

Boissevain-Morton Development Plan

Community Open House #2
Growth & Development Priorities

Help shape the future of Boissevain-Morton for
the next 20 years.



MUNICIPALITY OF
**BOISSEVAIN
MORTON**

Project Background

This community growth & development session is the second of three public consultation events in the process of creating a new development plan for the Municipality of Boissevain-Morton.

The Municipality of Boissevain-Morton came into existence on January 1, 2015 due to the amalgamation of the former Town of Boissevain and the former Rural Municipality of Morton. Growth and development in the Municipality of Boissevain-Morton is currently guided by the Morton-Boissevain Development Plan By-law No. 2009-01. This plan was adopted more than 10 years ago and does not reflect municipal amalgamation, recent updates to the Provincial Planning Regulation, nor the municipal zoning by-law, newly adopted in 2019.

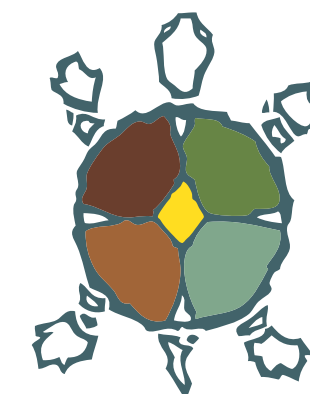
The new Development Plan will:

- » Help to map out the community's long-term plans and policies to guide future growth and change;
- » Help to address and guide the sustainable subdivision of land and prepare the municipality for new residential, commercial, and industrial development, and upgraded infrastructure;
- » Protect the municipality's agricultural and environmental assets; and
- » Encourage opportunities for future economic, recreation, and cultural growth.



How Can I Stay Involved?

Over the course of 2021 - 2022, residents of Boissevain-Morton are being asked to share their long-term vision for development in the area, as well as their input into a new Development Plan.

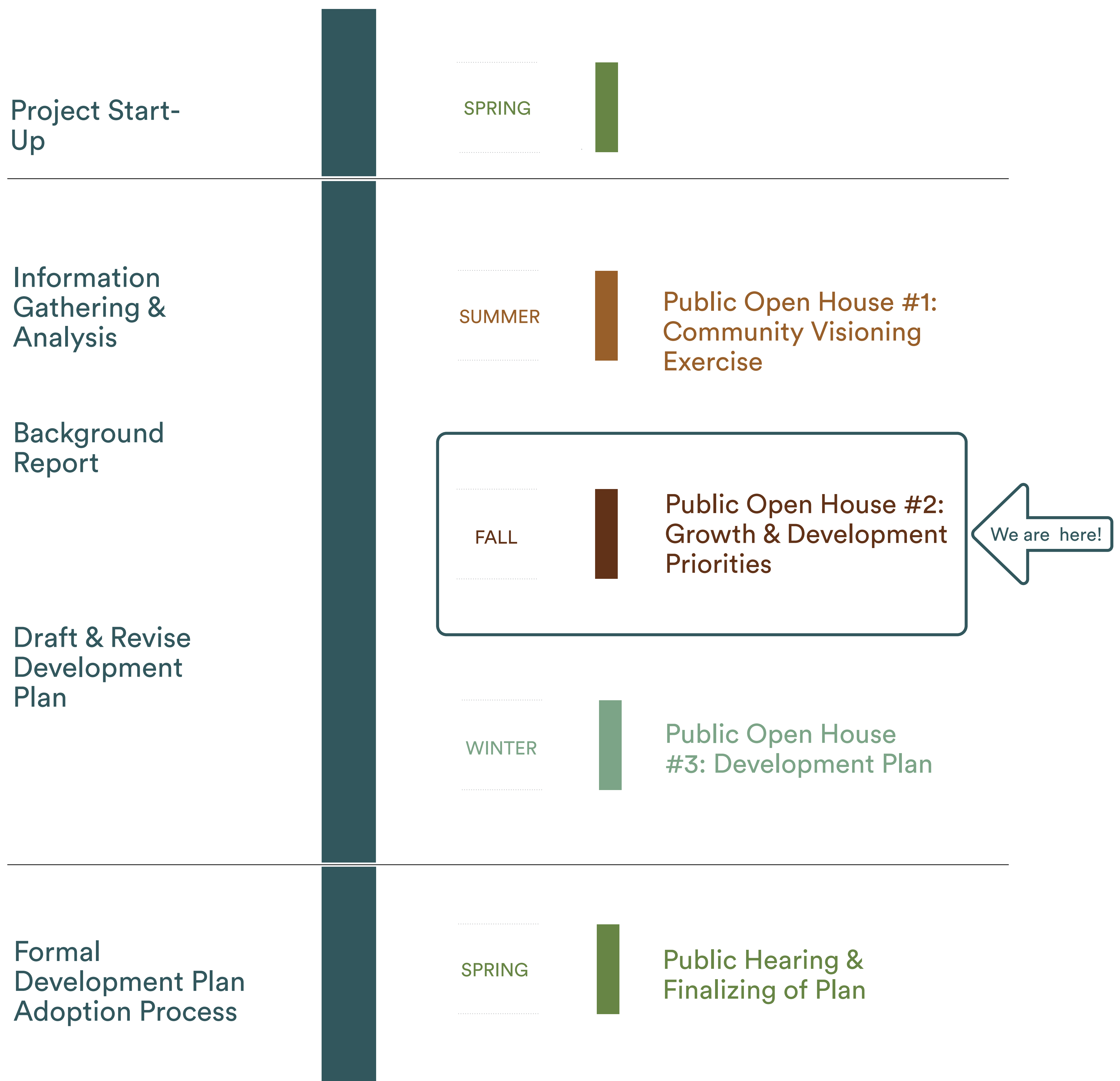


Want updates?

<https://www.boissevain.ca>



DEVELOPMENT PLAN PROCESS



Vision Statement

The following draft Vision Statement has been developed based on community input:

“Over the next 20 years, the Municipality of Boissevain-Morton will continue to grow as a hub for agriculture, industry, and outdoor adventure in southwestern Manitoba.

We will expand our reputation as a safe, diverse, and welcoming place to live. With continued support, our local businesses, arts, and natural environment will thrive while accommodating the challenges of a changing world.”

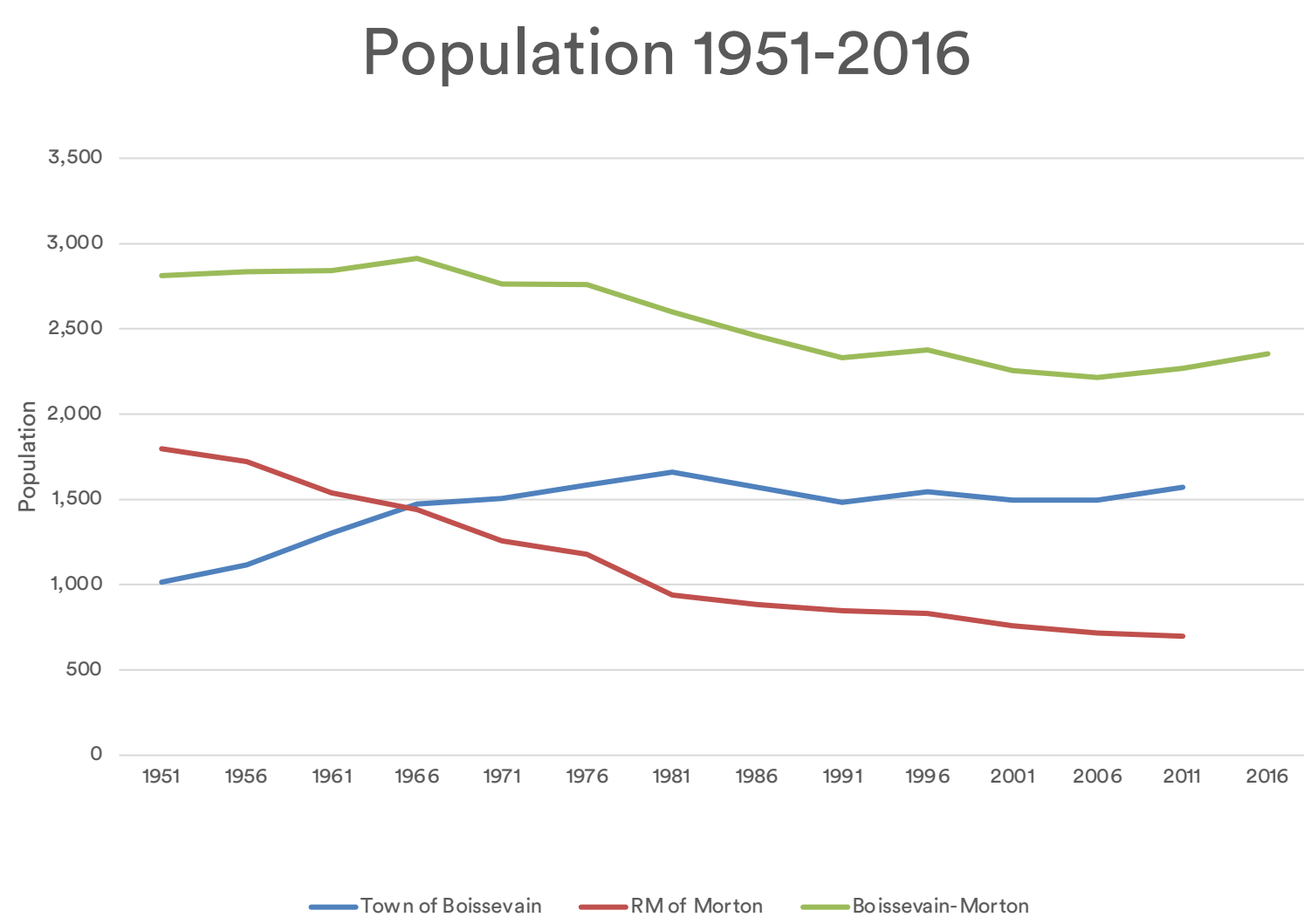
Share your thoughts on the Vision Statement in the space below with sticky notes. What do you like about it? What would you change?



