



Mid-West Planning District

Development Plan-Background Study Related to: Existing Policy Context, Socio-Economic and Demographic Trends, and Supply and Demand Analysis

July 21st, 2017

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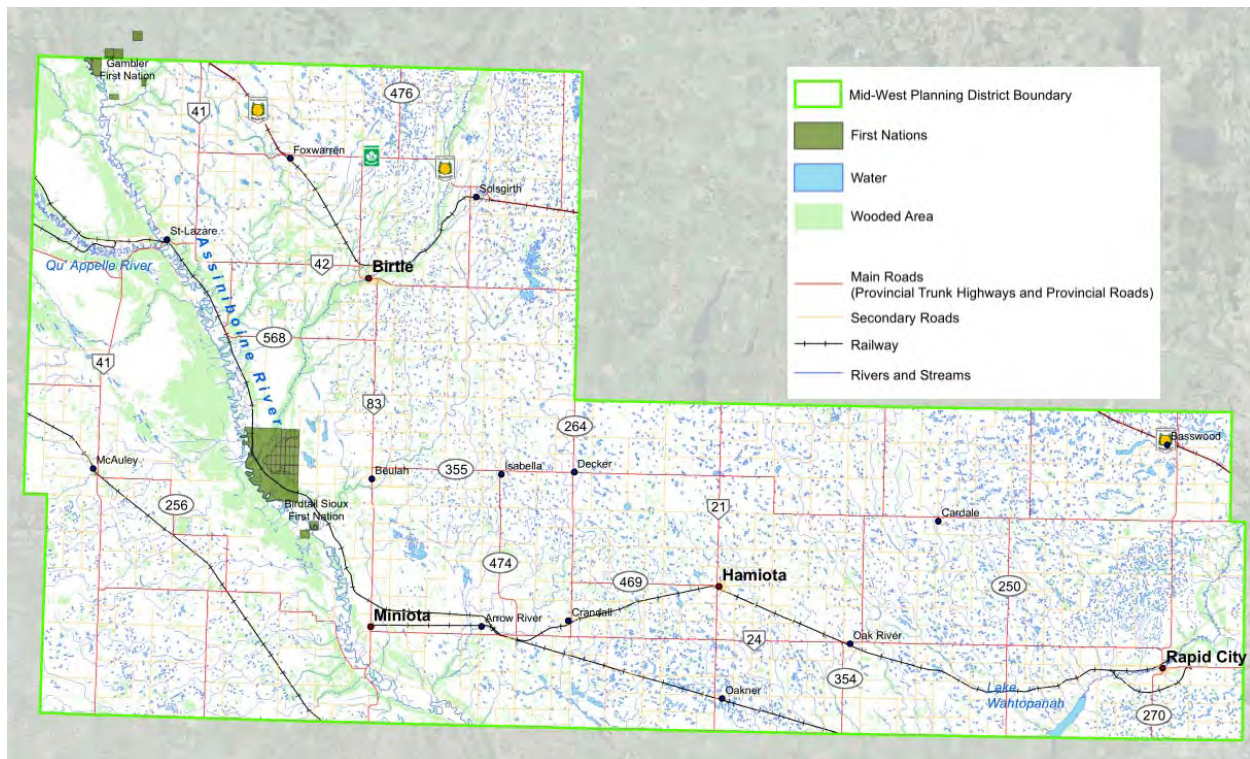
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1. Introduction

The Mid-West Planning District (MWPDP) retained the consulting team of Landmark Planning & Design Inc. EdgeEffects Environmental Planning Inc., and Associated Engineering (Project Team) to prepare background studies and a new district-wide development plan. This study presents background information related to the existing policy context, socio-economic and demographic trends, and supply and demand analysis. The background report includes the research, analysis, and synthesis of data from a variety of sources. It should be noted that there is a separate engineering study pertaining to infrastructure (i.e. water, sewer, and drainage).



2. Existing Policy Context

2.1 Amalgamation

Over the last few years, a number of municipalities in the Province of Manitoba have amalgamated. As a result, Manitoba has gone from 197 municipalities to 137 municipalities. Amalgamations have had an impact on Planning Districts. For instance:

- If all the municipalities within a planning district amalgamated, the planning district dissolved.
- If a municipality amalgamated with a municipality outside their planning district, the amalgamated municipality was removed from the planning district.
- If two municipalities that were members of two different planning districts amalgamated, the amalgamated municipality was removed from both planning districts.

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Post amalgamation there are now 30 planning districts that comprise 54 municipalities. Prior to amalgamation, there were 46 planning districts which included 156 municipalities. See **Figures 2.1a** and **2.1b** for the maps of both pre- and post-amalgamation MWPDP.

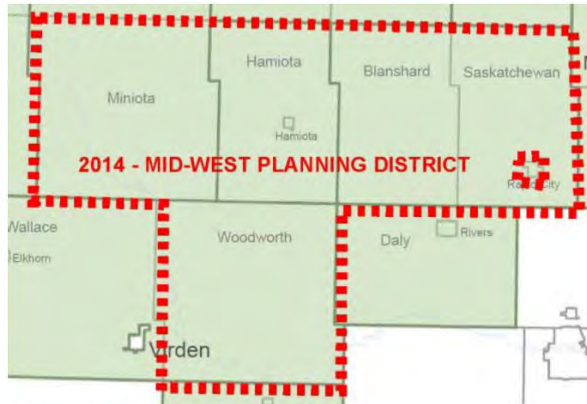


Figure 2.1a – MWPDP Pre-Amalgamation

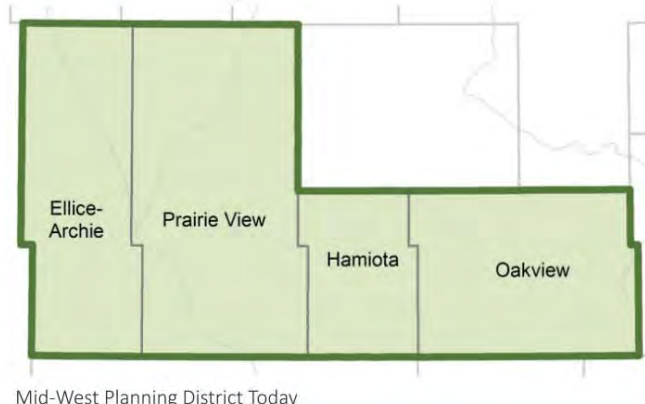


Figure 2.1b – MWPDP Post-Amalgamation

As a result of the amalgamations on January 1st, 2015, the new Mid-West Planning District has four separate development plans and 11 separate zoning by-laws to administer within its boundaries. This makes administration difficult, due to:

- Differing land use designation names
- Differing livestock operation policies and buffers
- Differing subdivision policies
- Differing definitions and terminology
- Differing dimensional standards and bulk regulations
- Differing permitted and conditional uses

A new development plan (and eventually, new zoning by-laws) will improve both consistency and ease of administration.

2.2 Planning District

The Mid-West Planning District currently includes the RMs of Ellice-Archie, Prairie View, Hamiota, and Oakview. Until a new Mid-West Planning District Development Plan is approved, these four new municipalities are regulated by four different development plans, including:

- Mid-West Planning District (covering the former rural municipalities of Miniota, Hamiota, Blanshard and Saskatchewan, as well as the Town of Hamiota)
- Carlton Trail Planning District (covering the former rural municipalities of Ellice and Birtle, as well as the Town of Birtle and Village of St. Lazare)

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- Tanner's Crossing Planning District (Rapid City)
- Trans Canada West Planning District (Archie)



Some of the activities that the new Mid-West Planning District is responsible for include:

- Administering and enforcing the current four development plans covering the entire planning district.
- Overseeing the preparation and adoption of a new development plan covering the new Mid-West Planning District Boundary (as part of the adoption process, the previous 4 development plans will be repealed).
- Administering and enforcing the various member municipality zoning by-laws (there are currently 11 in place).
- Overseeing the preparation and adoption of 4 new zoning by-laws covering Ellice-Archie, Prairie View, Hamiota, and Oakview.
- Administering property standards and the Manitoba Fire Code.
- Administering and enforcing member municipalities' Building By-laws.
- Other duties, as approved by the Board.

2.3 Existing Development Plans

2.3.1 Mid-West Planning District Development Plan

The Mid-West Planning District Development Plan was approved in November 2009. As per direction from Mid-West Planning District officials, this existing document is being used as the base for creating a new district-wide document. This updated development plan will be expanded upon to reflect to reflect new geographic boundaries, changing socio-economic conditions, Provincial Land Use Policies, current issues and opportunities, and related factors.

The existing Mid-West Planning District Development Plan includes two major land use designations: General Development Policy Areas and Rural Policy Areas. Within the General Development Policy Areas there are four settlement centres including Hamiota, Miniota, Kenton (which is no longer part of the planning district), and Oak River. Some of the other smaller centres include Arrow River, Beulah, Crandall, Isabella, Decker, and Lavinia.

The Rural Policy Area covers most of the existing planning district. Within the planning district, over 95% of the land base is in parcels of 160 acres or larger. There are no limits to livestock developments (except in the former RM of Blanshard portion of Oakview Municipality, which currently has a 1600 animal unit maximum), however any livestock operation over 300 animal units requires a conditional use permit as

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well as a Technical Review by Provincial government officials. In addition to farming activities, the Rural Policy Area also identifies Community Pastures, Crown Lands and Wildlife Management Areas. These land uses are generally on the west side of the planning district.

The development plan has typical agricultural subdivision policies related to matters such as realignment of farm boundaries, farm incorporation, retiring farmers, and infill related subdivisions.

Reference maps in the document include Livestock Operations, Transportation and Utilities, Potable Water Quality, Groundwater Sensitive Areas, Flood Risk, Aggregate Deposits, Surface Drainage, Rural Water Pipelines, Waste Disposal Sites, and Canada Land Inventory Classifications.

2.3.2 Trans Canada West Planning District Development Plan

The Trans Canada West Planning District was approved in June 2013. Outside of Federal Community Pastures, all lands in the rural areas are designated Resource Agricultural Areas. Similar to the Mid-West Planning District's Development Plan, all livestock operations over 300 animal units require a conditional use permit and Technical Review. In addition, the agricultural subdivision policies are similar, with the exception of an additional policy that allows a second infill non-farm dwelling on a current infill site if the parcel is large enough to accommodate two dwellings.

As for urban areas, only McAuley and Manson (from the former Trans Canada West Planning District) are now in the new Mid-West Planning District. McAuley is currently designated with a mix of Downtown, Employment, Neighbourhood, and Recreation/Open Space land use nodes. As for Manson, it is designated as Community Development.

There are no background reports or maps referenced in the development plan.

2.3.3 Tanner's Crossing Planning District Development Plan

Only Rapid City, which is now part of the new Mid-West Planning District, is covered by the Tanner's Crossing Planning District. The development plan was approved in February 2004, however it should be noted that it has been extensively updated over the years.

Similar to McAuley in the Trans Canada West Planning District, Rapid City is regulated through a number of land use designations including:

- Residential
- Parks/Recreation/Open Space
- Urban Development
- Urban Agriculture

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2.3.4 Carlton Trail Planning District Development Plan

The Carlton Trail Planning District Development Plan was approved in April 2009. The overall format for the Carlton Trail Planning District Development Plan is quite similar to the existing Mid-West Planning District Development Plan.

Outside of Community Pastures (2 are located on the west side of the community), some Crown lands, and Wildlife Management Areas, the majority of the rural area with the Carlton Trail Planning District is designated Rural Policy Area. Similar to Mid-West and Trans Canada West, generally livestock operations over 300 animal units require a conditional use permit and technical review. However, there is a provision in the development plan that allows member municipalities to change this conditional use threshold to a lower number within the local zoning by-law.

Some rural non-farm subdivisions are allowed in cases of isolated parcels, infill developments, surplus farmland, retiring farmer splits, and on land that has low potential for farming. Limited multi-lot subdivisions are allowed (multi-lot is defined as 4 or more lots) though a development plan amendment is required.

As for urban areas within the planning district, the following highlights the land use designations:

- Birtle – Non-Residential, Residential, Open Space Recreation, and Agricultural Urban Reserve
- Foxwarren – General Development Area
- Solsgirth - General Development Area
- St. Lazare - Non-Residential, Residential, Open Space Recreation, and Agricultural Urban Reserve

The document references Flood Risk Areas, Groundwater Pollution Hazards, Aggregate Deposits, and Canadian Land Inventory Soils.

