves walkability and connections between residential areas and community destinations
- Active transportation routes integrated within the broader neighbourhood structure

Road Network & Access

- Road network provides connections between Schantz Street South and Rd 22W
- Internal street layout supports efficient circulation and phased neighbourhood growth
- Multiple local road connections improve integration with the existing community structure
- Curvilinear road network creates a connected residential neighbourhood pattern

Land Use Organization

- Area planned primarily for residential neighbourhood development
- Residential blocks organized around internal streets, pedestrian corridors, and open spaces
- Development pattern supports long-term community expansion adjacent to existing neighbourhoods
- Land use structure balances housing, connectivity, and infrastructure within a cohesive neighbourhood framework



LEGEND

--- Area Planning Unit	Residential
- - - Existing Parcel	Open Space
- - - Riparian Setback	Road right-of-way
— Creek	Water Retention
--- Existing AT Path	
--- Proposed AT Path	

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PLANNING APPROVAL | Process

Prior to lands within the four secondary planning areas being developed, the property owner/development proponent must make formal applications to rezone and subdivide. An application to rezone is made to the RM of Stanley, while a subdivision application is made to the Province of Manitoba. Both applications require Council approval and will trigger Public Hearings. To proceed with subdivision and rezoning applications, the property owner/development proponent must compile the following application materials:

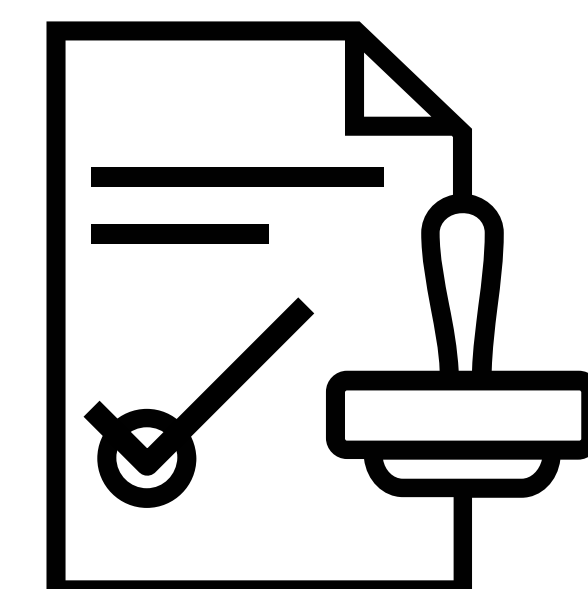
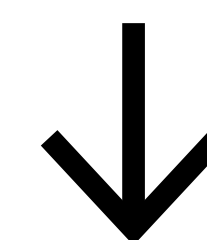
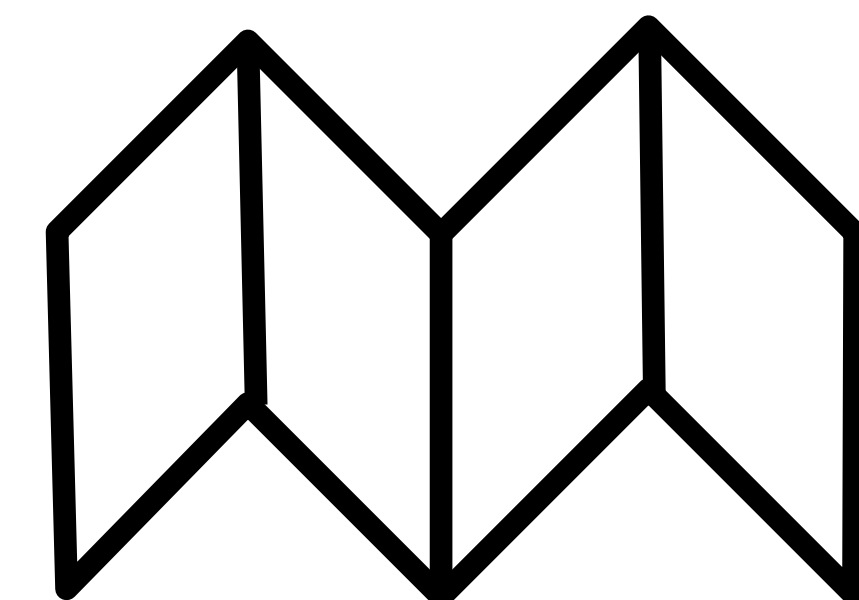
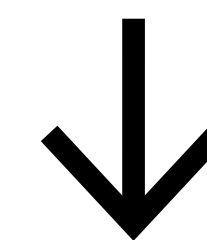
- Subdivision Application Map (Prepared by a Professional Land Surveyor)
- An understanding of initial engineering considerations to confirm servicing, land drainage capacities, and flooding
- Road Access considerations
- Letter of Intent outlining the overall proposal
- Application Fees
- Current Status of Titles