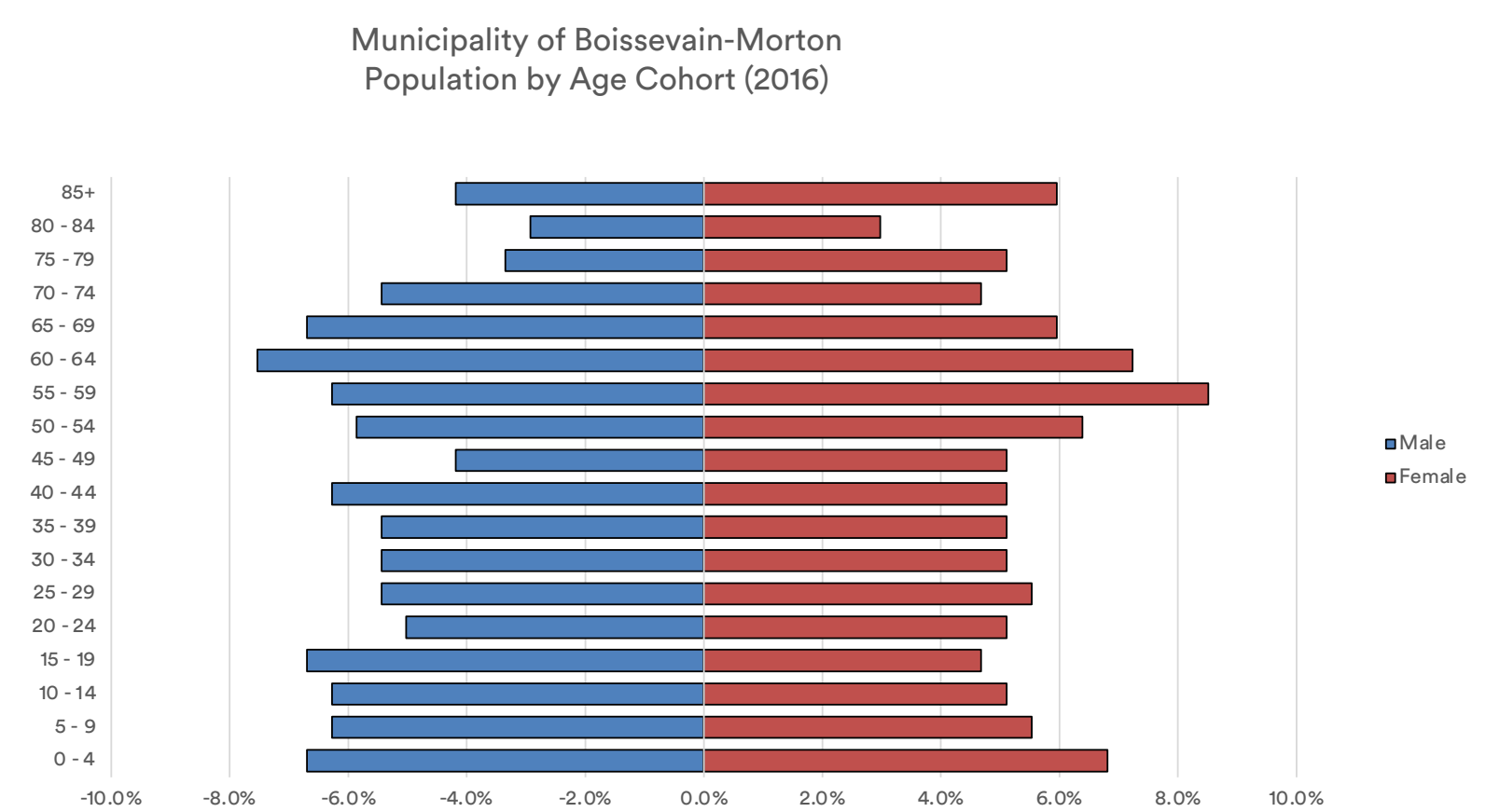
Background Study Findings

The following graphs show collected data from the Background Study

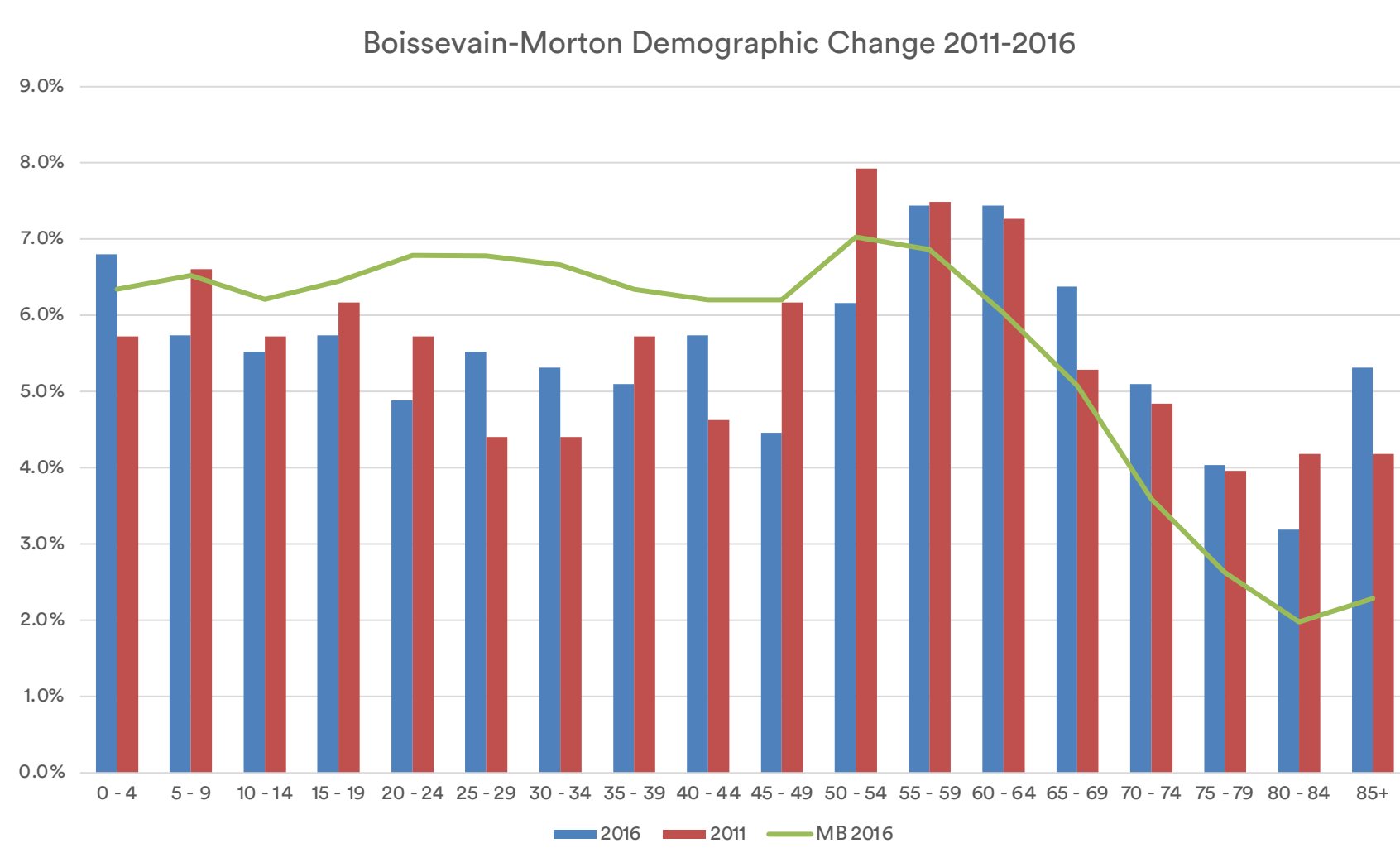
Population



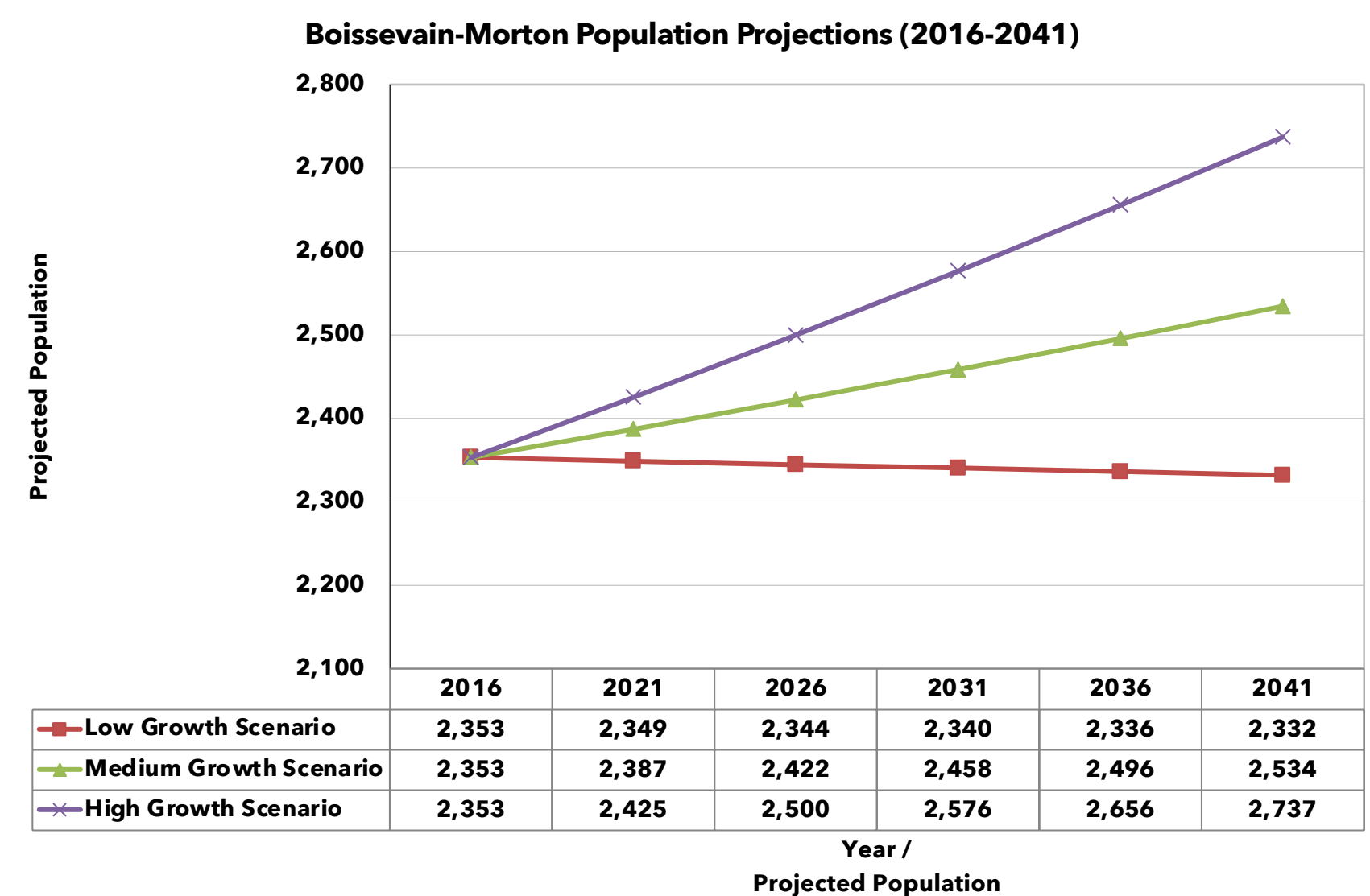
Population by Age Cohort



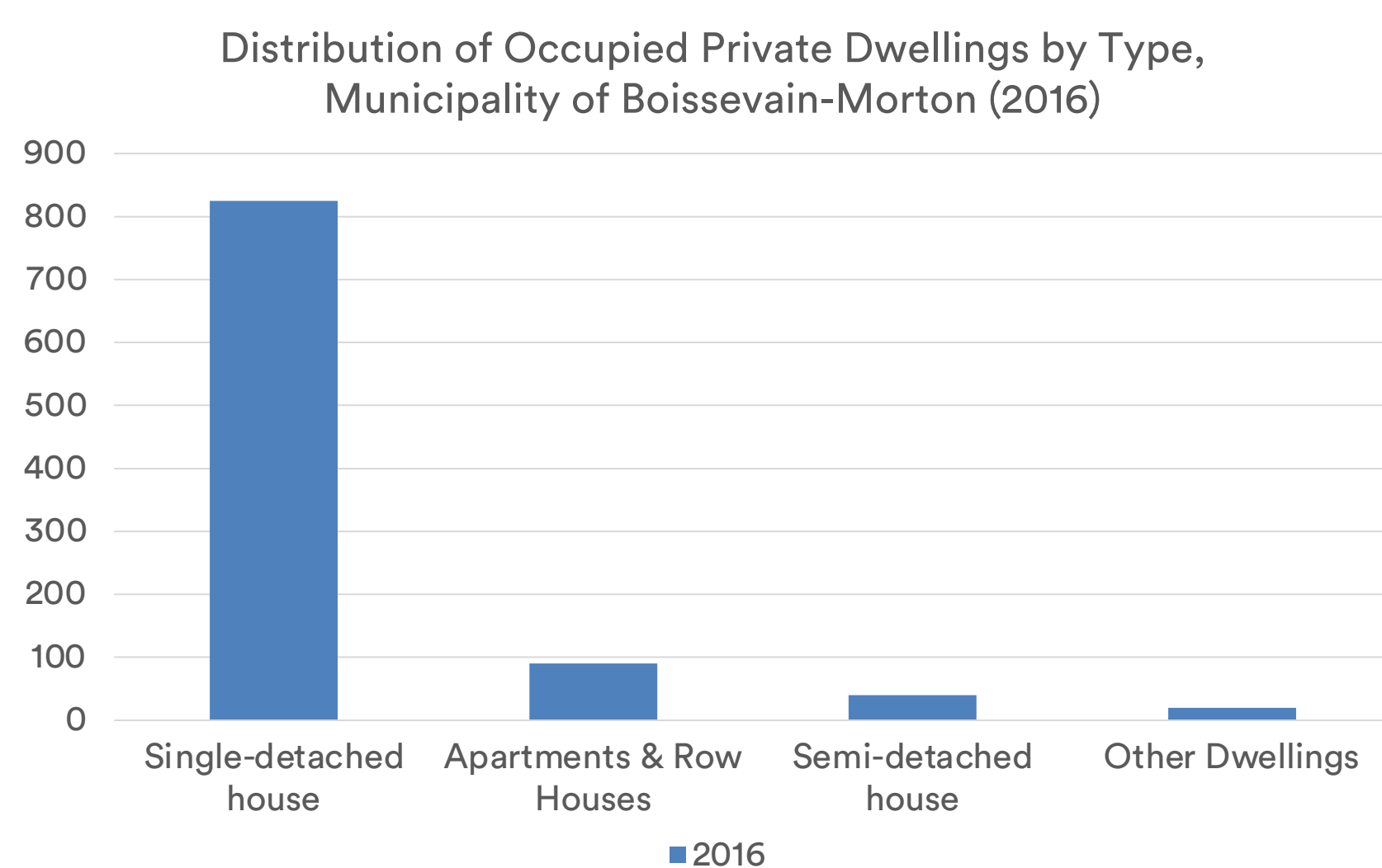
Demographic Change



Three Projections



Housing



Projected Housing Need

Year	Low Growth Scenario		Medium Growth Scenario		High Growth Scenario	