2.4 Existing Zoning By-laws

As previously noted, there are 11 zoning by-laws covering the existing 4 new municipalities within the Mid-West Planning District. Brief highlights of each of these zoning by-laws Include:

- RM of Archie Zoning By-law – approved in August 1984 and has 7 zoning districts including 2 agricultural zones, 2 residential zone (1 urban and 1 rural), 2 commercial zones, and an industrial zone.
- RM of Blanshard Zoning By-law – approved in November 2012. There are 4 zones including Agricultural General, General Development, Rural Residential 2, and Rural Residential 5.
- RM of Ellice Zoning By-law – approved in November 2010. An Agricultural Zone is the only zoning district identified in the zoning by-law.
- RM of Miniota Zoning By-law – approved in October 2012. With this zoning by-law there are a number of zoning districts including an agricultural zone, a general development zone, 3 residential zones, 2 commercial zones, 1 industrial zone, and a parks and recreation zone.

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- Town of Rapid City Zoning By-law – approved in October 2009. Zoning districts include urban development, residential un-serviced, open space and recreation, and agricultural limited.
- RM of Birtle Zoning By-law – approved in May 2010. With this by-law there is only an agricultural zone and a general development zone.
- RM of Hamiota Zoning By-law – approved in December 2012. There are 2 agricultural zones (agricultural general and agricultural restricted), a general development zone, and 2 rural residential zones.
- RM of Saskatchewan Zoning By-law – approved in December 2012. With the exception of the agricultural restricted zone, this by-law has similar zoning districts to the RM of Hamiota, including agricultural general, general development, rural residential 2, and rural residential 5.
- Village of St. Lazare Zoning By-law – approved in July 2007. Zoning districts include Residential Serviced, Central Commercial, General Industrial, Open Space, and Agricultural Urban Reserve.
- Town of Birtle Zoning By-law – approved in February 2003. The Town of Birtle has an extensive list of zoning districts including 2 residential zones, 2 commercial zones, 1 industrial zone, 1 institutional zone, 1 open space and recreation zone, and an agricultural urban reserve zone.
- Town of Hamiota Zoning By-law – approved in November 2012. Similar to the Town of Birtle, the Town of Hamiota has an extensive list of zoning districts. This includes residential general, residential mobile home park, central commercial, highway commercial, light industrial, heavy industrial, open space, and agricultural restricted.

2.5 Provincial Land Use Policies

The Province of Manitoba enacted Provincial Land Use Policies (PLUPs) in June 2011. The PLUPs represent the provincial government interest in land, resources, and sustainable development. They provide policy direction for a comprehensive, integrated and coordinated approach to land use planning. The PLUPs apply to all land that is subject to The Planning Act.

The PLUPs policies serve as a guide to Provincial and local authorities undertaking and reviewing land use plans as well as individual projects and environmental impacts. The policies may be refined and adapted at the local level to suit the needs of varied areas of Manitoba. Accordingly, development plans and amendments are reviewed by provincial agencies based on these policies.

2.6 Community Visioning Exercise

The Project Team attended the visioning exercise hosted by the Brandon Community and Regional Planning Office on November 7th, 2016. The exercise invited municipal partners, key stakeholders, and local residents to identify issues and opportunities relating to development and land use in the Planning District. A number of issues and opportunities were raised at the visioning session. The following is a summary of the community members' desires and suggestions:

- A need for affordable housing and rental housing, including senior's housing
- A need for a regional hospital and trade school

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- A need to invest in the family farm
- A need to develop recreation, conservation, and tourism in the region (e.g. in the Assiniboine River Valley)
- A need to balance rural residential living and livestock operations
- A need to attract development, industry (e.g. processing of resources), and employment
- A need to lessen regulations on businesses, farmers, and landowners; make them more flexible
- A need to retain and attract local youth and stem the decline in population; need good jobs to do that
- A need for opportunities to diversify farming
- A need for infrastructure renewal, including roads, railways, and fibre optics; a need to increase connectivity within the region
- A need to retain the rural lifestyle, while adapting to change
- A need to engage the community

2.7 Stakeholder Engagement and Public Consultation

Genuine public engagement and community consultation are key to a successful planning process. Our project team employed a range of public consultation techniques to gather input and involvement from all segments of the Mid-West Planning District at the outset of the project. The team will host a similar set of stakeholder meetings and a public open house during the Development Plan adoption process.

2.7.1 Stakeholder Meetings

On January 30th, 2017, the project team held a series of stakeholder meetings (1:00 PM and 3:00 PM). The purpose of these meetings was to introduce the planning process, project timelines, results of the draft background study, and anticipated next steps. We also sought input into what the project team should be considering during the planning process, and to address any comments and concerns regarding growth and development in the Planning District's member municipalities. Stakeholders were notified either by a phone call, email message, or directly via a letter in the mail. A variety of stakeholders attended the two stakeholder meetings, including:

- Representatives from the RMs, Towns, Villages, Planning District;
- Park West School Division
- Manitoba Agriculture
- Manitoba Sustainable Development
- Manitoba Indigenous and Municipal Relations (Community Planning)
- Upper Assiniboine Conservation District
- Little Saskatchewan River Conservation District
- Prairie Mountain Health
- Plains Midstream (formerly Spectra Energy)
- Hamiota Seniors Council
- Various Grain and Livestock Operators

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2.7.2 Public Open House

On January 30th, 2017, the project team held a public open house from 5:30 PM to 8:30 PM at the Miniota Community Centre Hall. In order to engage the public and get input from the community into the Mid-West Planning District's Development Plan, the open house boards included the following:

- An overview of Development Plans in Manitoba
- An overview of Planning Districts
- An overview of the Mid-West Planning District, both before and after amalgamation
- An overview of the preliminary background study and engineering study
- An overview of the public consultation and stakeholder engagement programs
- An overview of what would be included in the new Development Plan, including policy direction and land use designations
- An overview of implementation tools and the approvals process
- A project timeline and overview of next steps

Notices for the open house were sent to key stakeholders, posted on community webpages, and were also advertised in some local newspapers. The purpose of the workshop was to:

- Introduce the project;
- Seek to understand specific issues and concerns;
- Present and validate preliminary findings of the Background and Engineering Study; and,
- Establish short and long term development priorities.

Approximately 25 people attended the public open house, and a handful filled out comment sheets. The



feedback was very specific to the conflict between livestock operations and rural residential development. Respondents noted their concern with the mutual separation distances between residential lots and livestock operations – some making a case that the separation distances should be larger (to protect rural residential development from nuisances associated with livestock operations) and with others making a case that the separation distances should be smaller (as the buffer zones have removed lots of land from potential livestock operation development).

3. Natural Features

3.1 Surface Water, Drainage, Flooding, and Groundwater

Surface water in the MWPD area is comprised of intermittent and permanent water bodies, with many forming pothole lakes (refer to **Map 1 in Appendix A**). The MWPD is situated within the Prairie Pothole Region, spanning from Alberta to the northern United States Plains. Potholes form in depressions, with most having very little or no surface inflows or outflows, and often occupy the lowest point in a small, closed basin. They generally do not contribute to streamflow except in very wet years, but man-made drainage either completely eliminates the wetland or lowers water levels, which may create downstream connections with other wetlands, roadside ditches, or streams (Westbrook and Brunet, 2009). Aside from the Assiniboine River, there is one larger man-made waterbody in the Planning District, namely Lake Wahtopanah (i.e. Rivers Reservoir), which is used for water supply and recreation purposes.

Drainage is generally towards the Assiniboine River Valley (i.e. glacial spillway), with the largest tributaries being the Qu'Appelle River (which enters the Assiniboine at St-Lazare), Birdtail Creek, Arrow River, Oak River, and Little Saskatchewan River. Over 90 percent of the Planning District has soils that are well to rapidly drained (refer to **Map 2 in Appendix A**). Flooding is mostly confined to the Assiniboine River valley and other isolated low-lying river and creek valley areas of the MWPD (refer to **Map 3 in Appendix A**). MWPD communities within those valleys are affected from time to time, including access during high water periods. Groundwater sensitivity in the MWPD generally corresponds to the sand and gravel aquifers, with most sensitive areas located in the Assiniboine River valley [Manitoba Intergovernmental Affairs, 2009; D. E., Lettner & Associates Ltd., 2001] (refer to **Map 4 in Appendix A**).

3.2 Geology and Topography

The MWPD has varying topography with elevations ranging between 371 metres above seal level (masl) and 606 masl (refer to **Map 5 in Appendix A**). The lowest elevation areas are found within the main Assiniboine River Valley, and the highest being in the northeast corner of the RM of Oakview (NASA and USGS, 2000).

About 82% of the surficial geology is comprised mostly of clay-rich till. Most other types of deposits, such as Colluvium (e.g. along river valley slopes) and Alluvium (e.g. along river channels and flood plains), are found within river and creek valleys. Table 3.2 and **Map 6 (Appendix A)** highlight the surficial geology and associated landforms in the Planning District (Matile and Keller, 2004).

Table 3.2 Surficial Geology in MWPD

Type	Landform	Percent of MWPD*
Eolian	Sand and minor silt; dunes, blowouts and undulating plains	1%
Alluvium	Channel and overbank sediments; reworked by existing rivers in floodplains and deposited primarily as bars	3%

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Colluvium	Landslide debris, eroded slopes, sheet flood deposits associated with steep slopes.	6%
Glaciofluvial - outwash	Sand and gravel; belts with single or multiple esker ridges and kames, as well as thin, low-relief deposits	1%
Glaciofluvial - ice contact	Sediments deposited in glacial Lake Agassiz by meltwater turbidity currents; commonly reshaped by wave erosion and reworked by wind.	7%
Till - silt-rich	silty soil formed in plains, ridged or rolling hill landscapes	1%
Till - clay-rich	Clay soil formed in plains, hummocky or ridged landscapes	82%
Rock - Mesozoic (Shale)	Shale overlain by soil	1%

* Note: numbers may not add up to 100 percent due to rounding.

3.3 Vegetation and Wildlife

The MWPD is situated in the Aspen Parkland Ecoregion, forming part of the extensive parkland belt between the closed boreal forest cover to the north and northeast and the treeless grasslands to the west (Smith et al., 1998). Wildlife Management Areas (WMAs) are provincially regulated Crown Lands under The Wildlife Act (C.C.S.M. c. W130) to conserve and manage important wildlife resources and associated habitats. Depending on the WMA, various economic activities may be restricted (e.g. oil and gas development and aggregate extraction), and land use authorization by the Provincial Minister is required. There are 25 WMAs under four (4) legal designations, which allow for various protection and conservation of habitats while providing certain recreation activities (refer to **Map 7** in **Appendix A**). Recreation activities include bird and wildlife watching, and hunting and trapping are generally allowed. However, certain WMAs may restrict or prohibit hunting, trapping, or use of vehicles (e.g. ATVs). **Table 3.3** highlights the status of the WMAs within the MWPD, with various levels of protection under Provincial legislation.

Table 3.3 Status of WMAs within MWPD

Type	Legal Designation	Name	Unit(s)	Land Use(s) and/or Location
Protected WMA	Permanent Protection	Parkland WMA	Buckleyville	Legislation does not allow: (a) hydro-electric exploration or development; (b) logging or commercial forest harvesting; (c) quarry mineral exploration or extraction; (d) any other activity that significantly and adversely affects habitat.
	Protected (Excluding Petroleum)	Parkland WMA	Snake Creek	Legislation same as above, but allows for petroleum activities.
		Upper Assiniboine WMA	Birdtail Creek, Miniota, Gambler, Reeder, and Uno	

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Type	Legal Designation	Name	Unit(s)	Land Use(s) and/or Location
WMA	Not Protected	Upper Assiniboine WMA	Reeder	Three (3) parcels located within larger Reeder Unit that may exclude petroleum activities.
			Arrow River	May allow various land uses related to resource use and extraction.
WMA (Proposed)	Candidate for Protection	Upper Assiniboine WMA	Willen	May allow various land uses related to resource use and extraction.

3.3.1 Vegetation

Within the MWPD, trembling aspen (*Populus tremuloides*) and shrubs occur on moist sites, while bur oak (*Quercus macrocarpa*) and grassland communities occupy increasingly drier sites (Smith et al., 1998). Aside from bur oak, tree groves may contain green ash (*Fraxinus pennsylvanica*), Manitoba maple (*Acer negundo*), and balsam poplar [*Populus balsamifera*] (Johnson et al., 1995).

Dominant grasses include fescues, wheat grasses (*Agropyron spp.*), June grass (*Koeleria gracilis*) and Kentucky bluegrass (*Poa pratensis*). A great variety of deciduous shrubs and herbs is also characteristic. Poorly drained sites support slough grasses, marsh reed grass (*Calamagrostis canadensis*), sedges, cattails (*Typha latifolia*) and shrubby willows [*Salix sp.*] (Smith et al., 1998).