Once the subdivision is conditionally approved by Council and the Province, the property owner/development proponent will be required to undertake or provide the following:

- Engineering Plans (Roads, Grading, Drainage etc.)
- Legal Plan and Easement Plans
- Topographic Plan
- Access Permits
- Drainage Permits

In addition to the above, the following may also be required depending on the requirements of the approving authority:

- Traffic Study
- Geotechnical Study
- Wetland Study
- Heritage Impact Assessment
- Others as identified



DEVELOPMENT | Coordination & Cooperation

When developing land within the concept planning areas, the property owner/development proponent will be required to enter into a development agreement with the RM of Stanley as part of either a subdivision or rezoning application. A development agreement outlines the specific responsibilities of both the developer and the RM of Stanley related to the construction of public infrastructure and subdivision lotting. A development agreement can deal with some of the following:

- Development Levies
- Land Use
- Phasing and Construction Timing
- Engineered Plans
- Architectural Guidelines
- Planting/Landscaping Plans
- Security (i.e. Letter of Credit)
- Insurance and Liability

In addition to the above, a Development Agreement can mandate the construction of off-site improvements or require the installation of oversized infrastructure necessary for development including roads, water and sewage lines or drainage for a specific planning area. The initial capital cost of these works can be divided into two components:

- Required Capacity: The portion of the total capital cost to service only the initial development, paid for by the initial developer.
- Excess Capacity: The portion of the total capital costs in excess of what is required to service the initial development, paid for by the initial developer

Development Example 1:

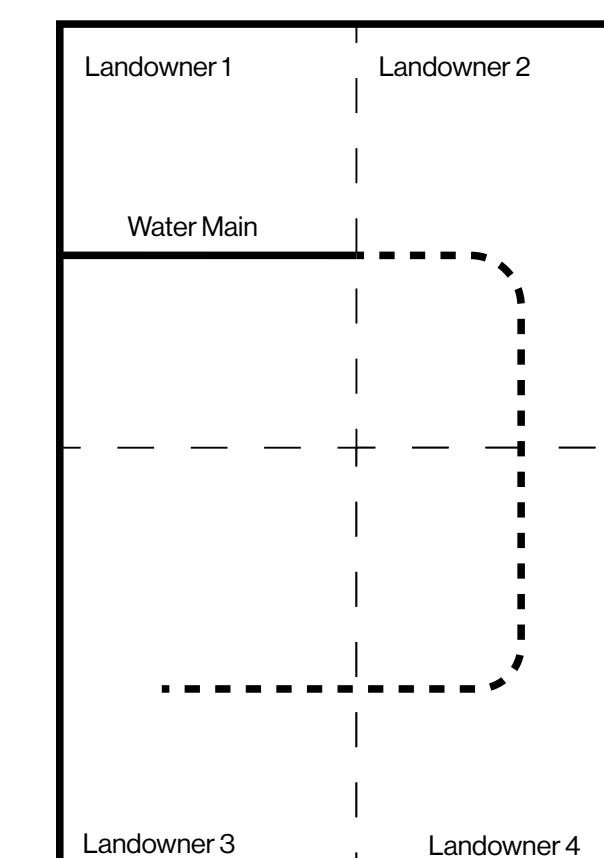
A water main to a proposed subdivision may be sized larger than immediately required in order to service both the proposed subdivision and future growth in the area.