	Projected Pop.	New Housing Needed	Projected Pop.	New Housing Needed	Projected Pop.	New Housing Needed
2021	2,349	0	2,387	14	2,425	30
2026	2,344	0	2,422	29	2,500	61
2031	2,340	0	2,458	44	2,576	93
2036	2,336	0	2,496	59	2,656	126
2041	2,332	0	2,534	75	2,737	159



Engineering Study Findings

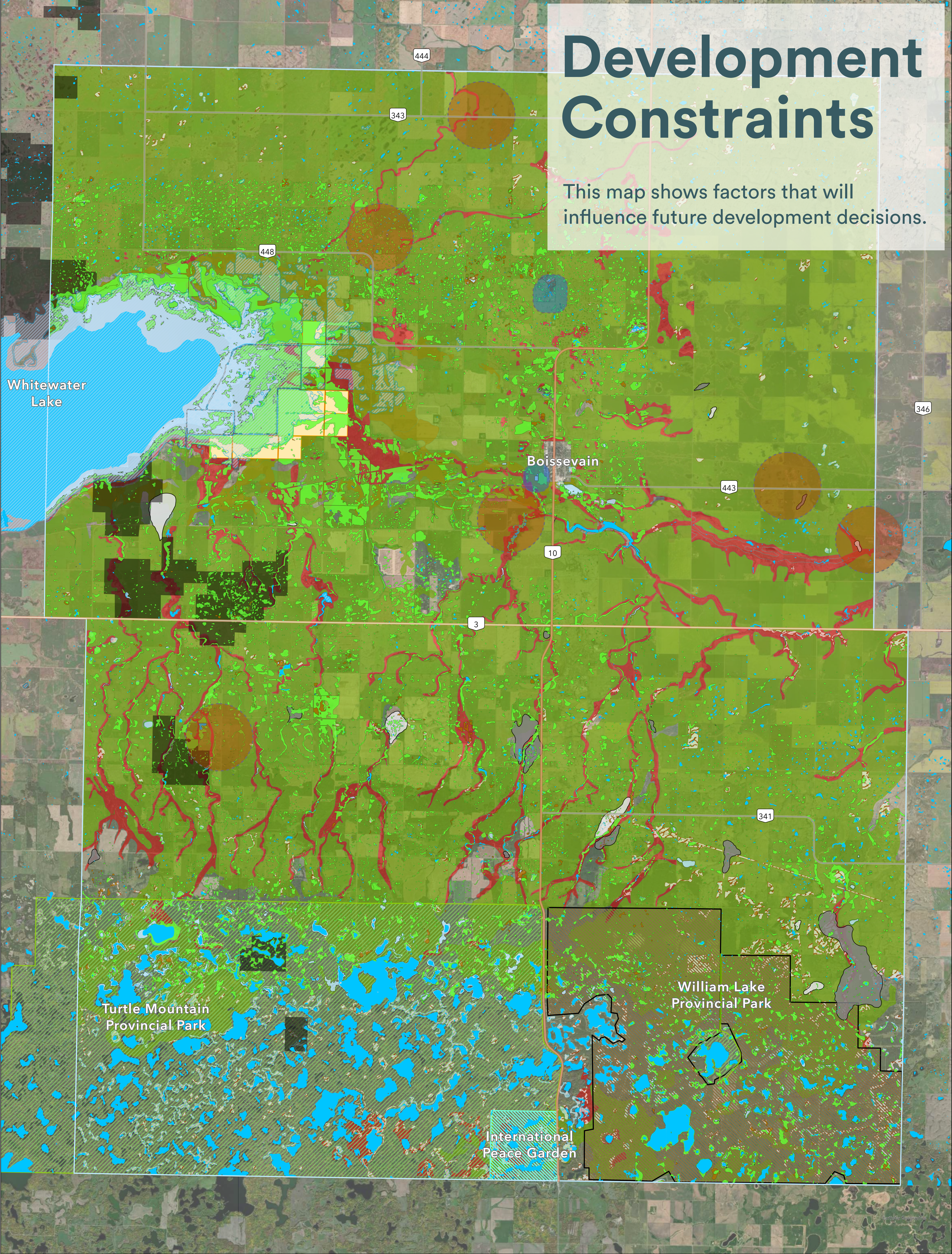
The following information shows an overview of findings from the Engineering Study.