3.3.2 General Terrestrial and Avian Wildlife

Wildlife in the region has been affected by agricultural development, due to loss in grassland and wetland habitats. In the Manitoba portion of the ecoregion, elk (*Cervus Canadensis*) are largely confined to the Spruce Woods area, but white-tailed deer (*Odocoileus virginianus*) are widespread, especially in areas providing both grazing and cover habitat. Coyote (*Canis latrans*) and red fox (*Canis Vulpes*) are widespread throughout the area, as are a variety of ground mammals such as cottontail rabbit (*Sylvilagus floridanus*) and striped skunk [*Mephitis mephitis*] (Smith et al., 1998). According to RM of Ellice-Archie personnel, there are also sightings of moose (*Alces Alces*) in the MWPD, especially in the Assiniboine River Valley (Simard, pers. comm., 2016). Red-sided (*Thamnophis sirtalis*) and plains (*Thamnophis radix*) garter snakes and various frogs are also present within the MWPD (Smith et al., 1998).

Many bird species are still found throughout this ecoregion. Raptors that occur in the MWPD include, ferruginous hawk (*Buteo regalis*), sparrow hawk (*Accipiter nisus*) and red-tailed hawk (*Buteo jamaicensis*). Other birds include mourning dove (*Zenaida macroura*), black-billed magpie (*Pica hudsonia*), red-winged blackbird (*Agelaius phoeniceus*), killdeer (*Charadrius vociferous*) and meadowlark [*Sturnella sp.*] (Smith et al., 1998). Waterfowl such as ducks and geese may be found in wetlands and potholes around the MWPD.

It should be noted that the ferruginous hawk is listed as threatened by the *Species at Risk Act* (S.C. 2002, c. 29) and Species at Risk under Manitoba's *The Endangered Species and Ecosystems Act* (C.C.S.M. c. E111). Although populations have stabilized over the last 25 years, the loss of native prairie habitat has confined the ferruginous hawk to the southwest portion of Manitoba (Manitoba, 2016). As late as 2015, nesting

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sites for burrowing owls (*Athene cunicularia*) (classified as an endangered species both provincially and nationally) have also been spotted in Section 8-16-27 WPM in Prairie View Municipality [Anderson, 2017] (refer to **Map 7** in **Appendix A**).

3.3.3 General Aquatic Wildlife

The main water bodies and streams highlighted in Section 3.1 have varying capacity for supporting a diverse fishery on a year-round basis. The Assiniboine and Qu'Appelle Rivers, and Lake Wahtopanah support year-round fisheries, with the main angling species being walleye (*Sander vitreus*), sauger (*Sander canadensis*), northern pike (*Esox lucius*), yellow perch (*Perca flavescens*), and goldeye (*Hiodon alosoides*)/mooneye (*Hiodon*). Lake sturgeon (*Acipenser fulvescens*), carp (*Cyprinus carpio*) and other fish are also present in the main river systems. According to the RM of Ellice-Archie (Simard, pers. comm., 2016), the St-Lazare area is popular for sport fishing – especially at the confluence of the Assiniboine and Qu'Appelle Rivers, where walleye are abundant. In addition, Lake Wahtopanah has produced large walleye over the years.

Other rivers and creeks may have capacity to support fisheries at certain times of the year (e.g. after spring melt), but natural and man-made blockages may disrupt movements and also contribute to stranding in certain years. It should also be noted that lake sturgeon are recent arrivals from downstream areas in the Assiniboine and Qu'Appelle River (DFO, 2010: Cleator et. al., 2010). Further, sturgeon is considered endangered by the *Species at Risk Act* (S.C. 2002, c. 29).

3.4 Soils

About 80% of the MWPD contains Class 2 and 3 soils, which are productive for agriculture (refer to **Map 8** in **Appendix A**). Table 3.4 highlights the Class designations, capabilities, and the percentage within the MWPD (Canada Land Inventory, 1998).

Table 3.4 Agricultural Soil Capabilities in MWPD

Class	Agricultural Capabilities	Percent of MWPD*
2	Moderate limitations; moderate to high in productivity for a fairly wide range of field crops	42%
3	Moderate limitations; Under good management, these soils are fair to moderate in productivity for a fairly wide range of field crops	39%
4	Significant Limitations; Soils are low to moderate in productivity for a narrow range of field crops but may have higher productivity for a specially adapted crop or perennial forage	4%
5	Severe Limitations; Capability of producing perennial forage crops	9%
6	Severe Limitations; Capability of producing perennial forage crops	5%
7	No Capability	2%
Organic	No Capability	Less than 1%

* Note: numbers may not add up to 100 percent due to rounding.

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3.5 Climate and Climate Change

The MWPD lies in the Transitional Grassland Ecoclimatic Region, which is characterized by a continental climate marked by short, warm summers and long, cold winters (Smith et al., 1998). The Prairie Climate Centre's (Prairie Climate Atlas - <http://www.climateatlas.ca/home.html>) modelling suggests that the MWPD will experience changes to extreme temperatures, precipitation, and frost-free days in the near future (i.e. 2021-2050). Over time, this will have the effect of increasing negative impacts (e.g. floods/droughts), while decreasing positive impacts [e.g. warmer winters] (IISD, 2015; Blair et al., 2012).

Using a high carbon scenario for the near future, it is expected that within the MWPD:

- The number of +30°C days will more than double;
- The number of -30°C days will decrease by almost 50%;
- The amount of winter precipitation will increase by 10%; and
- The frost-free period will increase about 15%.

Even with potential variability in projected climate change expectations, the MWPD should consider planning for those extremes by ensuring a combination of adequate drainage and water retention for dry periods. As well, policies should be considered for adaptive planning (e.g. for flooding) that includes building on existing programs and municipal planning processes under the Provincial Planning Regulations (IISD, 2012). The following highlights policies, programs, planning, and tools outlined by the IISD (2012) and Province of Manitoba, including (but not limited to):

- Strengthening governance capacity and communication for integrated watershed management cooperation on planning and actions between different government levels, including interprovincial considerations with the Province of Saskatchewan;
- Working with Conservation Districts (i.e. Little Saskatchewan River and Upper Assiniboine River) to prepare five-year management plans that promote water conservation;
- Protecting important natural environments (e.g. habitats, natural grasslands) and reducing greenhouse gas emissions;
- Reducing water demands; rural municipalities should encourage efficient use by residents and industry through targeted education, awareness, incentive and subsidy programs;
- Understanding water flows (IISD, 2012; MMM Group, 2012: 59-60) and monitoring rivers and streams;
- Ensuring infrastructure (e.g. culverts, drains) has the capacity to carry excess water, while mitigating bank erosion;
- Understanding water demands through supply and demand studies;
- Undertaking risk assessments and cost-benefit analysis with tools that may determine vulnerability on infrastructure, economy, and environment and identify adaptation options (e.g. Land and Infrastructure and Resilience Assessment [LIRA] Tool);
- Increasing crop diversification as an adaptation to changing conditions; and
- Ensuring effective consultations with potentially affected stakeholders.

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3.6 Resource Development

The close proximity to the potash and oil and gas sectors provides employment opportunities for residents in the MWPD, which can assist in population retention (Poppel, Pers. comm., MWPD 2016). TransCanada maintains a series of pipelines through the Planning District, which are shown below on **Figure 3.6**. The closest potash tenure is located just outside the northwest corner of the MWPD. There is one active oil battery operation and some wells, concentrated within the west and southwest of the MWPD (Manitoba Mineral Resources Division (2016). According to the most recent Manitoba Mineral Resources Division (April, 2017) information, there are a variety of quarry tenures within the MWPD that are issued or pending by the Province of Manitoba, including (refer to **Map 6** and **Map 10** in **Appendix A**):

- 34 Private Quarry Permits;
- 3 Casual Quarry Permits; and,
- 14 Quarry Leases.

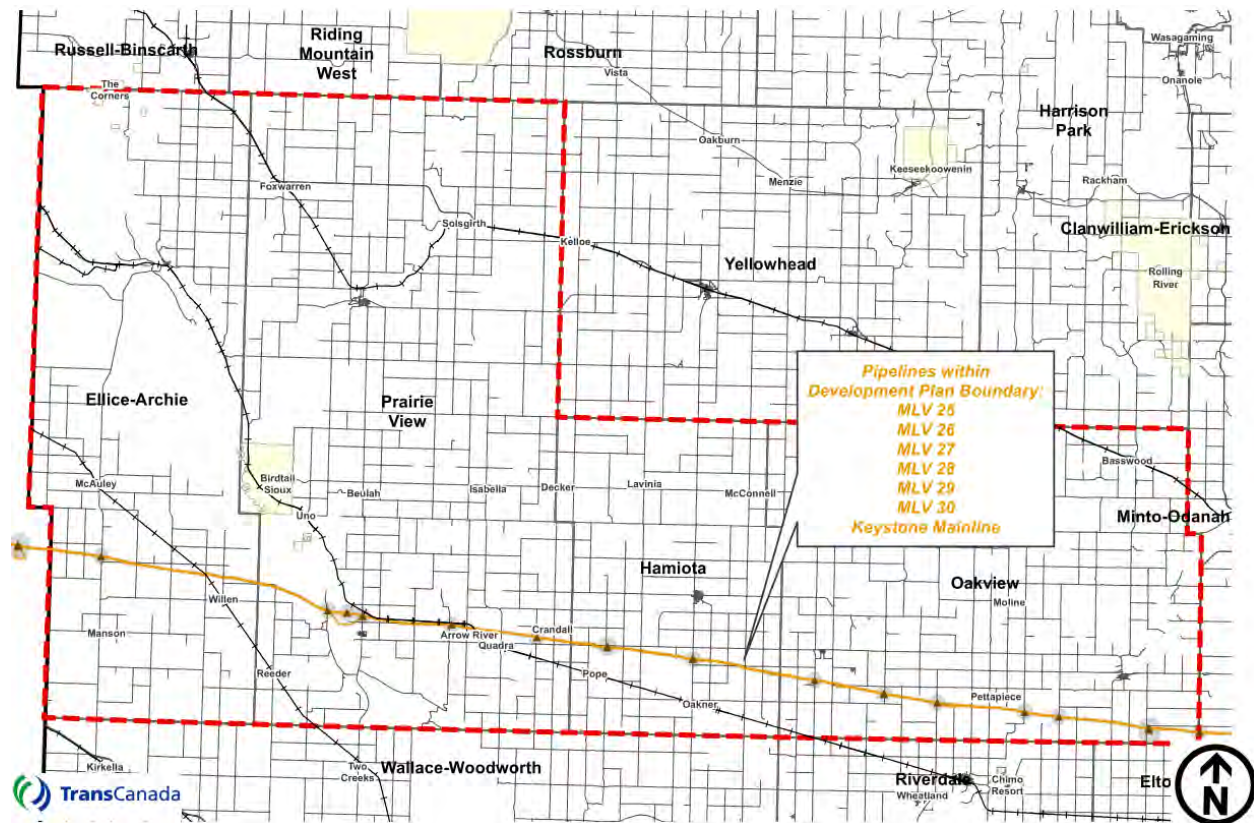


Figure 3.6 – Map of TransCanada Pipeline through the Mid-West Planning District

Current and historic quarry sites within the MWPD are located in the following areas, and contain sand and gravel of varying quality (refer to **Map 10** in **Appendix A**):

- about 41% within river/stream valleys and associated slopes containing sand and gravel deposits;

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- about 27% in clay rich till areas;
- about 15% within known sand and gravel deposits;
- about 10% within areas of fine sand and minor gravel deposits;
- about 5% in shale bedrock areas; and
- about 2% within areas containing mostly sand deposits.

4. Population and Demographics

4.1 Current Trends

The population trend of the MWPD has been declining over the past two decades (Chart 4.1). Since 1991, the population has decreased by 1,292 people or about 17.5%. This represents an average of about -0.8% annual linear decline between the 1991 and 2015 periods (about 55 less people each year). However, between 2006 and 2015 the rate of decline has slowed and is stabilizing. The MWPD's population decline is consistent with that of large, rural regions in the Province (outside of the Winnipeg Capital Region). However, the MWPD's rates of population decline are in sharp contrast to the modest growth of Manitoba's population as a whole (noted in **Figure 4.1a**).

