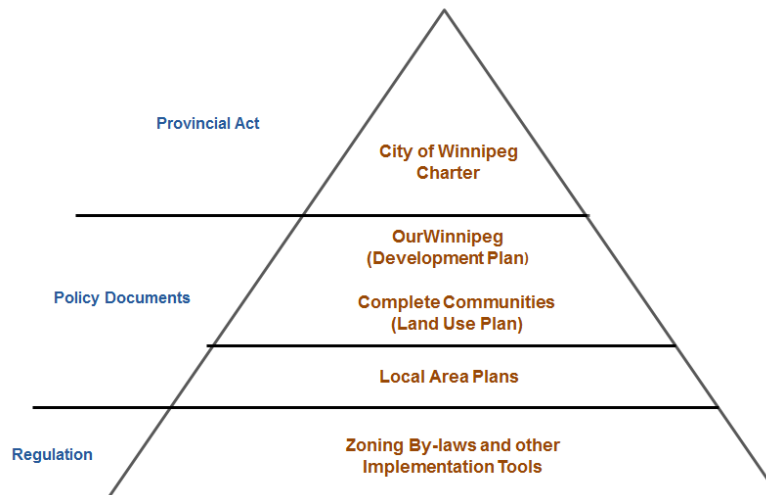


The City of Winnipeg: Planning At-A-Glance

There are a number of different types of policy documents, such as *OurWinnipeg*, *Complete Communities* and *Local Area Plans* that establish a vision and provide policy direction to guide how our city grows and develops over time. Regulatory tools such as zoning help to implement these policy documents.



City of Winnipeg Charter Act

The City of Winnipeg derives its powers and authority from the *City of Winnipeg Charter Act* (*The Charter*). This provincial legislation requires that the City of Winnipeg adopt a development plan, which must set out the city's long term plans and policies to direct all physical, social, environmental, and economic development. It also requires that the City pass Zoning By-laws to control or prohibit the use of real property and development.

OurWinnipeg

OurWinnipeg is the City of Winnipeg's development plan, which presents a 25-year vision for the city. It sets out the goals, policies and guidelines intended to direct all physical, social, environmental, and economic development in the city, now and into the future. *OurWinnipeg* was adopted by Council as a Plan Winnipeg By-law in August 2011, and is based on the voices of more than 42,000 Winnipeggers as part of the SpeakUpWinnipeg process – perhaps the most collaborative public engagement effort that Winnipeg has ever seen.



The City of Winnipeg Charter not only requires that Council adopt a development plan, but also that all other plans and decisions are aligned with the plan.

Complete Communities

Complete Communities is one of four Direction Strategies in support of *OurWinnipeg* and serves as the City's land use plan. While *OurWinnipeg* provides high-level, broad policy direction, *Complete Communities* focuses specifically on how Winnipeg will sustainably accommodate growth and change over the next 25 years. *Complete Communities* was adopted as a By-law by Winnipeg City Council and is based on two key pillars: (1) the concept of complete communities – encouraging places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another; and (2) the urban structure, which identifies areas of the city that provide the best opportunity to accommodate growth and change over the next 25 years (Transformative Areas) and areas of the city that will experience only modest change that is sensitive to the existing context (Areas of Stability).



Local Area Plans

Local Area Plans formally establish a vision for specific areas within the city and build consensus around policy related to land use, urban form, transportation, parks, and open spaces, etc. Local Area Plans are typically adopted as Secondary Plan By-laws, as defined in the *City of Winnipeg Charter*. *The Charter* requires that all development and Council decisions conform to adopted Local Area Plans. In some cases, Local Area Plans may be endorsed as Council Policy. Examples of different types of Local Area Plan include:

Plan Type	Description
Neighbourhood Plan	Plans that focus on guiding development and redevelopment within established communities. Examples include: the <i>Osborne Village Neighbourhood Plan</i> ; and the <i>West Alexander Centennial Neighbourhood Plan</i> .
Area Master Plan	Plans that guide the development of Major Redevelopment Sites, as identified in <i>Complete Communities</i> . These large, underutilized sites present opportunities for strategic mixed use infill and intensification in existing urban areas. Examples include: <i>The Yards at Fort Rouge Area Master Plan</i> ; and <i>Bishop Grandin Crossing Area Master Plan</i> .
Precinct Plan	Plans that guide the development of New Communities – large greenfield land areas identified for future urban development. Examples include: <i>Ridgewood South Precinct Plan</i> and <i>Precinct K Precinct Plan</i> .
Corridor Plan	These plans may be used to identify opportunities and parameters for transit-oriented development along a rapid transit corridor.

Winnipeg Zoning By-law 200/2006 and Downtown Winnipeg Zoning By-law 100/2004

Two Zoning By-laws provide specific land use and dimensional regulations: *Winnipeg Zoning By-law 200/2006* for the city as a whole (excluding downtown) and *Downtown Winnipeg Zoning By-law 100/2004* for the downtown specifically. All properties in the City of Winnipeg are assigned one of 25 zoning categories, each with its own regulations. Zoning regulations are consistent with the directions found in *OurWinnipeg*, *Complete Communities* and any applicable Local Area Plan.

Planned Development Overlays (PDO)

Planned Development Overlays (PDOs) cover specific areas within the City of Winnipeg and add an additional layer of regulatory control over and above the base zoning categories that apply to affected properties. PDOs are typically used to advance the policies of a Local Area Plan.

Design Guidelines

The City of Winnipeg has a number of design guidelines for specific geographical areas. Design Guidelines could also apply City-wide (such as the Transit-Oriented Development Handbook). They are used to help shape development proposals to ensure alignment with adopted policy. They are different from zoning regulations in that they don't prescribe land use or dimensions (such as height or setbacks), and instead focus on character and compatibility. Design Guidelines can either be applied strictly to rezonings, variances and conditional use applications, or design control can be embedded within the Zoning By-law so that it is mandatory for all development, as it the case in the Downtown.

Rezonings

Property owners may apply to change the zoning on their land provided the change isn't explicitly prohibited by *OurWinnipeg* or an applicable Local Area Plan. Rezonings are subject to a public hearing and should be aligned with Council policy. The City of Winnipeg may also initiate a zoning change, either to better reflect existing land uses (zoning rationalization), or to attract a particular type of development based on a Local Area Plan (pre-zoning).



For more information:

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