<p>Urban Water Supply, Treatment, & Distribution</p>	<ul style="list-style-type: none"> • Prioritize development of lands that can be serviced in a cost-efficient manner • Issues of sustained drought on the reservoir - Peak summer water demand can approach the 900K-litre reservoir capacity
<p>Rural Well Water Supply</p>	<ul style="list-style-type: none"> • Drought conditions have impacted crop and livestock farming • Increasing reliance by some agricultural operators on using treated water for livestock – as a result, the Boissevain water treatment plant runs long hours stressing equipment
<p>Urban Sewage Collection, Treatment & Disposal</p>	<ul style="list-style-type: none"> • New lagoon is needed, construction of a new lagoon north of Boissevain is expected in 2022 • Wastewater pipe network is in acceptable condition
<p>Rural Septic Fields & Septage Disposal</p>	<ul style="list-style-type: none"> • Rural areas of municipality are serviced by private, on-site wastewater treatment facilities (OWMS) • No environmental or public health issues detected for rural wastewater management
<p>Urban Land Drainage & Flood Control</p>	<ul style="list-style-type: none"> • Overall positive drainage across the town, with a few incidents of sewer drains backing up during heavy rains in the SE part of town • Extreme rain events expected to result from climate change could result in increasing flooding in future • Whitewater Lake receives most of the surface runoff in municipality – it is overflowing to the east onto productive farmland & has flooded some roads leading to the bird viewing station (recently closed)
<p>Urban/Rural Roads, Culverts & Bridges</p>	<ul style="list-style-type: none"> • Heavy truck use in the area is a major contributor to road deterioration • It is a challenge to service the large municipal road network for the scattered population • Ditches receiving large amounts of runoff from farmland can overflow
<p>Solid Waste Disposal & Recycling</p>	<ul style="list-style-type: none"> • Garbage & recycling program operating satisfactorily • A large proportion of household waste (approx. 60%) consists of recyclable material • Organic materials bin at depot is misused – users are depositing wood not just leaves and grass clippings
<p>Utilities & Pipelines</p>	<ul style="list-style-type: none"> • “Digital divide” - high speed internet doesn’t cover the entire town & may not have bandwidth to accept additional customers • Municipality may be able to help improve access to high-speed internet



Development Constraints

This map shows factors that will influence future development decisions.

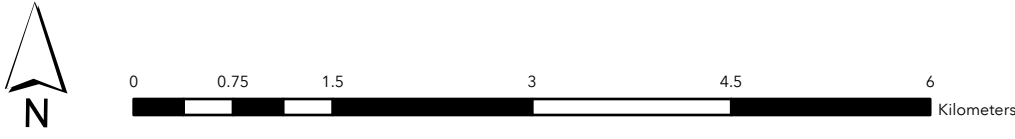


Boissevain-Morton Development Plan Development Constraints



Date Exported: 10/14/2021 11:35 AM

- | | | | | |
|----------------------------|---------------------------------|-----------------------------------|-------------------------------|--------------------------|
| Municipal Boundary | 2014 Flood Extent | Swamp | Designated Oil Pools | Forest Inventory Wetland |
| Manitoba Provincial Parks | Lagoon and Landfill Buffer 400m | Livestock Operations Buffer 1200m | Prime Agricultural Land | Willow/Alder |
| International Peace Garden | Waterbodies | Aggregate Potential | Soil Suitability for Building | Marsh/Muskeg |
| Community Pastures | Marsh | Low Aggregate Potential | Poor | |
| Nature Trust Properties | Shallow / Open Water | High Aggregate Potential | Very Poor | |



Municipal Boundary; Manitoba Land Initiative; Manitoba Municipal Boundaries (2018)

Which of these highlighted areas would make sense for further development?

This map shows areas of the municipality that have no major constraints for development (see **Development Constraints** map).

Provide your comments on sticky notes on the map.

Whitewater Lake

Boissevain

Turtle Mountain Provincial Park

William Lake Provincial Park

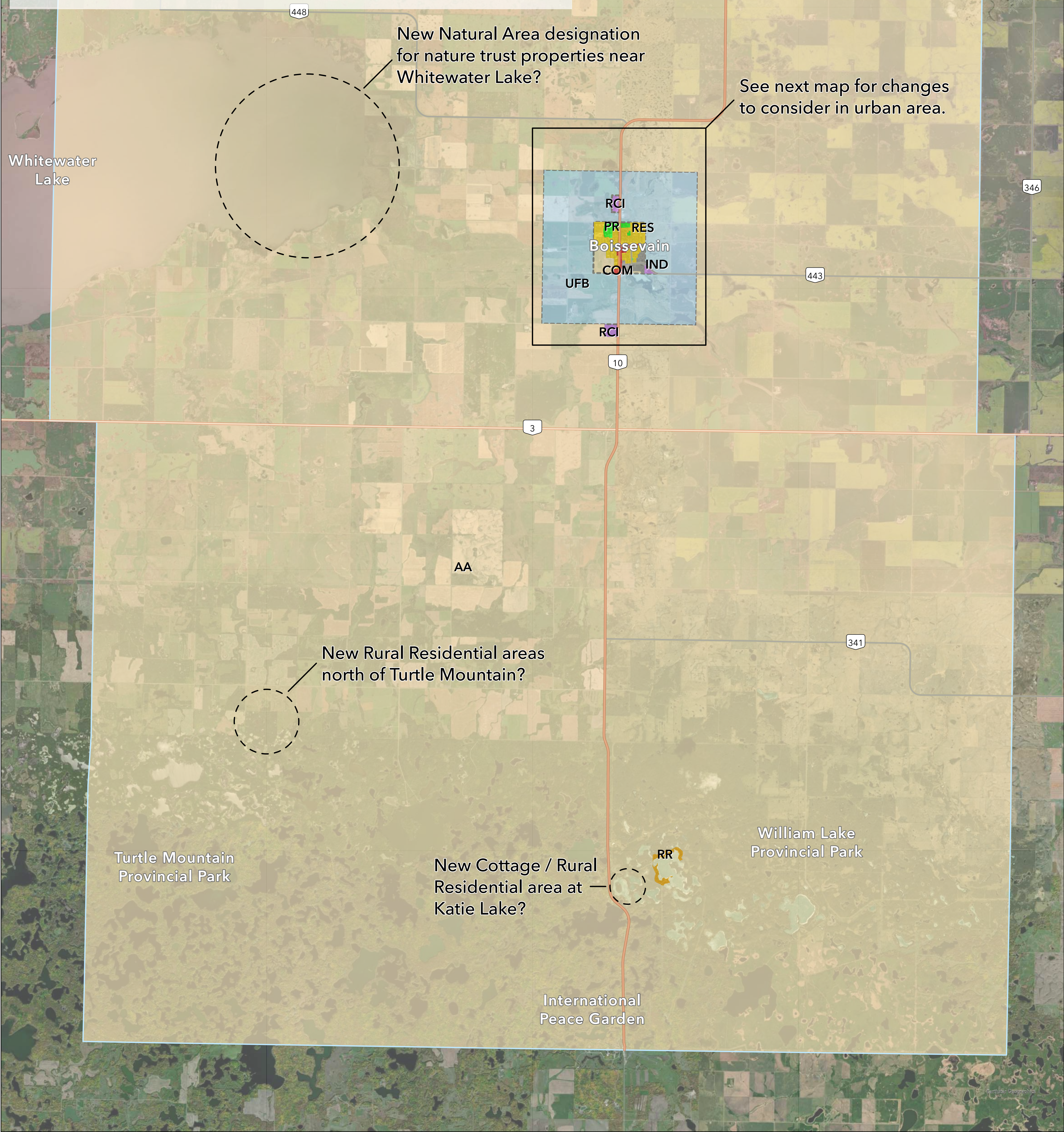
International Peace Garden

Boissevain-Morton Development Plan Development Opportunities

- Municipal Boundary
- Areas of Opportunity

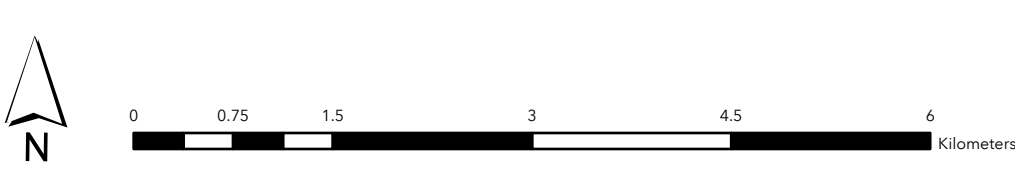
Changes to Consider for Rural Areas

This map shows areas of potential change from the existing 2009 Development Plan Policy Areas. What do you think of the proposed changes? Provide your comments on sticky notes on the map.



Boissevain-Morton Development Plan Existing 2009 Development Plan Policy Areas

- AA - Agricultural Area
- RR - Rural Residential
- RCI - Rural Commercial Industrial Area
- COM - Commercial
- IND - Industrial
- RES - Residential
- PR - Park and Recreation
- UFB - Urban Fringe Buffer Limit



Changes to Consider for Urban Area

This map shows areas of potential change from the existing 2009 Development Plan Policy Areas.

What do you think of the proposed changes? Provide your comments on sticky notes on the map.

Remove Urban Fringe Buffer Limit Area. No longer needed due to municipal amalgamation.

Expand Industrial Area to the west?