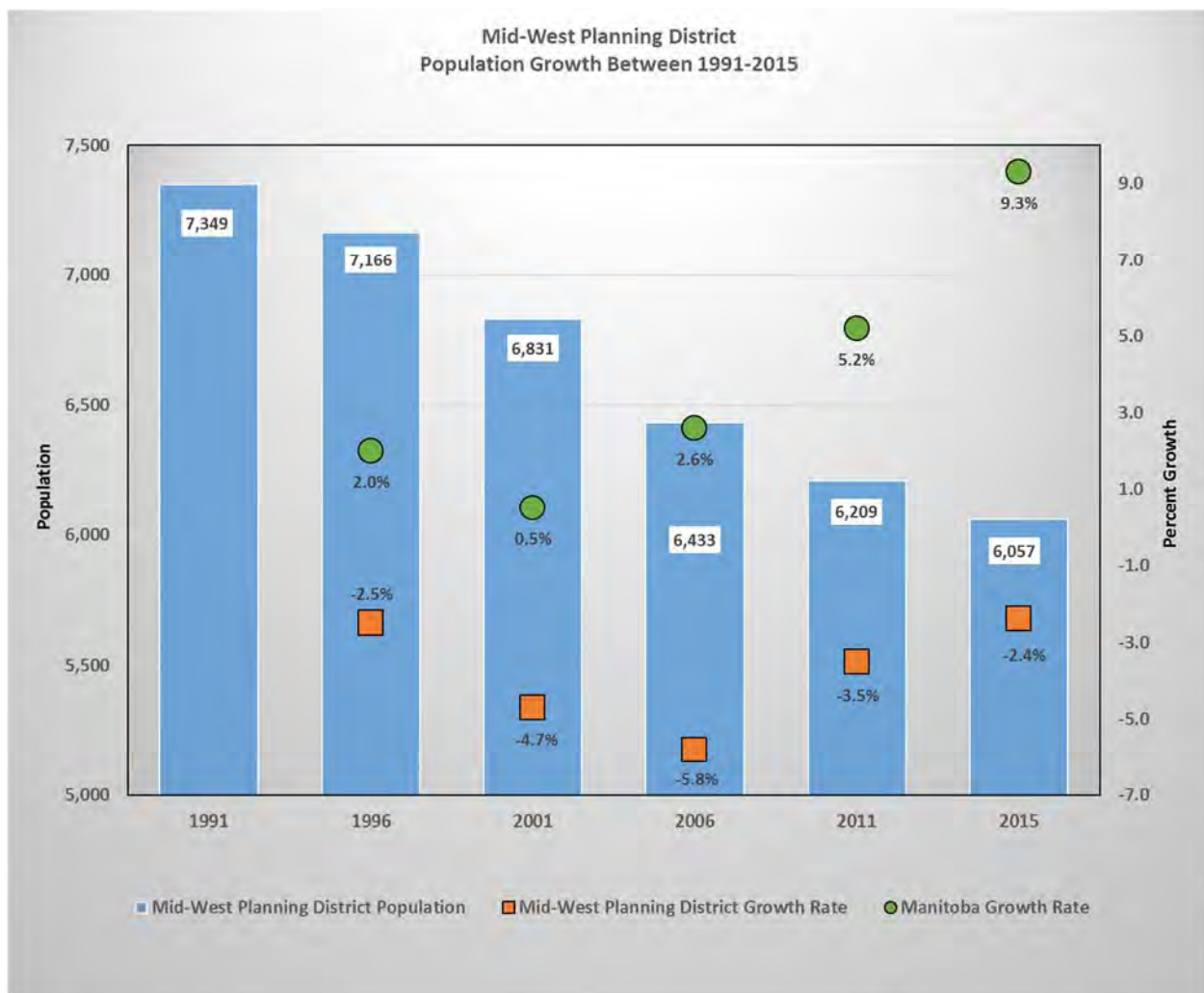


Figure 4.1a – Population Growth Between 1991 and 2015

As for the Municipalities that make up the Mid-West Planning District, each of them individually have also experienced population decline over the past few decades. Figure 4.1b shows that population decline.

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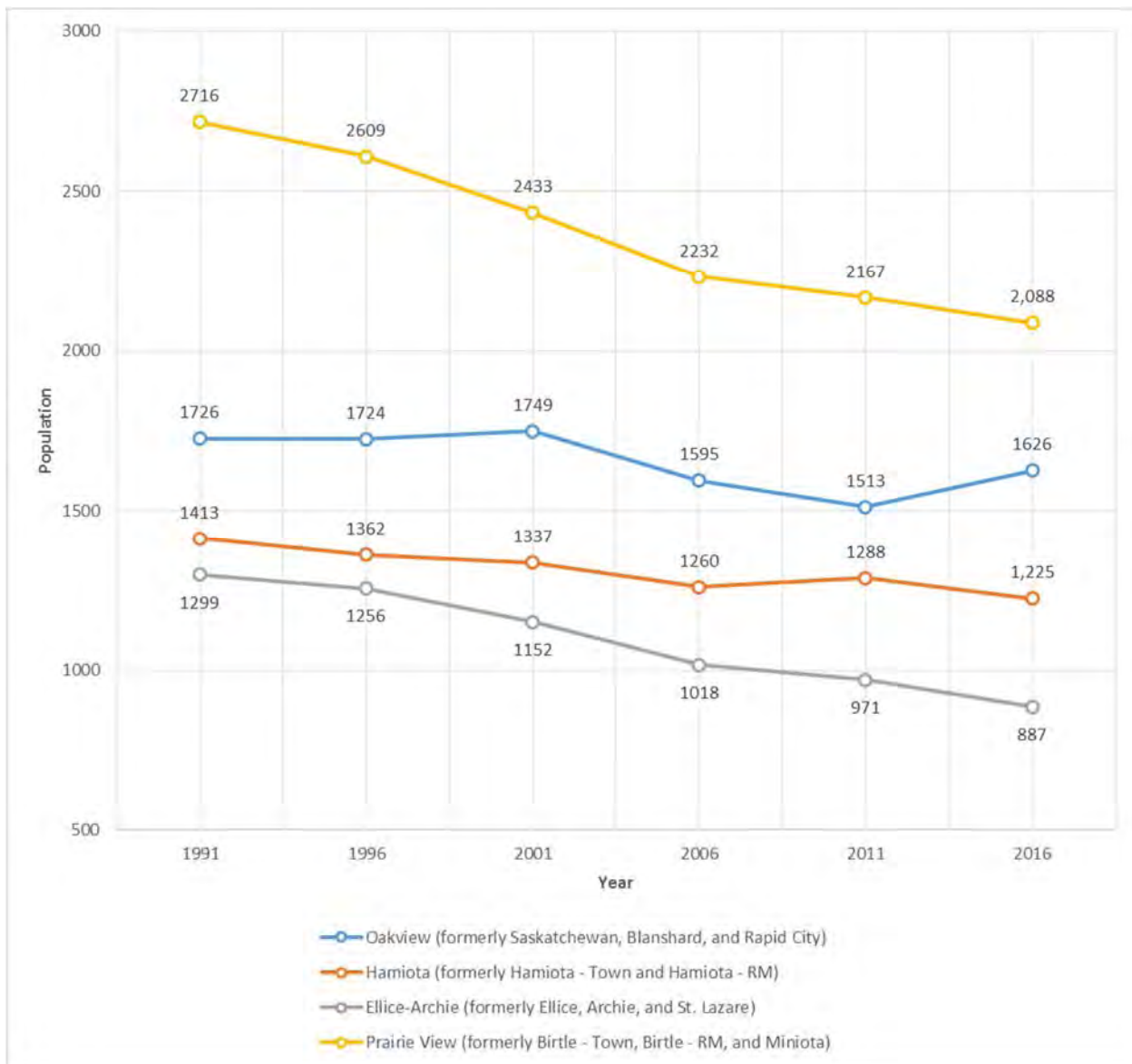


Figure 4.1b – Population Decline in Mid-West Planning District Municipalities, 1991 to 2016¹

4.2 Population Pyramid

The population structure (otherwise known as a population pyramid) based on the Manitoba Population Report (2015) illustrates age distribution for males and females within the MWPDP (refer to **Figure 4.2**). The distribution shows two peaks for both males and females, between the ages of 55 to 59 and ages 75 and over. The 55- to 59-year-old groups highlight the aging Boomer Generation, and the 75+ age category demonstrates an ongoing trend toward an increasing proportion of the total population in the Planning District being elderly, while septuagenarian females are living longer than their male counterparts.

¹ Note that pre-2016 Census population numbers have been aggregated based on the populations of the former municipalities that now make up Oakview, Hamiota, Ellice-Archie, and Prairie View.

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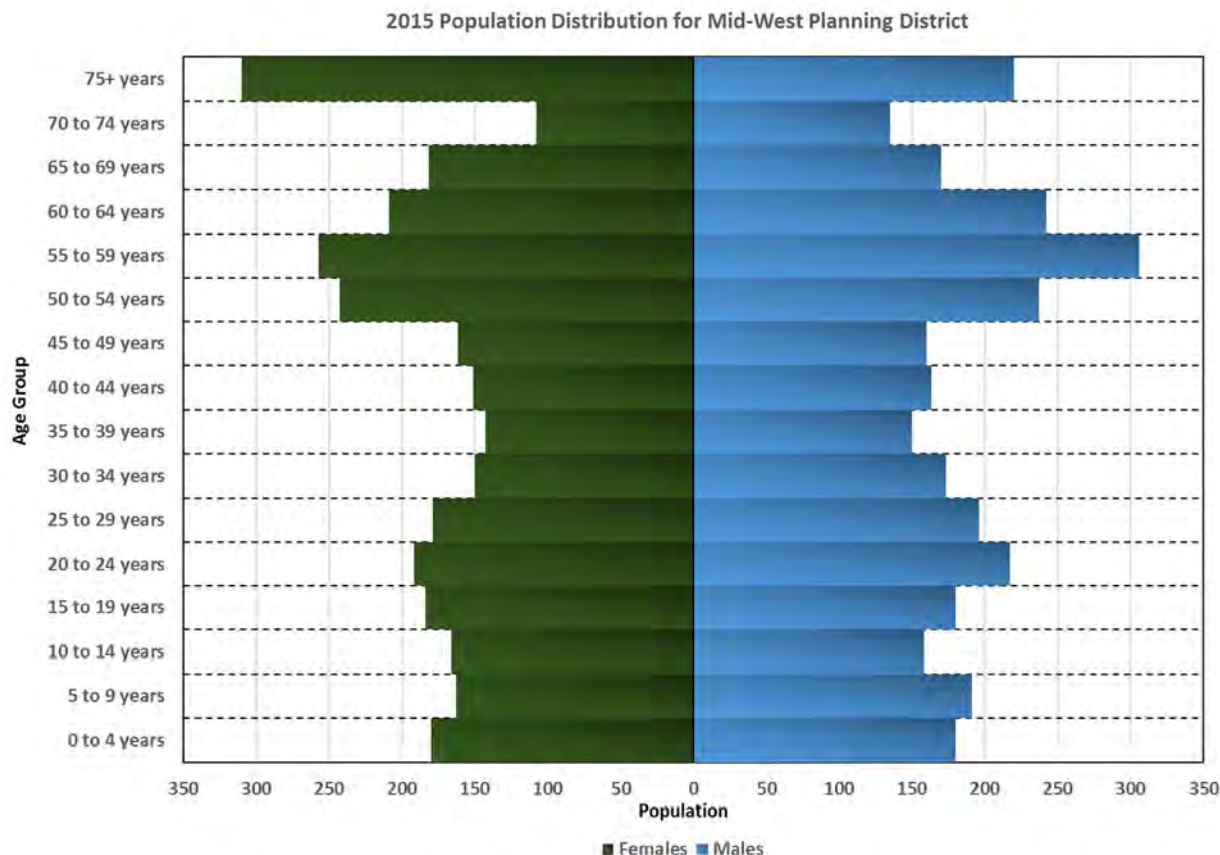


Figure 4.2 – Population Distribution for Mid-West Planning District

The median age group cohort for females and males is 40 to 44 years. The median age group is in line with the 2011 census for Canada (40.5 years), but slightly higher than Manitoba's median age, which is 37.7 years (Manitoba, 2016). Overall, the population is evenly distributed (i.e. 50/50) in numbers between females and males in the MWPDP. However, as seen in **Figure 4.2**, the gender balance is uneven in specific age cohorts (e.g. generally a higher proportion of males in the younger age cohorts and a higher proportion of females in the older age cohorts).

4.3 Growth Projections

Population projections are critical to any planning exercise as they provide a useful basis for understanding future demands for land and public services. Three general population growth scenarios have been developed for the MWPDP, namely, *Low Growth*, *Moderate Growth* and *High Growth*. These growth scenarios have been projected based on a combination of population data and local development conditions (refer to **Figure 4.3**). Note, that the population growth discussion presented in this section is for the period from 2015 to 2041 (inclusive), based on a 2015 Mid-West Planning District population of 6,057.

