

LGD of Pinawa
Sustainable Neighbourhood Action Plan



Table of Contents

Pinawa Sustainability Context	3
Contribution and Sustainability Context of Whiteshell Laboratories.....	4
Glossary.....	5
Authorship	6
Intent of This Document	7
Review and Update.....	7
Commitment to Transparency & Communication	8
Commitment to Accountability	8
Commitment to Reconciliation.....	8
Partnerships, Roles & Responsibilities.....	9
Assumptions, Limitations & Considerations.....	12
Development & Maintenance Process of the Sustainability Strategy.....	13
Creating the Sustainability Strategy	14
Vision & Goals	15
Method for Identifying and Articulating Strategies.....	16
Strategies for the LGD of Pinawa	17
Strategies Specific to Whiteshell Laboratories	23
Business-as-Usual Actions.....	26

Pinawa Sustainability Context

Sustainability is the continual interplay and dynamic equilibrium of environmental, social and economic factors over the course of many generations. A sustainable community means that activities and infrastructure are planned in such a way as to promote and protect sustainable living. A sustainable community is one where people want to live, where they are enabled and empowered to meet their needs without compromising the needs of future generations (and residents) to meet their own needs.

Mayor and Council of the Local Government District of Pinawa (Pinawa) seek to provide current residents and future generations of residents with information, tools and governance oversight such that their needs are met in an economically efficient manner, within a healthy and prosperous natural environment. Based on numerous consultations, development and strategic planning exercises (detailed further in this document), Pinawa uses the following vision of sustainability, which is also the Mission Statement of the Government of Pinawa:

The L.G.D. of Pinawa is a unique community in a natural setting with amenities for all ages. The L.G.D. of Pinawa is committed to sustainable, affordable growth through progressive and well-managed planning for the future.

Contribution and Sustainability Context of Whiteshell Laboratories

The LGD of Pinawa is a unique municipality in Canada as host to a major Canadian Nuclear Research and Development Laboratory that is currently undergoing full decommissioning and is located on a site that has the potential for very significant economic development in the future. The Council of Pinawa believes that sustainable development of the site is a significant enough contributor to future economic, civic and environmental considerations that related context and strategies should be given specific attention in this document. Council understands that Pinawa residents want nuclear economic development to continue to be a significant cornerstone of the future of Pinawa.

Decommissioning of the site began in 2002. In 2015 The Canadian National Energy Alliance was awarded the opportunity by the Government of Canada to manage Atomic Energy of Canada Limited (AECL) research sites, including the Whiteshell Laboratories. The site currently employs approximately 300 people, down by 850 people since 1998 when the Government of Canada announced reduced funding to AECL. The Laboratories site is still the largest employer in the area. Employment levels are expected to steadily decline until decommissioning is complete, scheduled for Fall of 2027, at which point employment is expected to be nil.

Residents and Council of Pinawa believe that a sustainable future for the municipality must include comprehensive and thoughtful planning about how to accommodate and make full use of the Whiteshell Laboratories site. To that end, a specific list of strategies for development and/or consideration, within the context of Pinawa sustainability, are presented in this document. Physical and soft assets have also been qualified and have been used to help guide creation of the strategies presented in this document.

Glossary

Business-as-Usual Actions

Specific initiatives that can be taken by Mayor & Council and/or Administration through regular municipal functioning that help meet Pinawa sustainability goals and support the identified strategies. Actions are categorized by municipal function, defined as:

Public Works & Infrastructure Maintenance – Actions related to physical works on Municipal or resident properties, infrastructure, equipment by the Municipality or municipal contractors

Zoning & Permitting – Actions related to policy and issuance related to property zoning and issuing permits for development or activities.

By-Law Development, Maintenance & Enforcement– Actions related to setting of By-laws by Mayor & Council, and actions related to maintaining and enforcing by-laws by Administration.

Partner Engagement – Actions related to creating and maintaining relationships with Municipal partners, including neighbouring municipalities, regulators and funders.

Education & Awareness – Actions related to providing information to residents, visitors and others in support of the sustainability goals and objectives.

Economic Development & Investment Attraction – Actions related to the attraction and retention of businesses and activities that support improvement of the municipal economic climate and outcomes.

Culture & Heritage Promotion & Protection – Actions related to local and regional cultural traditions, history and preservation of same.

Goals

Bold or broad statements of what Pinawa hopes to achieve that contributes to meeting their vision. Goals are typically qualitative in nature.

Strategies

Specific, unique, time-limited, usually singular activities or undertakings that, when complete, are in direct support of the sustainability vision and goals. Strategies are split into two tables, the first covering 'Strategies for the LGD of Pinawa' and the second covering 'Strategies Specific to Whiteshell Laboratories'.