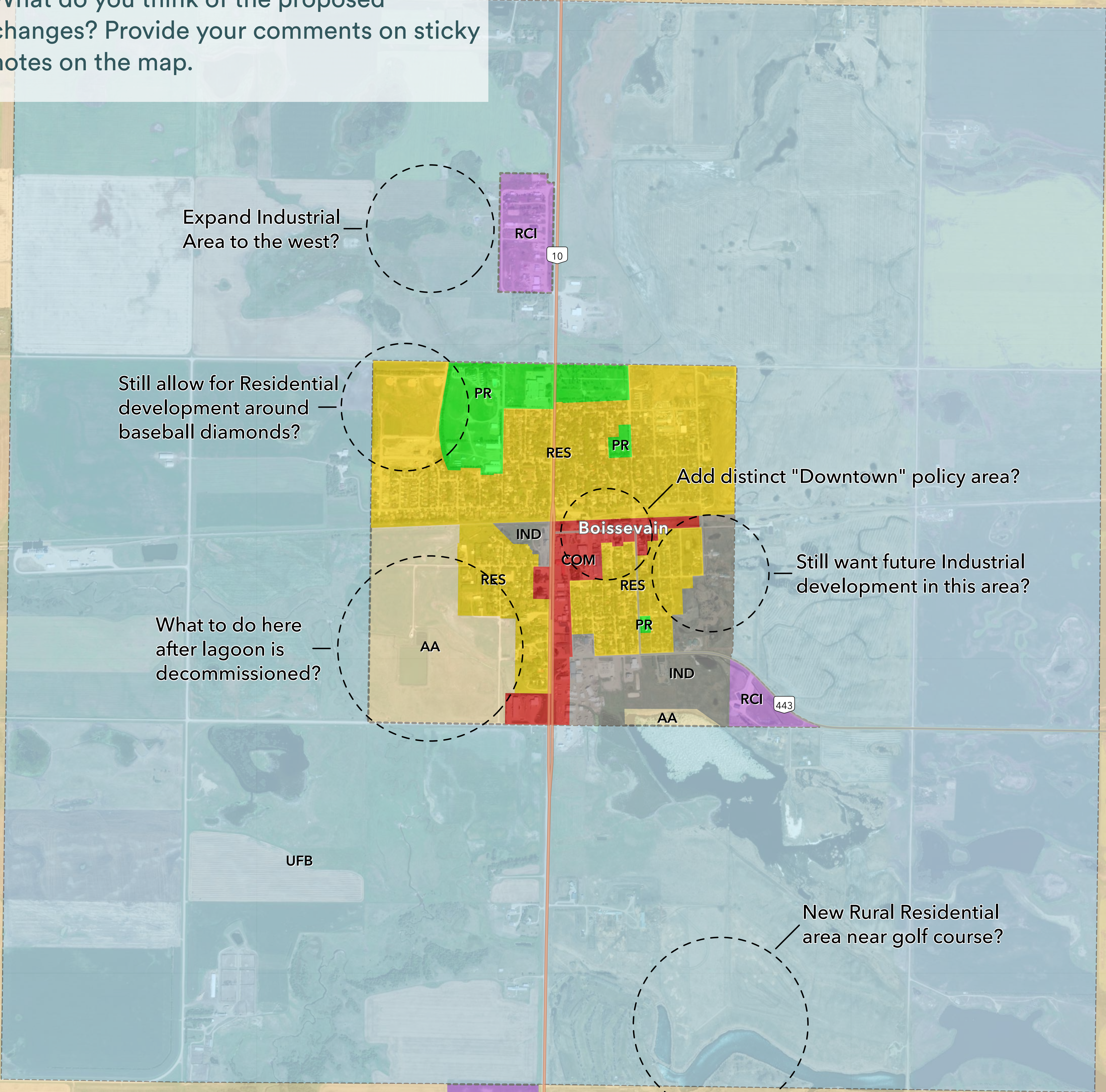
Still allow for Residential development around baseball diamonds?

What to do here after lagoon is decommissioned?

Add distinct "Downtown" policy area?

Still want future Industrial development in this area?

New Rural Residential area near golf course?



Maxar

Boissevain-Morton Development Plan Existing 2009 Development Plan Policy Areas



PLANNING & DESIGN

Date Exported: 10/18/2021 12:42 PM

AA - Agricultural Area

COM - Commercial

PR - Park and Recreation

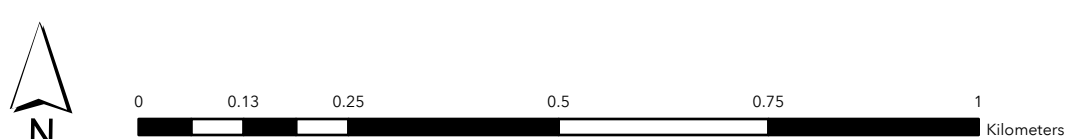
RR - Rural Residential

IND - Industrial

UFB - Urban Fringe Buffer Limit

RCI - Rural Commercial Industrial Area

RES - Residential



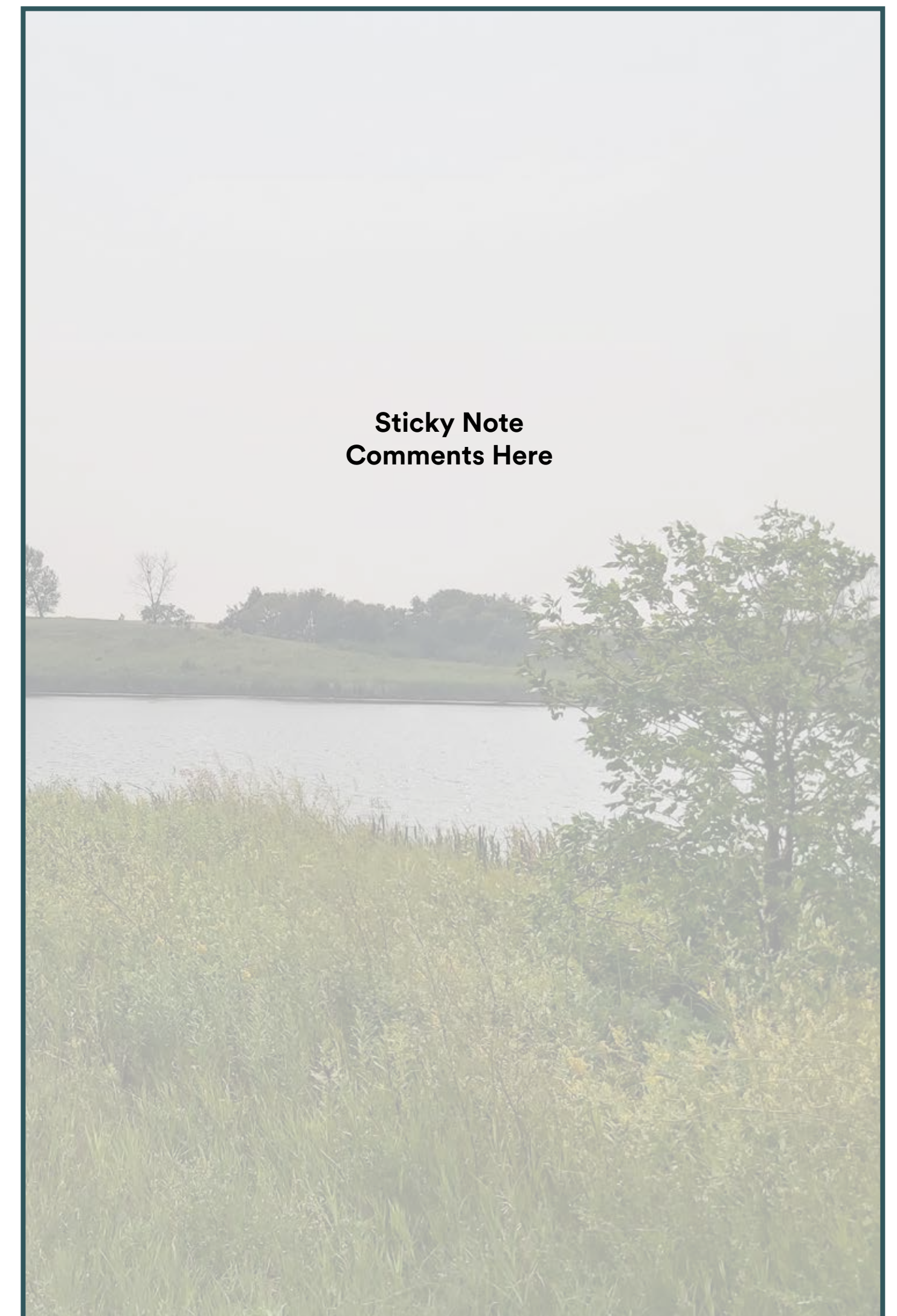
Draft Goals - 1

The following Draft Goals have been devised from community input and will help to guide the drafting of policies to be included in the new Development Plan. Place a sticky note with your comments in the spaces below.

The following goals would apply to all lands in the Municipality. What do you think about these Draft Goals?