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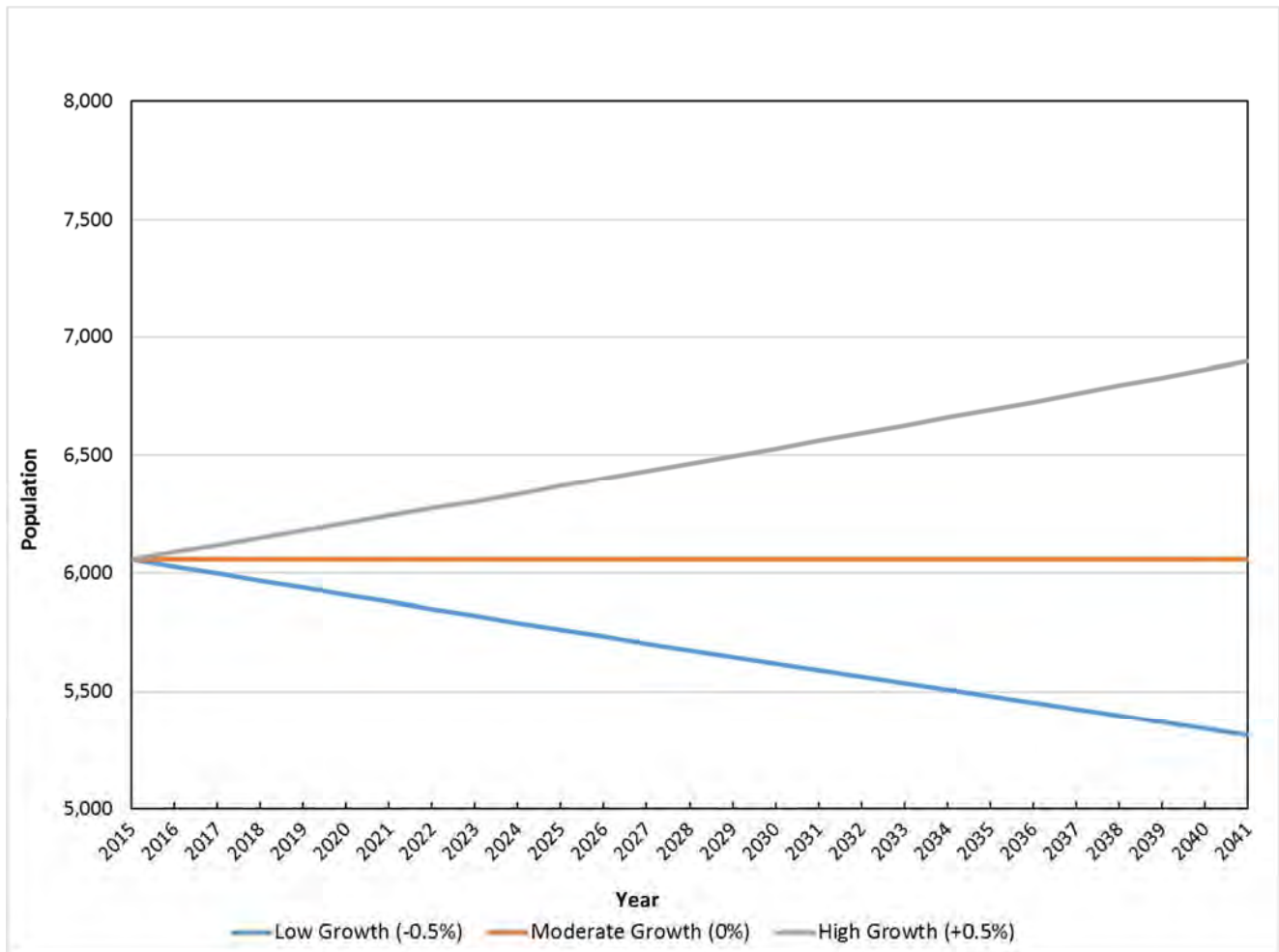


Figure 4.3 – Mid-West Planning District Growth Scenarios

4.3.1 Low

This scenario is based on a simple linear extension of past population trends in the MWPD. Based on trends and other factors, the low growth is estimated at -0.5% per year. As such, the MPWD population would continue to decline. A total population of 5,317 would be expected by 2041.

4.3.2 Medium

This scenario assumes similar rates of population growth (from opportunities in the resource sector) and decline (youth and seniors moving to larger urban centres). Based on these factors, the moderate population projection for the MWPD suggests a steady population by the end of 2041.

4.3.3 High

This scenario assumes increased economic growth beyond what the MWPD has historically experienced, as well as greater ‘pull forces.’ These would include proximity to natural resources such as potash and oil and gas, and increasing opportunities for rural residential living. Based on these factors, the high population projection for the MWPD suggests an approximate total of 6,896 residents by the end of 2041. This figure constitutes an annual average increase of approximately 30 people or +0.5% annually.

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4.4 Immigration and Mobility Status

Figure 4.4 provides information on mobility status characteristics for MWPD residents five (5)-years of age and older from 1991 to 2011. Mobility status is a helpful tool in determining from where population growth or decline has accrued. It is categorized into three areas. Firstly, the *non-movers* category documents those who have remained in the MWPD between census periods. Secondly, the *movers: non-migrants* category highlights those who moved, but remained within the MWPD over the last five years. The category of intraprovincial migrants has been included in this study (within the *movers: non-migrants* category) to account for migration within Manitoba. Thirdly, the *movers: migrants* category documents those residents who had moved to the MWPD from another province or country between census periods.

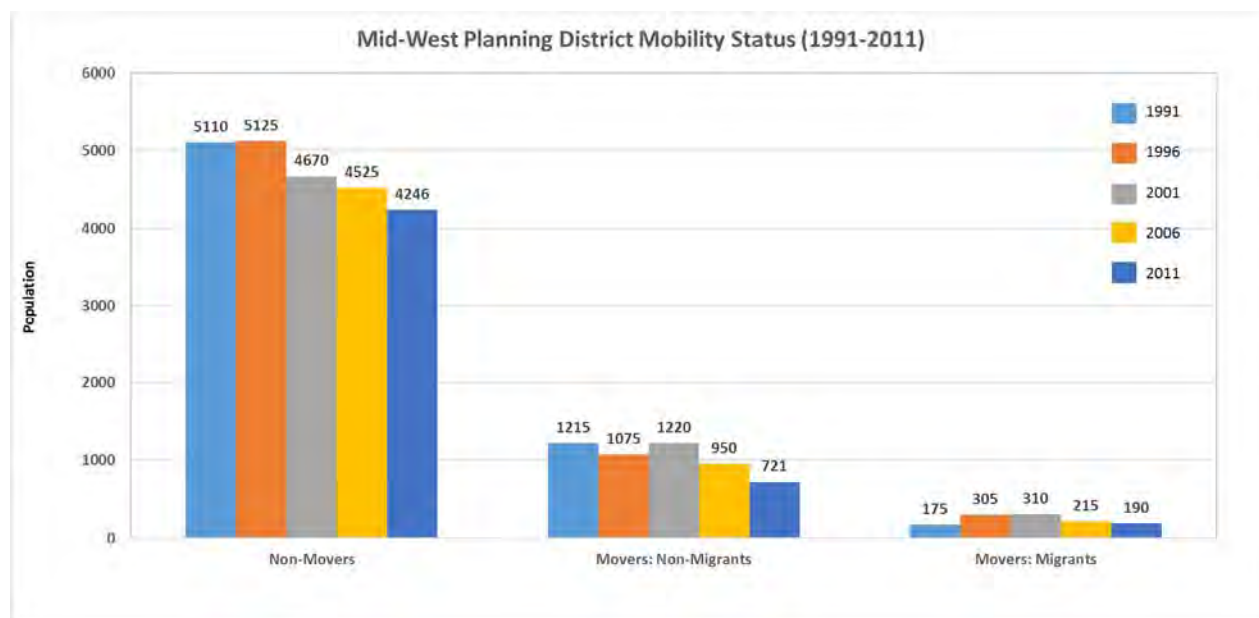


Figure 4.4 – Mid-West Planning District Growth Scenarios

Source: Statistics Canada; 1991, 1996, 2001, 2006, 2011

Note: 2011 census data is absent for RM's of Birtle, Ellice, and Saskatchewan. As such, data was interpolated for 2011 using a linear trend, and should be used for general reference only.

As **Figure 4.4** illustrates, the *non-mover* component of the Planning District's population decreased 17% between 1991 and 2011 (or from 5,110 residents in 1991 to 4,246 residents in 2011) which suggests, that there are less people remaining as residents within the MWPD. Based on our discussions with local stakeholders and experience working in similar regions, the decline may be attributed to several interrelated factors, including the migration of youth to larger centres for educational and employment opportunities; the increasing farm size (which has corresponded with a decline in the number of those involved directly in farming); and, an aging population, which tends to correlate with downsizing and moving to larger centres with seniors housing and medical services.

4.5 Household Size

Statistics Canada defines household size as the number of persons residing in private households (2004). **Figure 4.5** illustrates household sizes in Manitoba. The percentage of Manitoba households that have

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more than five persons (orange line) has decreased between 1961 and 2011 from approximately 30% to approximately 10%. However, the percentage of Manitoba households that have only one person (blue line) has done the opposite, increasing from just 10% in 1961 to over 28% in 2011.

Both the 1- Person (Dark Green Circle = 27.0%) and 5+ Person (Light Green Circle = 9.4%) households for the MWPDP are very similar in amount to those of the province as a whole. This is likely a reflection of the population size and trend in urbanization, as single person households tend to prefer urban residences.

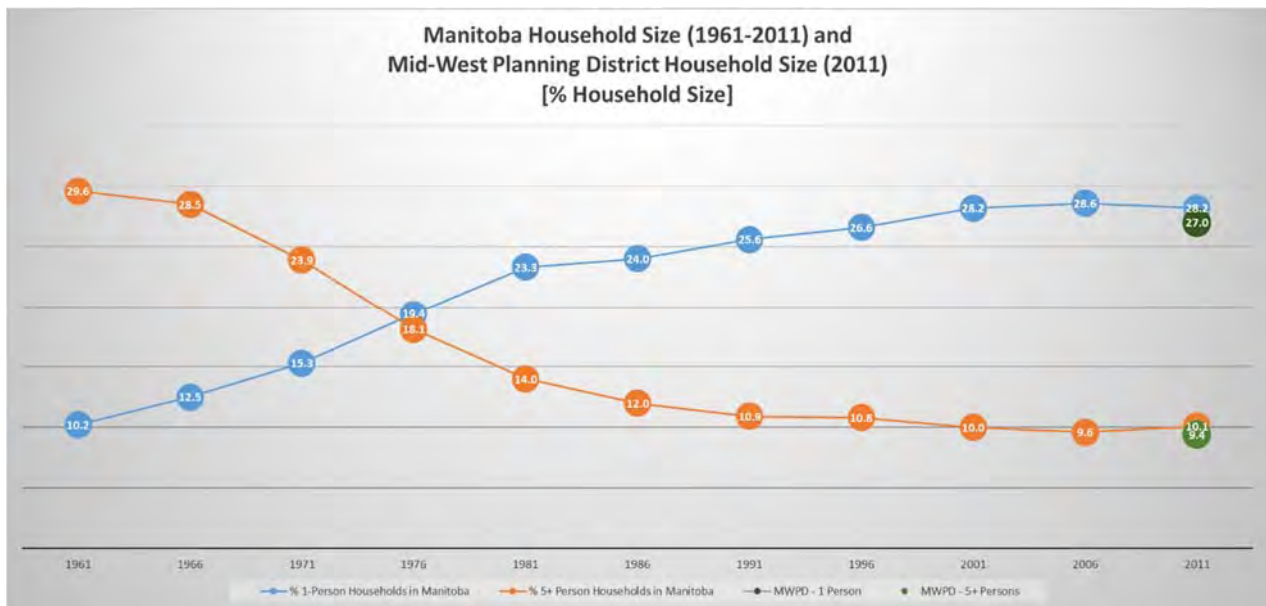


Figure 4.5 – Manitoba Household Size, 1961 to 2011

4.6 School Capacity

The two main school divisions within the Mid-West Planning District are the Park West School Division (**Figure 4.6**) and the Rolling River School Division (**Figure 4.7**). Based on a discussion with the Park West School Division, there will not be a need for any new school in the near future. The division has several schools that are well under capacity, although it is not considering closing any schools. Student numbers have stabilized somewhat in recent years – the school in Hamiota has stayed roughly equal in terms of number of students, while the school in Miniota has actually increased slightly in size. The Park West School Division's population has declined from 1,950 students in 2006 to 1,734 students in 2016. Similarly, Rolling River School Division's student population has declined from 2,000 students in 2006 to 1,726 students in 2016.