Vision

The aspirational description of what Pinawa would like to be or achieve. The Vision is intended to serve as a guidepost for other goals, objectives and strategies.

Authorship

This strategy has been developed and endorsed by the Local Government District of Pinawa, with sustainability expertise and writing support from CanSustain Management Solutions Inc. of Winnipeg, Manitoba.

Intent of This Document

This document is intended to serve two purposes, both of which are to be met as succinctly and efficiently as possible:

1. Communication of Council commitment to sustainability, complete with goals and strategies, to residents, partners, neighbours and investors.
2. Planning and reference tool for Council and administration as they carry out strategic and operational planning on behalf of Pinawa residents.

This document is **NOT** intended to provide an extended commentary on the merits of sustainability planning, to provide the history and other characteristics of Pinawa or to be a stand-alone document used in isolation from other planning tools and information.

Review and Update

Council will use and/or adapt existing administrative and governance tools to regularly review this document to ensure on-going accuracy and suitability. As the document is reviewed and updated, it will be done within the context of other planning exercises such as budgeting and land use planning. Any review will also bring into consideration any new or different source documents or information, as deemed appropriate by Council. During review and update Council will also update the strategies, which may include removal, addition or adjustment.

Commitment to Transparency & Communication

The desire for a sustainable community is driven directly and indirectly by residents. Mayor and Council recognize that while they are primarily responsible for coordinating implementation, residents must have continued faith that implementation is being done effectively and within the spirit of sustainability.

Mayor and Council will endeavour to be transparent in all aspects of strategy implementation and participate in the timely and useful flow of relevant information.

Commitment to Accountability

By approving this strategy Mayor and Council are accepting the responsibility being placed on them by residents.

Mayor and Council will endeavour to meet all the objectives within the strategy and accept accountability for implementation, with the full support and participation of residents.

Commitment to Reconciliation

Mayor and Council recognize the shared history between local and regional First Nations and Pinawa.

The Local Government District of Pinawa respects the treaties that were made on the lands of the Treaty 1 and 3 peoples and the homeland of the Metis Nation.

The Local Government District of Pinawa acknowledges the harms and mistakes of the past and we dedicate ourselves to move forward in partnership with Indigenous communities in a spirit of reconciliation and collaboration. We are all related to and respect everything in life. In our planning, we will consider the impact of our decisions on the next seven generations.

Partnerships, Roles & Responsibilities

While Mayor and Council are committed to meeting the objectives within this document to the extent that they are able, the spirit of the document will not be successfully implemented without full participation of critical partners. While Mayor and Council cannot compel external stakeholders to act, administration and elected officials will do whatever they can to educate partners and make them aware of their critical role. Expectations of partners are presented below:

Mayor and Council

- Integrate the spirit and contents of the sustainability strategy into all elements of governance, to every extent possible, while in due consideration of limitations and current affairs related to finances, demographics, provincial and federal governance and ecosystem sensitivities.
- Enable the regular review, update and further integration of the sustainability strategy.
- Seek out and allocate sufficient resources to carry out the actions within the sustainability strategy, as they contribute to the objectives.
- Communicate performance on the stated objective and actions within the sustainability strategy, as well as progress on review and any challenges / changes encountered.

Pinawa Planning Committee

- Adopt, administer and enforce development plans and by-laws that support environmental, economic, and social sustainability within the region.
- Seek support from the Community and Regional Planning Branch as needed and required.

Pinawa Community Development Corporation

- Promote the Local Government District of Pinawa as a progressive and sustainable community.
- Lead the growth of economic and community development with cooperative efforts with stakeholders, community groups, and in consultation with the residents of Pinawa.
- Ensure sustainability is a key component of all economic and community development activities. Prioritize development of Clean Technology and Innovation projects and businesses.

Pinawa Residents & Business Owners

- Actively participate in municipal activities, consultations and feedback requests.
- Endeavour to ‘live and conduct business sustainably’, to the extent individual circumstances allow.
- Vote.
- Follow municipal and Provincial rules, regulations and best practices.

Pinawa Visitors

- Endeavour to ‘visit sustainably’ by minimizing the negative impact of the visit.

- Follow municipal and Provincial rules, regulations and best practices.

Neighbouring Communities

- Respect the wishes and efforts of Pinawa residents and Council to become more sustainable.
- Do not export unsustainable practices, or by-products of municipal operations, into Pinawa.
- Follow Provincial rules, regulations and best practices.
- Combine resources, strengths and efforts wherever possible to realize broader sustainability benefits.