Land & Water

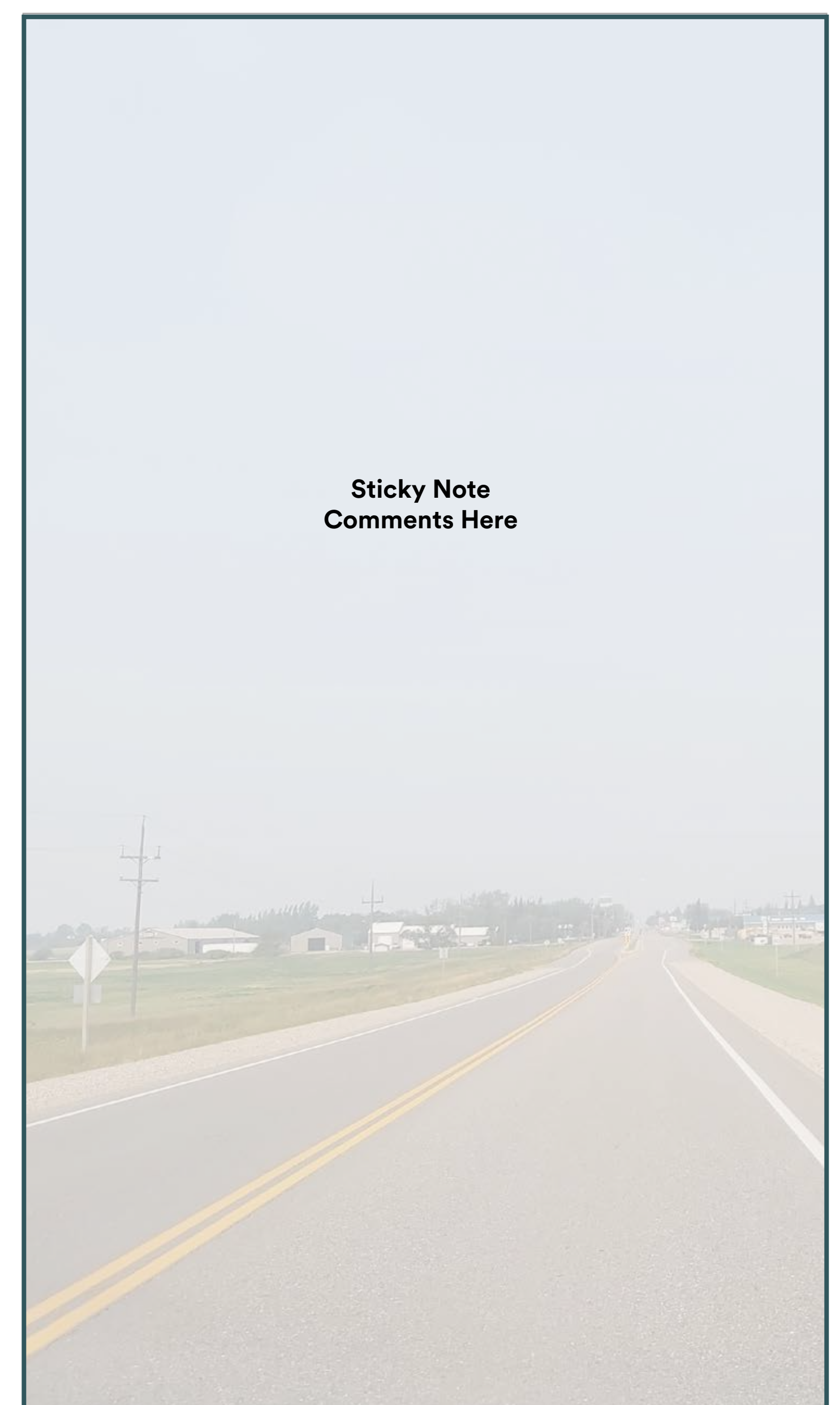
1. To improve biodiversity, water storage, and the health of wetlands and riparian habitat.
2. To protect the quality of municipal drinking water sources.
3. To protect areas with significant resource potential from incompatible forms of development.
4. To reduce risks to life, health, safety, property and ecosystem health that are associated with flooding and erosion.
5. To foster strong relationships with Manitoba Parks and the International Peace Gardens.
6. To support green energy (e.g. geothermal, solar power, wind energy), where appropriate.



Municipal Land & Water

Transportation & Infrastructure

1. To ensure municipal water is clean, high-quality and accessible to all, with an adequate supply to meet future needs and changing climate.
2. To continually improve municipal waste systems, including garbage pickup, recycling and composting.
3. To build a new sewage lagoon.
4. To continue sustainable upgrades to rural roads.
5. To develop a new municipal gravel quarry.
6. To develop the municipality's trail system to support biking, walking, cross-country skiing, and other forms of active transportation.
7. To improve access within the municipality to fast and reliable internet.
8. To consider climate change in our development of transportation and other municipal infrastructure.



Municipal Transportation & Infrastructure



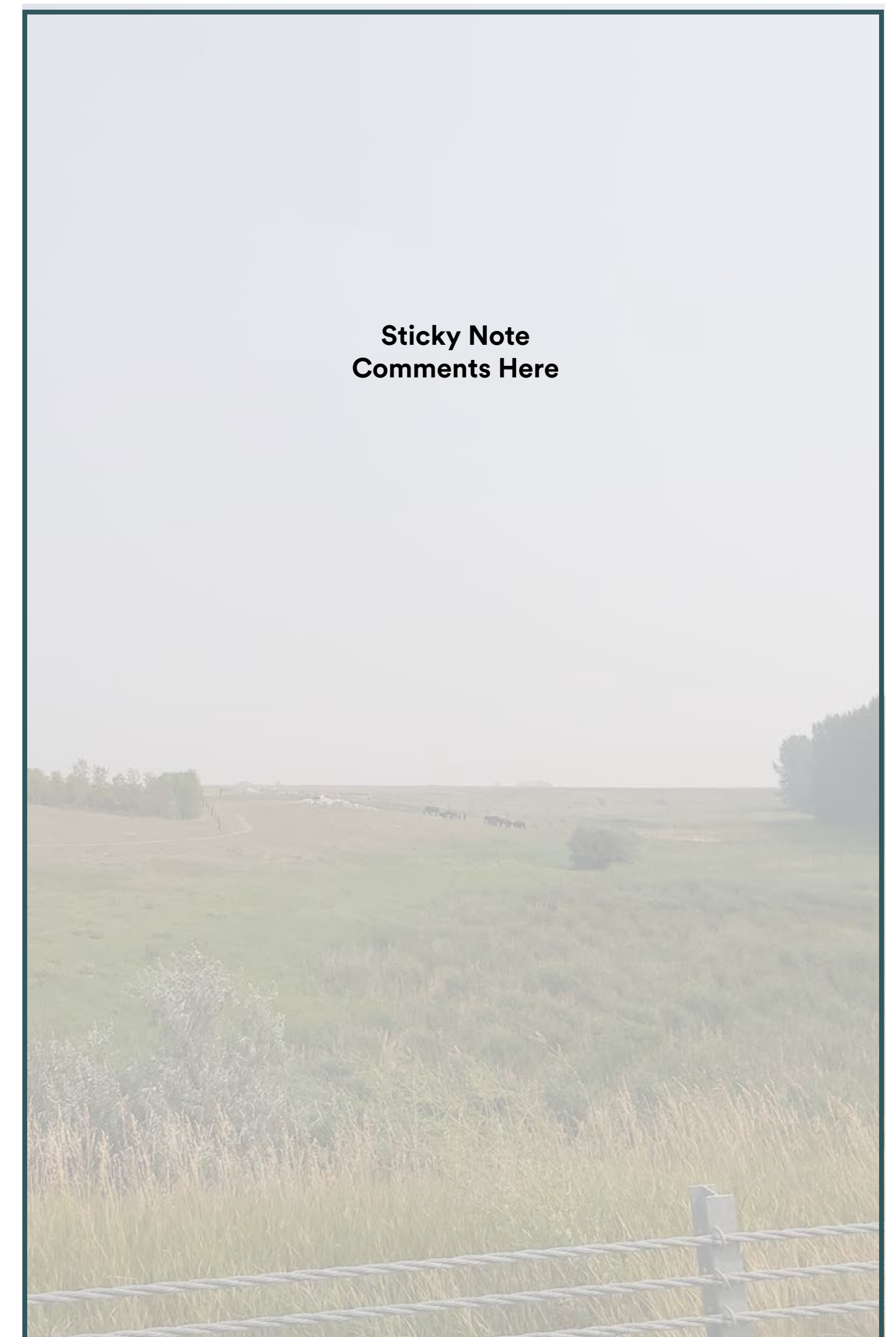
Draft Goals - 2

The following Draft Goals have been devised from community input and will help to guide the drafting of policies to be included in the new Development Plan. Place a sticky note with your comments in the spaces below.

The following goals would apply to specific policy areas within the Municipality. What do you think about these Draft Goals?

Agricultural Areas

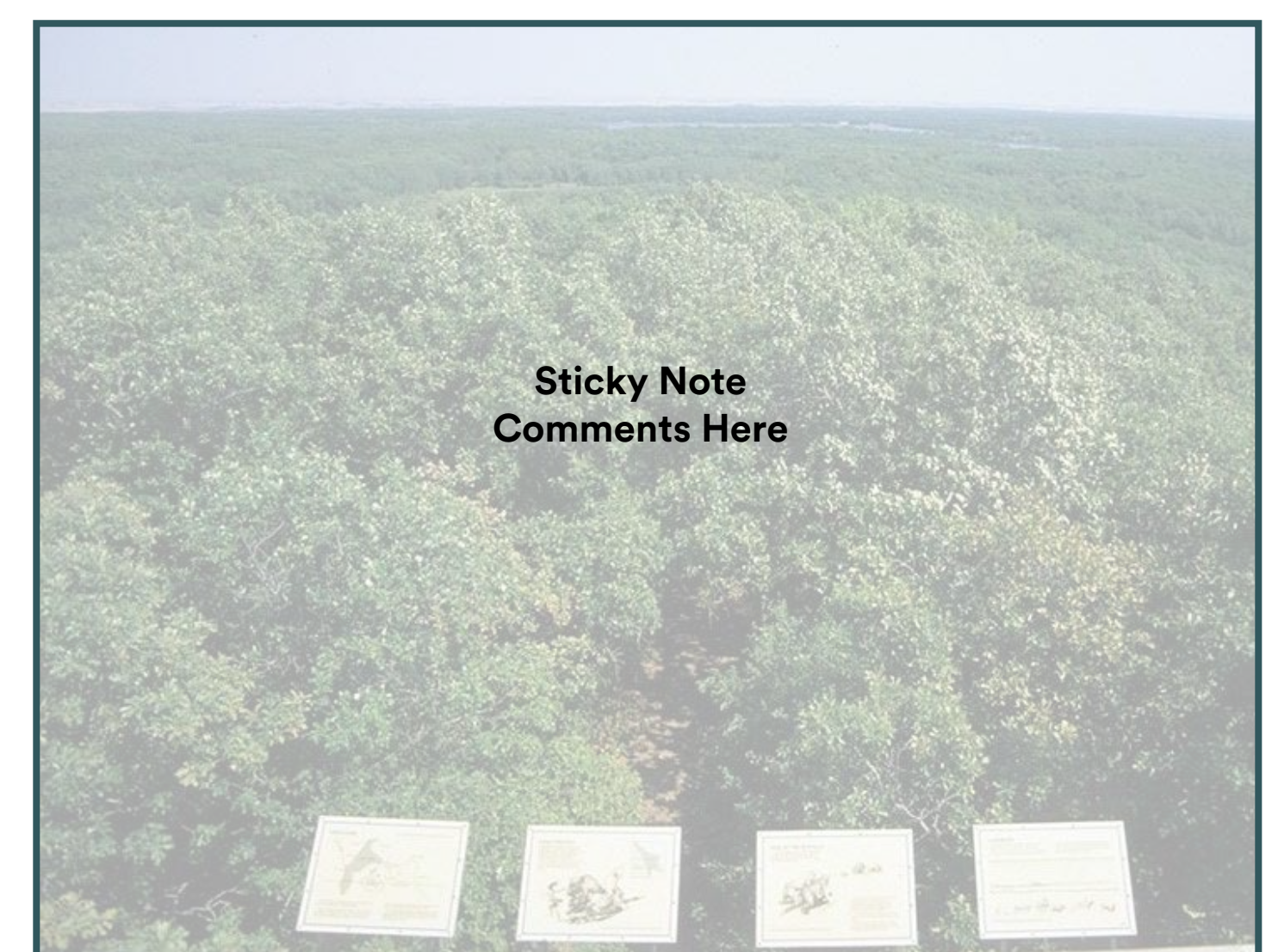
1. To recognize the importance of the agricultural industry to the Municipality of Boissevain-Morton.
2. To preserve the prime agricultural farmland and viable lower class agricultural land in the municipality.
3. To prepare for future climate change, such as more extreme weather events and more frequent drought.
4. To increase the usage and range of activities in the Boissevain Agricultural Grounds.
5. To provide opportunities for specialized agriculture and horticulture on small or fragmented parcels of land.
6. To minimize potential land use conflicts and provide clarity to agricultural producers, rural residents and governments on siting considerations for livestock operations.