It should also be noted that while Fort La Bosse School Division does not have any schools within the Mid-West Planning District, the Division's catchment area does extend into the Planning District's boundaries (particularly in the southern portion of the RM of Ellice-Archie). La Division Scolaire Franco-Manitobaine (DSFM) also has a school within the Planning District – École Saint-Lazare in St. Lazare (RM of Ellice Archie).

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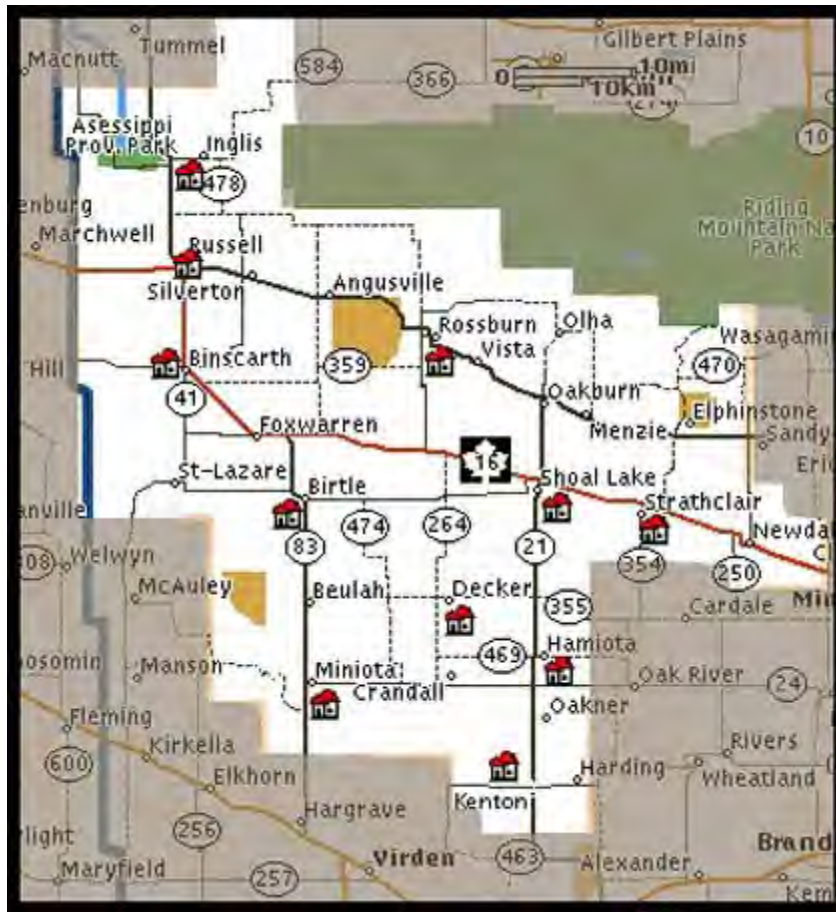
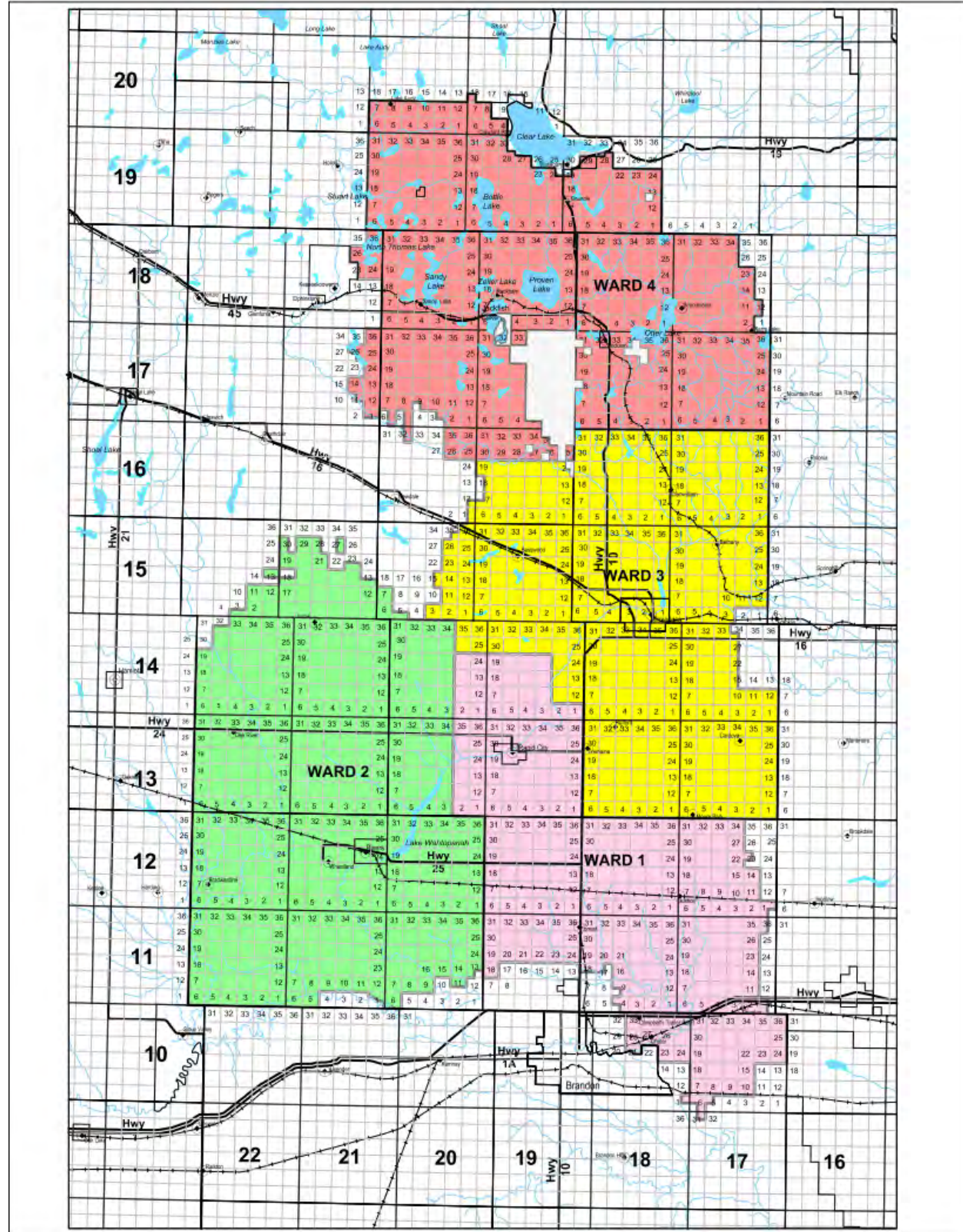


Figure 4.6 – Park West School Division Boundaries

Figure 4.7 – Rolling River School Division Boundaries



5. Economy and Labour Force

5.1 Economy

The Mid-West Planning District features a rural economy, based primarily on agriculture and agriculture-related activities. Resource related development (particularly oil and gas, and to a lesser extent, potash) presents a long-term opportunity for further primary industry advancement in the region. Other components of the economy include health care and education – most nurses, health care providers, and teachers work in the local settlement centres. The next largest sector is retail trade, which include local shops and services which cater both to local communities and their regional catchment areas. The following section outlines key labour force statistics, as well as notes about farming.

5.2 Labour Force Activity

5.2.1 Occupation

Figure 5.1 highlights the MWPDP employment by occupation and industry statistics for the labour force population aged 15 years and over between 2006 to 2015 include:

- The number of those employed in *Processing Industry* occupations (e.g. manufacturing) has increased from 40 employees in 2006 to 78 in 2015. The *Processing Industry* occupations comprise about 3% of all occupations for MWPDP residents;
- The number of those employed in *Primary Industry* occupations (e.g. agriculture, natural resources) between 2006 and 2015 has remained stable, only losing about eight employees between 2006 and 2015. Overall, *Primary Industry* occupations comprised about 15% of all occupations in the MWPDP between 2006 and 2015. The agricultural sector still comprises about 50% of the total goods producing industry in the MWPDP (see Section 5.2.2).
- The number of those employed in *Trades & Transport* occupations (e.g. construction, equipment operators) in the MWPDP decreased about 8%, from 364 employees in 2006 to 336 employees in 2015. *Trades & Transport* occupations represent 18.3 % of all occupations for MWPDP residents.
- The number of those employed in *Sales & Service* occupations (e.g. retail, restaurants) in the MWPDP decreased by 6.7% between 2006 and 2015 (or from 476 to 444 employees). *Sales & Service* occupations comprised about 24% of all occupations in the MWPDP;
- The number of those employed in *Art, Culture, Recreation and Sport* occupations is small compared to all other occupations in the MWPDP, but has remained stable, with a small loss from 26 to 24 employees;
- The number of those employed in *Social Sciences* occupations (e.g. education, government, religion) in the MWPDP was stable between 2006 and 2015. *Social Sciences* occupations comprised about 15% of all occupations in the MWPDP;
- The number of those employed in *Health & Sciences* occupations (e.g. nurses, doctors) in the MWPDP decreased since 2006, from 251 employees to 175 employees in 2015. *Health & Sciences* occupations comprised about 11% of all occupations in the MWPDP; and
- The number of those employed in *Management* occupations (e.g. business, finance, administration) in the MWPDP decreased by 43.5% between 2006 and 2015 (from 292 to 165 employees). *Management* occupations comprised about 12% of all occupations in the MWPDP. The percentage

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decrease might be a reflection of higher population migration patterns and consolidation of businesses towards larger centers (e.g. City of Brandon).

- It should be noted that the data does not distinguish if employment of residents is within or outside the MWPD.

5.2.2 Employment

Figure 5.2 highlights *Agriculture* as the most dominant industry, followed by *Healthcare and Social Assistance* and *Retail Trade*, and *Construction*.



Figure 5.2 Jobs by Industry – 2006 and 2015

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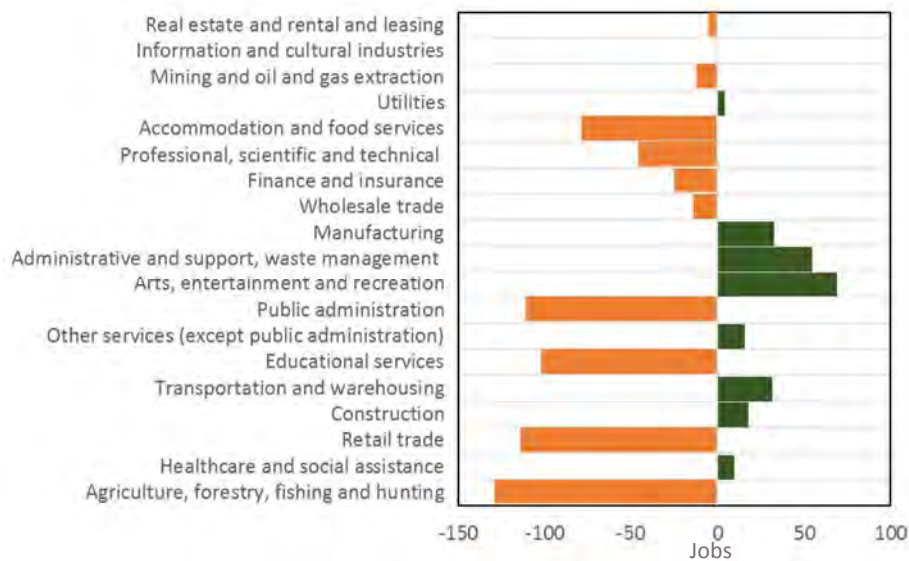


Figure 5.3 – Job Change by Industry between 2006 and 2015

Figure 5.3 highlights job gains and losses by industry between 2006 and 2015. The most job losses occurred in the *Agriculture* industry, followed by *Retail Trade*, *Public Administration* and *Educational Services*. The largest gains were seen in the *Arts, Entertainment and Recreation* industry, followed by *Administrative and Support*, *Transportation and Warehousing* and *Manufacturing*.

Figure 5.4 highlights the top employers by industry in the MWPDP, with *Agriculture* being the most dominant in the MWPDP by far (half of all employers).