Development Example 2:

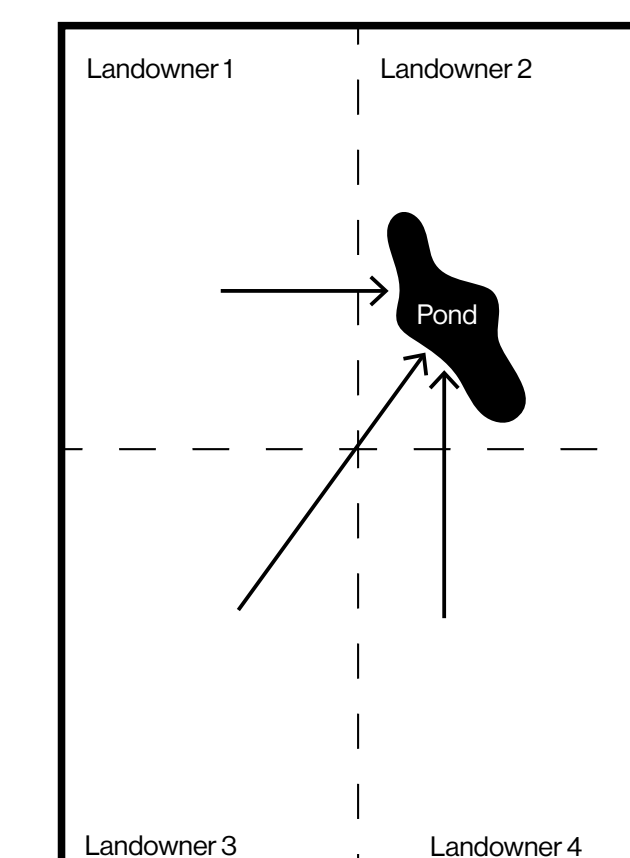
Storm water retention is required for all modern subdivisions, often in the form of ponds. These ponds should be located in low points of the landscape. Developers may be required to build ponds at these points which can accommodate stormwater from the surrounding areas.

When subsequent developers tie in to this water main, or develop lands where stormwater drains into existing retention ponds, they will be required to pay a proportionate cost to the developer who initially financed the excess capacity capital cost of the water main.

In both examples, the initial development proponent would be re-imbursed for the excess capacity/land contribution they were required to provide by future developers.



Example 1



Example 2

DEVELOPER | Responsibilities

The property owner or development proponent is generally responsible for 100% of the costs related to the planning approvals as well as the construction of all infrastructure related to developing their property. Typically, the property owner or development proponent would be responsible for the following:



Sanitary Sewer

Roads and Sidewalks



Water

Street Lights / Street Signs



Land Drainage

Park Dedication and Improvements



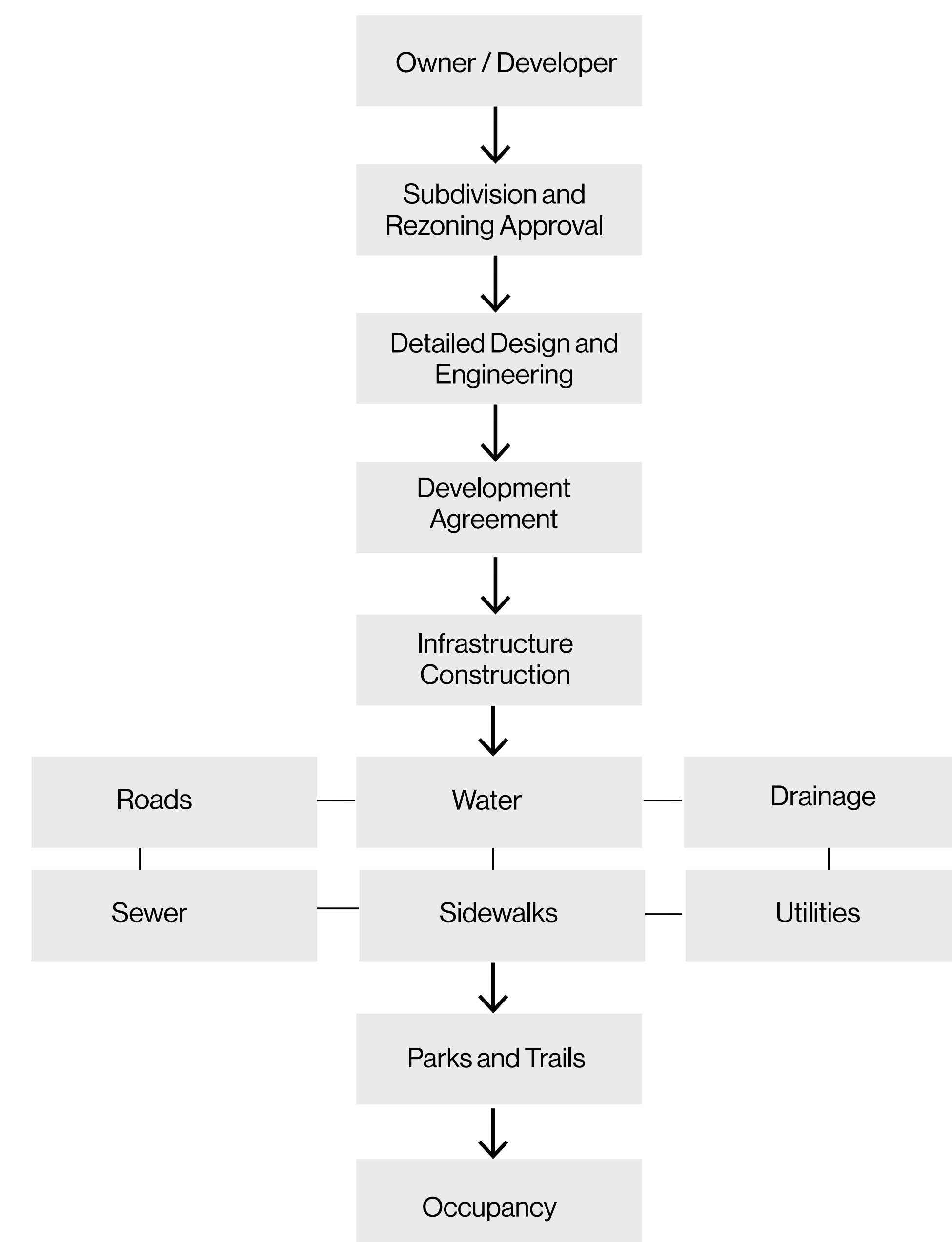
Utilities (Hydro, Bell MTS, Valley Fibre)

Trails and Paths



Development Process

The diagram below illustrates a typical development approval, design, and construction process within the RM of Stanley:



THANK YOU | Next Steps

Review comments from today's Open House and the online comment sheets.

01

Continue to work with the RM of Stanley, including ongoing meetings with Council and Administration (Summer 2026).

02

Refine design concept and return to stakeholders with a preferred land use concepts (Summer 2026).

03

Submit technical report and final land use concept to the RM of Stanley (Summer 2026).

04

Thank you for attending this Open House.

Your feedback is important to us - please take the time to fill out one of the comment sheets available at the sign-in table. If you have any further questions, please contact us:

RSVP@landmarkplanning.ca
or **204-453-8008**

www.landmarkplanning.ca