Agricultural Lands

Natural Areas

1. To preserve the natural beauty of the area and provide access to nature through trails and viewing areas.
2. To preserve areas capable of supporting birds and wildlife which are not suitable for agriculture.
3. To safeguard sensitive or fragile environments from incompatible development.



Turtle Mountain Provincial Park, Travel Manitoba



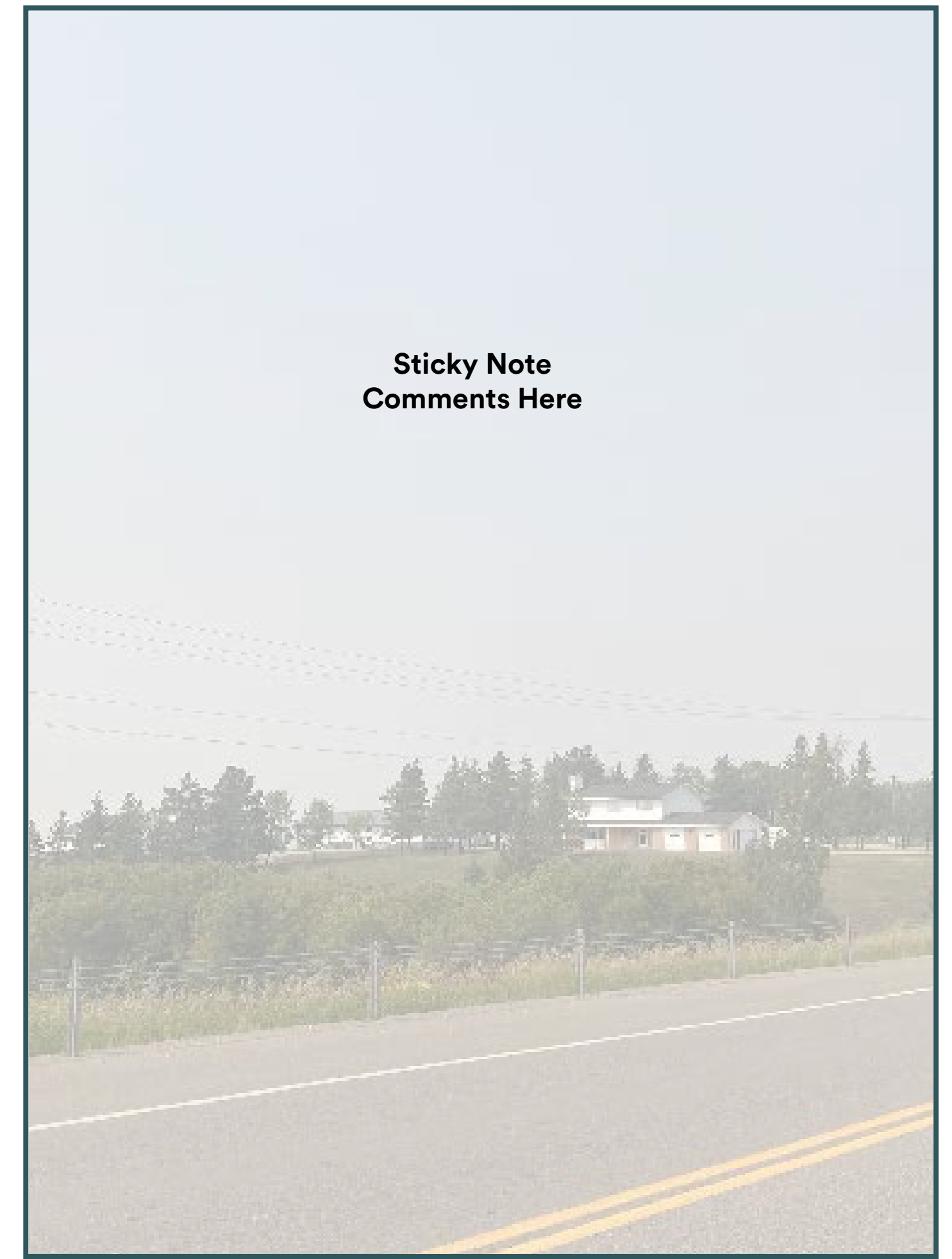
Draft Goals - 3

The following Draft Goals have been devised from community input and will help to guide the drafting of policies to be included in the new Development Plan. Place a sticky note with your comments in the spaces below.

The following goals would apply to specific policy areas within the Municipality. What do you think about these Draft Goals?

Rural Residential & Cottage Area

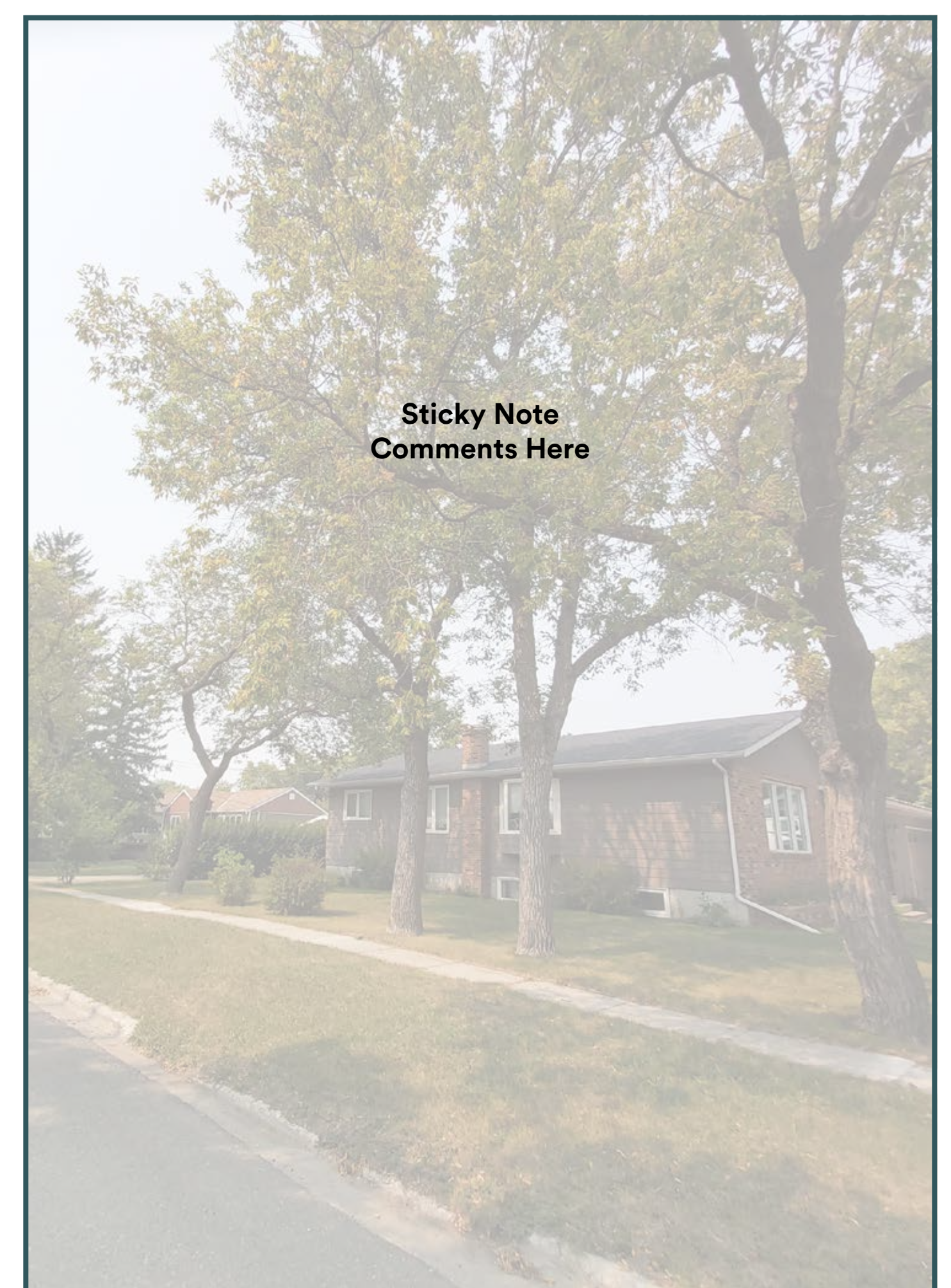
1. To increase the range of available residential lots in the municipality.
2. To ensure that rural residential development is located in appropriate areas that do not limit agriculture, outdoor recreation or resource-based activities.
3. To locate rural residential areas so that services such as school bussing, snow removal, fire protection, refuse collection, road maintenance, dust and weed control and other municipal services can be provided in an economic and efficient manner.
4. To provide for future cottage expansion and tourism development opportunities in shoreline areas where such development is suitable.