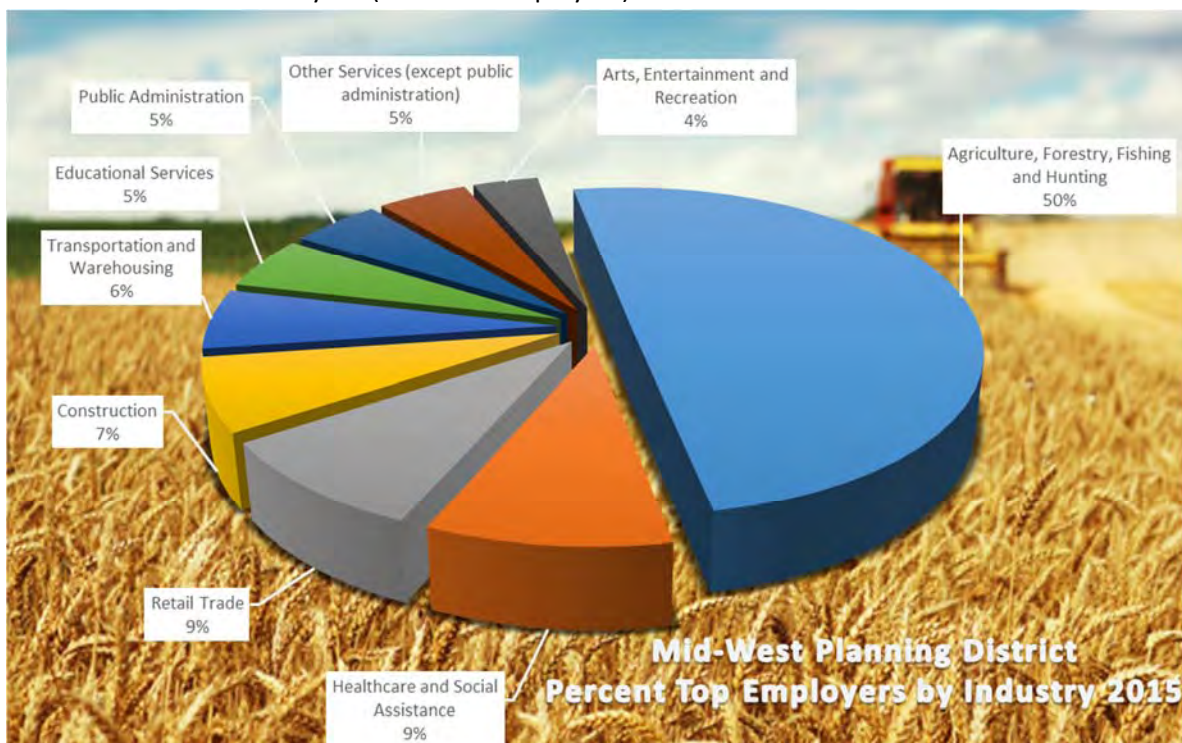


Figure 5.4 – Mid-West Planning District – Top Employers by Industry, 2015

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5.3 Farming

Figure 5.5 highlights the percentage of different types of farming in the MWPD for 2011. Over 62% of farming is dedicated to crop production, while 37% is devoted to animal farming and production. Of this, 27% is dedicated to cattle ranching and associated farming (e.g. cattle feedlot operations).

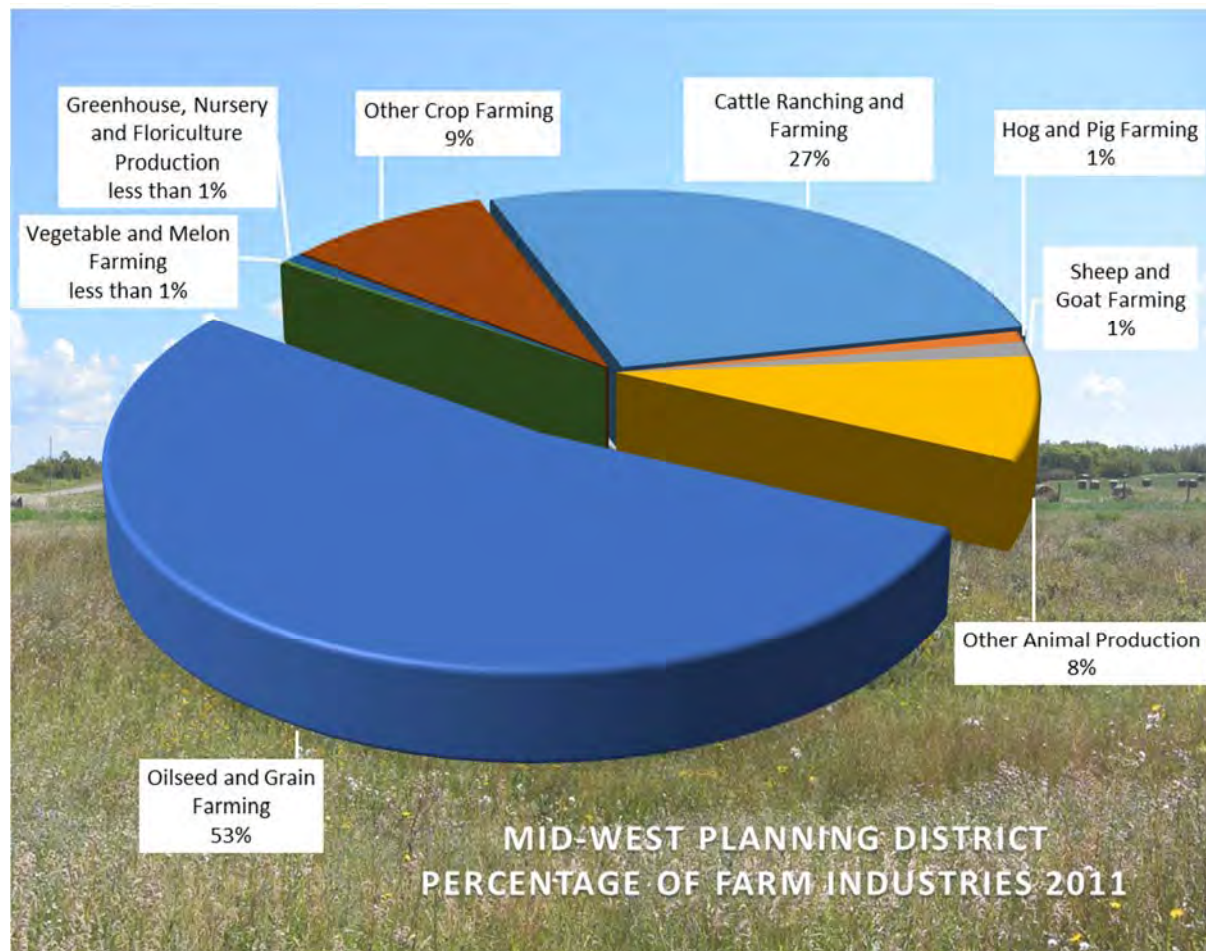


Figure 5.5 – Mid-West Planning District - % of Farm Industries, 2011

5.3.1 Number of Farms

The number of farms in the Mid-West Planning District has steadily declined over the past few decades. Between 1996 and 2011, the total number of farms in the MWPD decreased from 1032 to just 674. This is consistent with trends across the prairies. The small, family farm is quickly disappearing, while the larger, corporate farms take their place. As of 2011, there were 190 farms in Oakview, 108 farms in Hamiota, 265 farms in Prairie View, and 111 farms in Ellice-Archie (see **Figure 5.6**).

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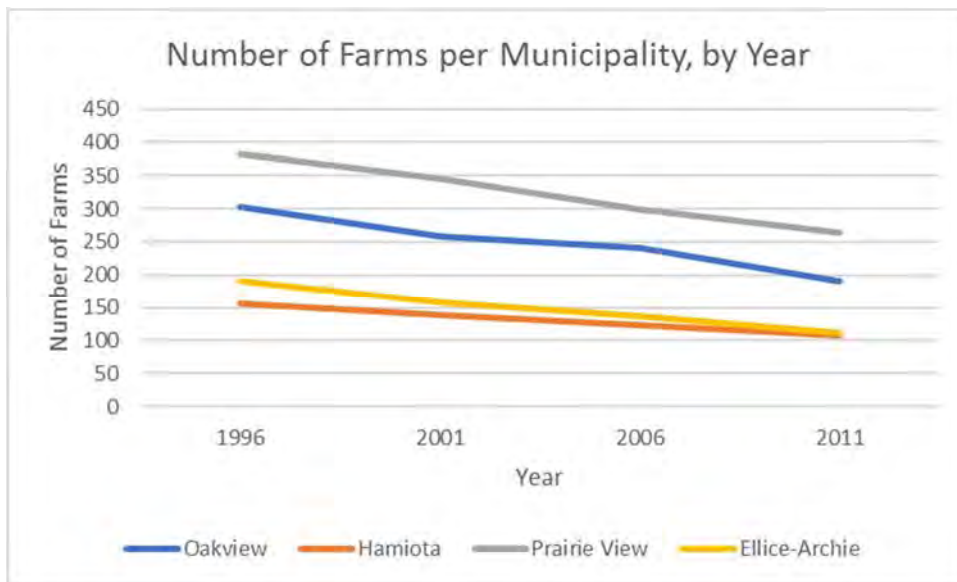


Figure 5.6 – Number of Farms per Municipality, by Year

5.3.2 Farm Size and Acres Farmed

As has been the trend across North America, farm sizes have steadily increased over the past few decades. The average farm sizes per municipality have increased as follows (between 1996 and 2011):

- Oakview (44.5% increase, to 1,288 acres per farm)
- Hamiota (35.1% increase, to 1,220 acres per farm)
- Prairie View (45.8% increase, to 1,500 acres per farm)
- Ellice-Archie (58.5% increase, to 2,202 acres per farm)

The number of acres farmed in each of the MWPD member municipalities has decreased only slightly between 1996 and 2011 (from 1,069,490 to 1,018,529, or approximately 5%). The number of acres farmed in each municipality is as follows:

- Oakview (244,778 acres, a decrease of 9.4% between 1996 and 2011)
- Hamiota (131,774 acres, a decrease of 6.5% between 1996 and 2011)
- Prairie View (397,521 acres, an increase of 1.2% between 1996 and 2011)
- Ellice-Archie (244,456 acres, a decrease of 7.9% between 1996 and 2011)

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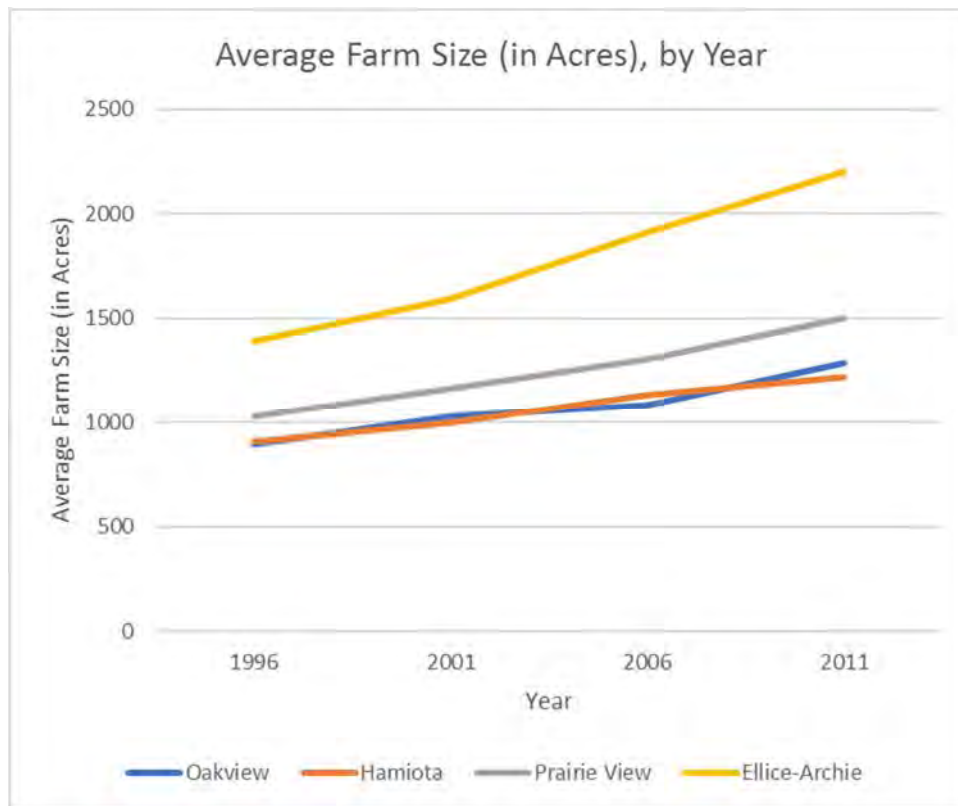


Figure 5.7 – Average Farm Size (in Acres), by Year

5.3.3 Farm Capital Value

The total farm capital value in each municipality increased greatly between 1996 and 2011 (see **Figure 5.8**). The increase was 92.5% in Oakview, 91.9% in Hamiota, 74.6% in Prairie View, and 47.2% in Ellice-Archie (between 1996 and 2011). Total Farm Capital includes three components: land and buildings, livestock and poultry, and farm machinery and equipment.

Rural Municipality	Total Farm Capital (\$)			
	1996	2001	2006	2011
Oakview	\$153,514,612.00	\$182,483,687.00	\$208,839,375.00	\$295,515,100.00
Hamiota	\$79,921,675.00	\$92,025,185.00	\$119,629,136.00	\$153,348,880.00
Prairie View	\$207,925,468.00	\$251,240,983.00	\$259,954,362.00	\$363,018,698.00
Ellice-Archie	\$112,722,983.00	\$116,270,484.00	\$126,334,322.00	\$165,916,155.00

Table 5.3 – Total Farm Capital by Municipality, 1996 to 2011

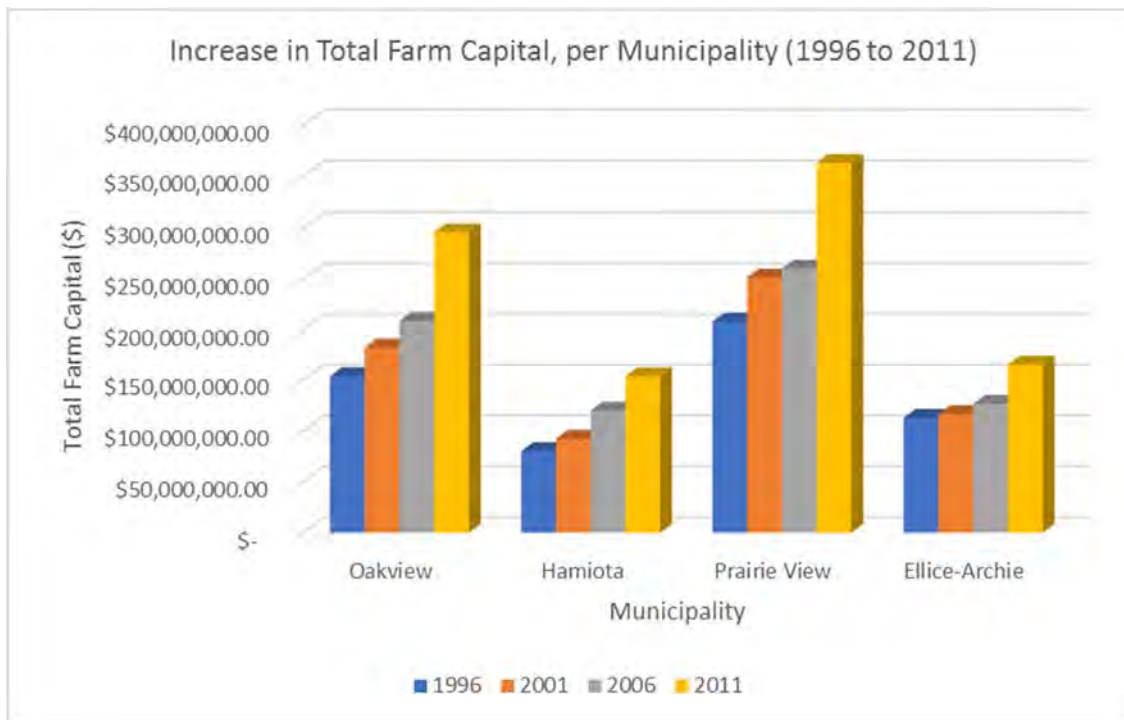


Figure 5.8 – Increase in Total Farm Capital, per Municipality (1996 to 2011)

5.3.4 Livestock Production

Livestock production is another important component of the Mid-West Planning District’s agricultural economy. Cattle production is by far the largest form of livestock operation in the MWPDP, with over 62,000 cattle (and calves) in 2011. Hog production is also very important to the economy – however, hog farming is concentrated in the eastern quadrant of the planning district, with over 24,000 pigs in the RM of Oakview². Horses and Ponies make up a small minority of animals in the Planning District, and are found primarily in the RM of Prairie View (over 1,400), and to a lesser extent, Ellice-Archie (716). Sheep and Lamb production is also quite low – Prairie View had just over 1500 sheep or lambs in 2011, while Oakview had just over 1000. Hens and Chickens, as well as goats, make a negligible impact in terms of total livestock production in the MWPDP.

² Note that due to confidentiality issues, numbers of pigs were not provided for the RMs of Hamiota, Prairie View, or Ellice-Archie. However, the Planning District confirmed that there are pig barns located in Prairie View Municipality – a pig barn on NW 6-17-27 (Superior Weanlings), a 2500 Sow Barn (1647778 Ontario Ltd) on SW 03-18-25, and a 2000 Sow Barn (Clover Leaf Farms Ltd.) on SW 31-17-21. In Hamiota Municipality, a boar barn (Genesis INC.) located on NW 32-13-23, a Farrow to Finish operation (Foxtail Farms Ltd) on SE 21-15-23, and a Farrow to Finish operation (6843264 MB Ltd.) on NW 01-14-24.

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	Animal Category					
	Cattle/Calves	Pigs	Sheep/Lambs	Hens/Chickens	Horses/Ponies	Goats
Oakview	8,954	24,930	1,032	348	360	41
Hamiota	9,969	-	-	142	98	-
Prairie View	28,861	-	1,512	-	1,457	-
Ellice-Archie	14,253	-	639	425	716	12

Table 5.4 – Number of Animals, by Category and Municipality (2011)

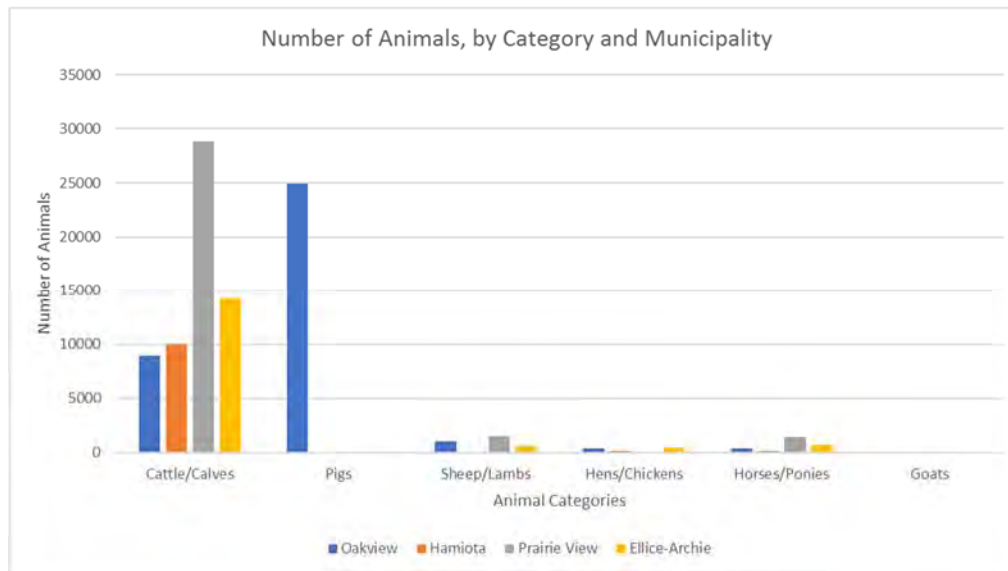


Figure 5.9 – Number of Animals, by Category and Municipality (2011)³

6. Subdivisions

The Mid-West Planning District has not seen a substantial amount of subdivisions over the past decade. Each municipality averaged approximately 5 subdivisions per year between 2006 and 2016 (with the exception of Archie-Ellice), with the majority of those subdivisions being rural rather than urban (see **Table 6.1**). These rural subdivisions are generally single-lot farm site splits, and are generally in the 2-acre to 10-acre range.

³ Refer to footnote 2.

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Year	Ellice-Archie			Prairie View			Hamiota			Oakview		
	Urban	Rural	Total	Urban	Rural	Total	Urban	Rural	Total	Urban	Rural	Total
2006					2	2		11	11		5	5
2007					2	2		1	1			0
2008				1		1	1	11	12		4	4
2009				1	4	5	2	4	6	1	5	6
2010				3	3	6	6		6	1	5	6
2011					3	3	4	2	6		3	3
2012					4	4			0		7	7
2013				5	1	6	2	2	4	1	5	6
2014					2	2	3	1	4		4	4
2015				2	6	8	1	2	3	2	3	5
2016				1	10	11	1	2	3	2	2	4
Total	3	12	15	13	37	50	20	36	56	7	43	50
Urban/Rural	20%	80%	100%	26%	74%	100%	36%	64%	100%	14%	86%	100%

Table 6.1: Subdivisions by Municipality (Urban and Rural), per year⁴

7. Supply and Demand Analysis

The following are the future residential, business (i.e. commercial and industrial), community services, and rural land requirement estimates for the Mid-West Planning District to the year 2041 (25 years).

7.1 Residential Land Requirements for Urban and Rural Settlement Centres

The future residential land requirement estimates are based on the following:

- As outlined in **Section 4.3**, utilizing a 0.5 percent annual growth rate (the high projection scenario) there could be a total of 791 new residents in the MWPD to the year 2041.
- It is estimated that the MWPD has an average of 3.0 persons per household.
- If the total number of new residents (791) is divided by the average number of people per household (3.0), this translates into 264 new households.
- Currently in the MWPD, it is estimated that roughly 2.5 single-family housing units are being developed per acre of land in urban areas.
- If the total new single-family housing start projections for MWPD to the year 2041 (i.e. 264) is divided by the number of single-family housing units being developed on 1.0 acre of land (i.e. 2.5), this translates into a future residential land requirement of 106 acres to the year 2041.

7.2 Business (Retail Commercial and Manufacturing Industrial) Land Requirements

The future business land requirement estimates are based on the following:

⁴ Note that the subdivision records for Ellice-Archie are incomplete, and the totals included are based on numbers as of 2010 only.

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- Typically, based on market and development factors, it is assumed that future land requirements for business developments are 15 to 30 percent of a community's future residential land requirements.
- As seen above, the MWPD requires roughly 106 acres of land for future residential growth. 20 to 30 percent of the 106-acre future residential land requirement translates into 32 acres (30%) of land for future business developments (including agro-commercial uses).

7.3 Community Services (Parks, Open Space, Institutional, Government Services) Land Requirements

The future community services land requirement estimates are based on the following:

- Typically, based on market and development factors, it is assumed that future land requirements for community service developments (which are typically directed to existing urban settlement centres) are 15 to 20 percent of a community's future residential land requirements.
- As seen above, the MWPD requires roughly 106 acres of land for future residential growth. 15 to 20 percent of the 106-acres future residential land requirement translates into 22 acres (20%) of land for future community service uses.

7.4 Future Land Requirements for Urban and Rural Settlement Centres

Based on the above analysis, the MWPD requires approximately 160 acres of additional land to accommodate potential growth over the next 25 years. Of this total growth:

- 106 acres for residential development;
- 32 acres for business-related development; and,
- 22 acres for community service type uses.

However, as the existing supply of vacant designated land within the Planning District in the various Urban Settlement Centres (e.g. Hamiota) and Rural Settlement Centres (e.g. Beulah) exceeds 160 acres, we do not recommend that the MWPD add any more urban-related designated land.

7.5 Future Land Requirements for Rural and Rural Residential Policy Areas

As shown on **Table 6.1 (Section 6)** the Planning District has had fairly limited subdivision activity over the last 11 years within the Urban and Rural Settlement Centres; there has however been a small, but steady amount of agricultural and rural residential related subdivisions (in the 2 to 10 acre range). This trend is expected to continue as more farmers retire and non-farmers aspire for a rural residential living environment. While it is difficult to project agricultural and rural related subdivision activity, this type of development is crucial for communities that have experienced continuous population decline. This population decline has been seen not only across the Mid-West Planning District as a whole, but for its member municipalities as well (as highlighted in **Figures 4.1a** and **4.1b**). In response to this, it is recommended that the existing Land Division Policies of the existing Mid-West Planning District Development Plan be retained. Further, as per the *Provincial Planning Regulation 81/2011* (refer to Policy 3.1.5 d), an additional policy allowing single lot subdivisions for rural residential purposes in rural areas should be provided for. Policy 3.1.5 d) states that lands designated for agricultural uses may be subdivided

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into smaller parcels if “a single lot subdivision is proposed for *rural residential* purposes, but only if the proposal is in a *planning area* that has experienced continuous population decline over the previous fifteen years”. This policy provides flexibility to Planning Districts and Municipalities facing continuous population decline, by helping to retain existing residents.

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