Boissevain-Morton Rural Residential, Point2Homes

Urban Residential Areas

1. To retain existing residents and attract new residents by offering a variety of residential options.
2. To plan the expansion of residential development areas in a logical and orderly manner.
3. To increase the supply of affordable housing in the municipality.
4. To continue to promote Boissevain-Morton as a place with attractive seniors housing options and provide the ability for residents to “age in place.”
5. To provide opportunities to add density to residential neighbourhood areas, while retaining the character of established neighbourhoods.



Boissevain Residential Areas



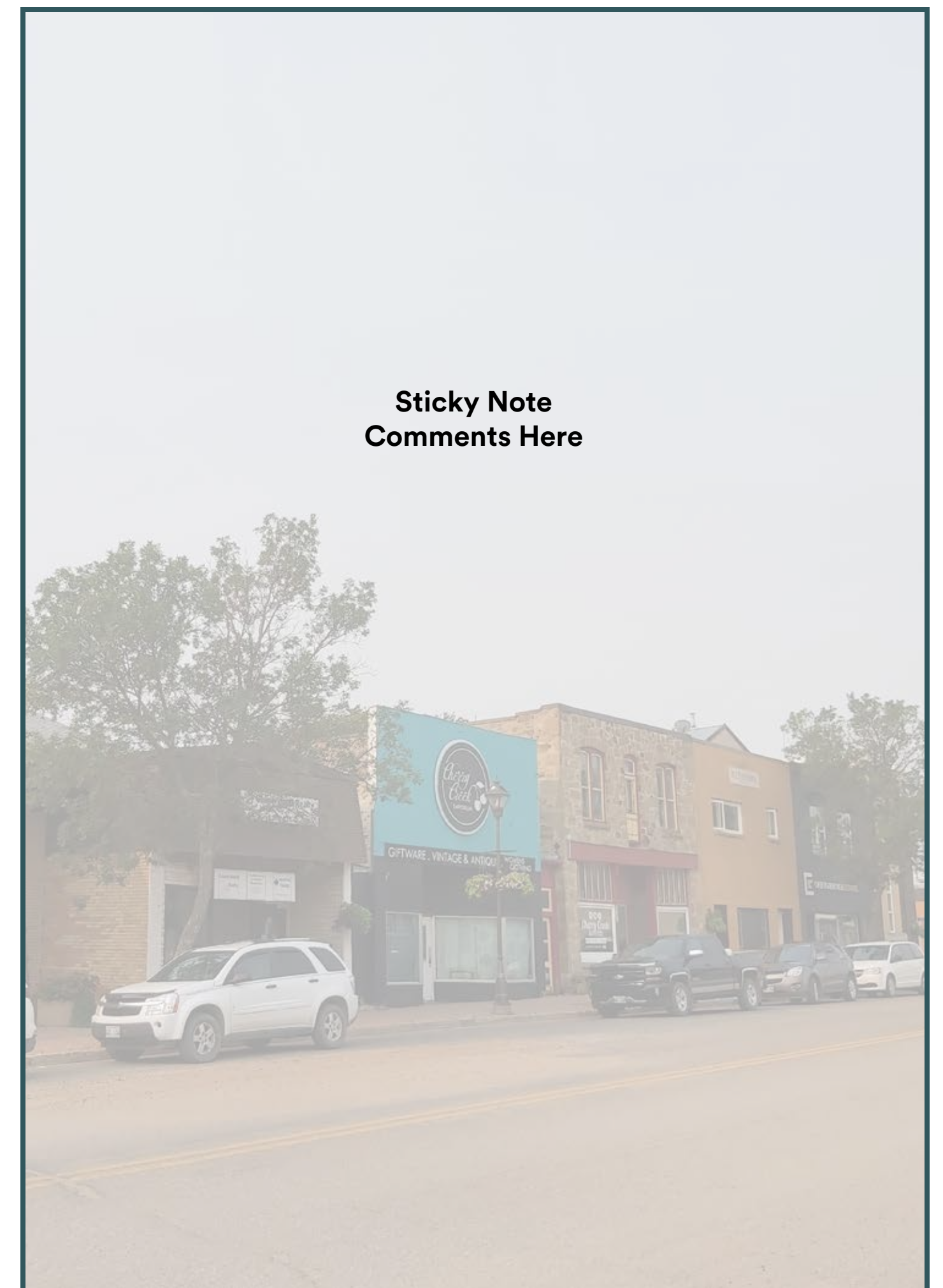
Draft Goals - 4

The following Draft Goals have been devised from community input and will help to guide the drafting of policies to be included in the new Development Plan. Place a sticky note with your comments in the spaces below.

The following goals would apply to specific policy areas within the Municipality. What do you think about these Draft Goals?

Boissevain Downtown /Commercial Area

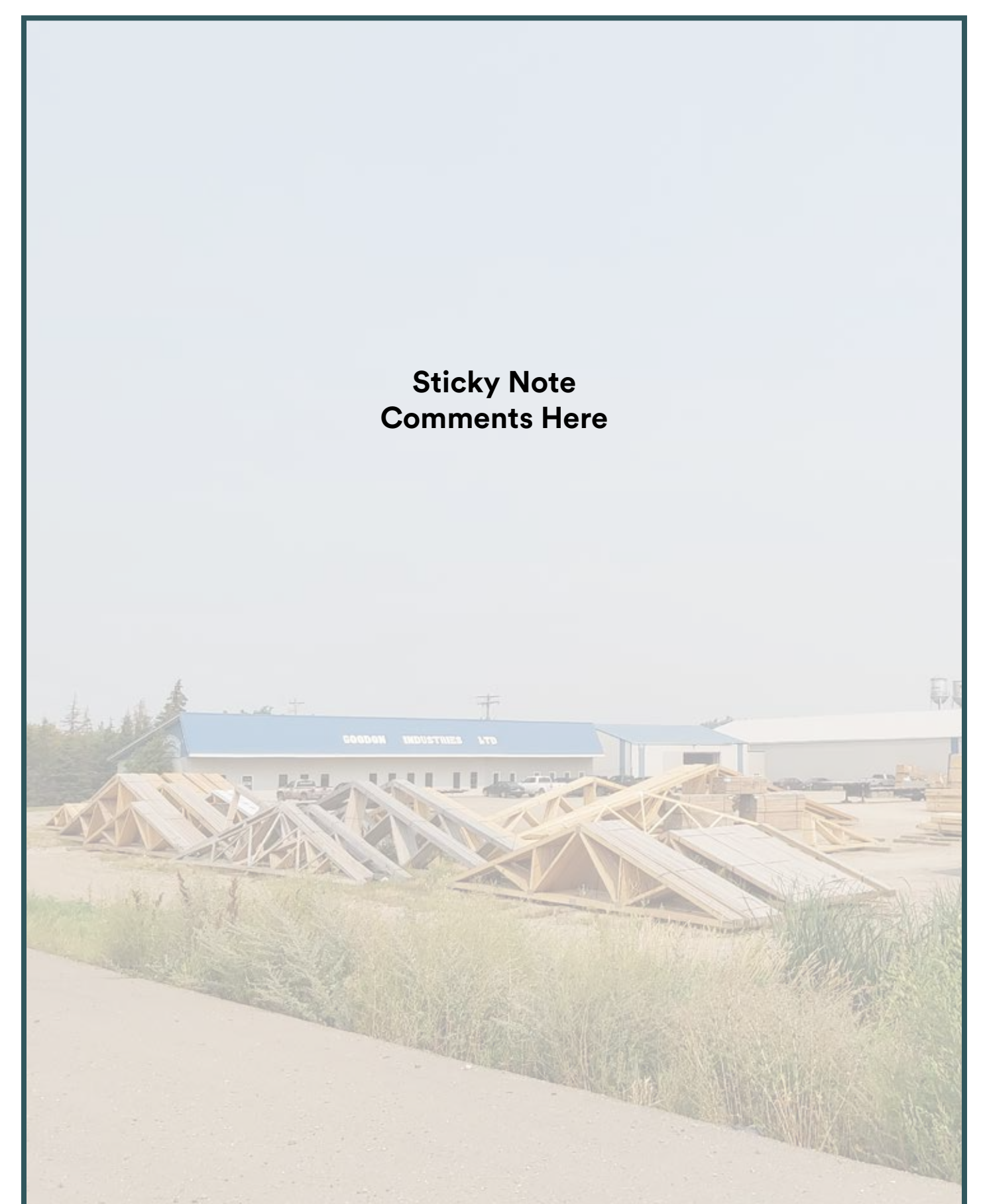
1. To continue to build a thriving retail and small business district.
2. To recognize the value of our historic buildings.
3. To enhance the economic activity and image of downtown areas.
4. To support the municipality's local artisans and provide opportunities for them to sell their wares.
5. To expand the range of restaurant and retail options offered in the municipality.
6. To support community beautification and streetscaping efforts for both community residents and visitors.
7. To provide places for arts, recreation and cultural activities for all to enjoy.



Downtown Boissevain Commercial Area

Industrial Areas

1. To position the municipality in a place to attract new industrial development through the provision of an adequate and suitable supply of industrial sites that capitalize on major transportation routes.
2. To ensure that industrial development takes place in a safe, attractive, harmonious and efficient manner.
3. To mitigate adverse effects that industrial development may have on residents or nearby land uses.
4. To support the municipality's existing major industrial employers.



Boissevain Industrial