Province of Manitoba

- Develop and enforce regulations that protect and encourage sustainability, as well as prevent negative environmental impacts.
- Provide resources to assist Pinawa in meeting sustainability commitments, as well as resources to help meet the needs of current and future residents.
- Provide resources to assist Pinawa in mitigating negative impacts caused by activities carried out in other jurisdictions.

Government of Canada

- Develop and enforce regulations that protect and encourage sustainability, as well as prevent negative environmental impacts.
- Provide resources to assist Pinawa in meeting sustainability commitments, as well as resources to help meet the needs of current and future residents.
- Provide resources to assist Pinawa in mitigating negative impacts caused by activities carried out in other jurisdictions.

Assumptions, Limitations & Considerations

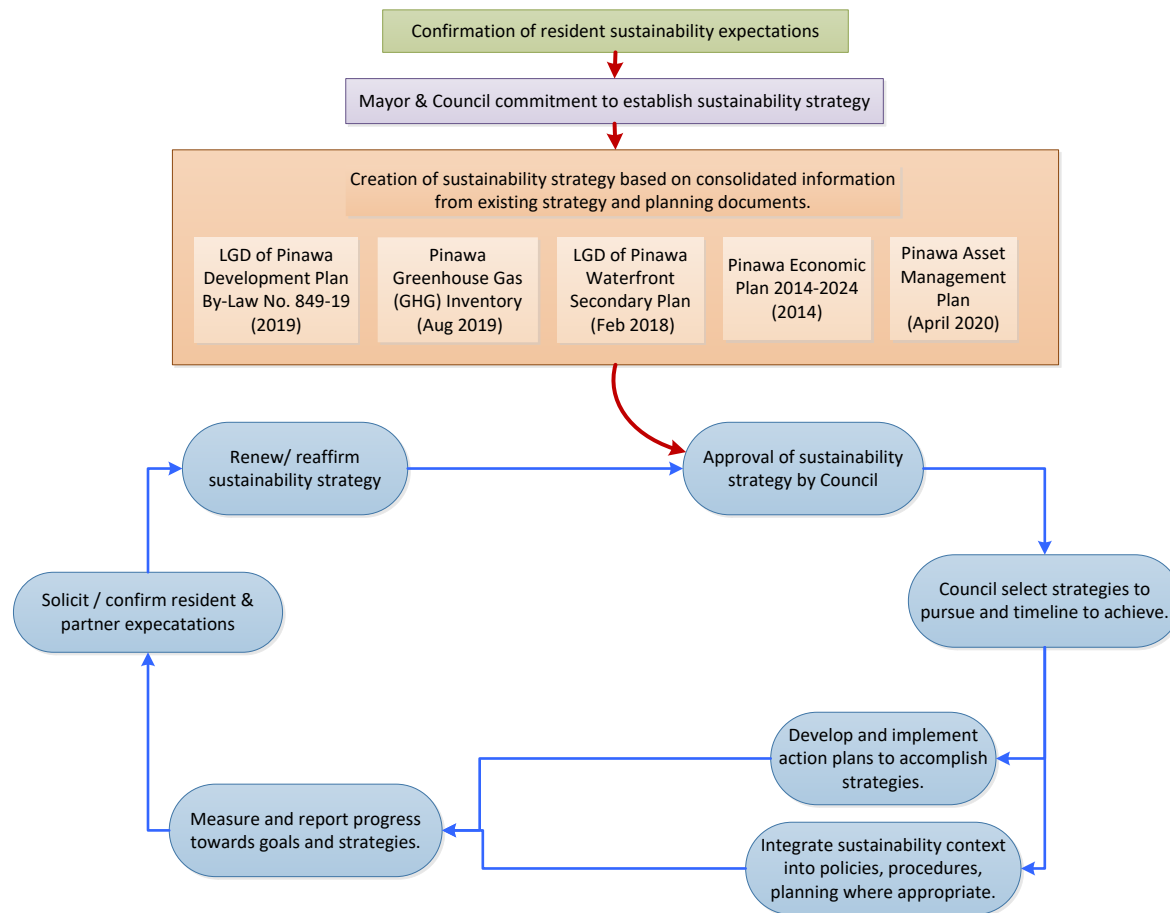
To maximize the value of existing plans and strategies currently used by Pinawa, the Council of the Local Government District of Pinawa assumed that the existing plans fully captured resident interest and expectations regarding sustainability. This assumption has allowed the authors of this sustainability strategy to use these documents, as listed in the graphic in the 'Development & Maintenance' section of this report, as the primary inputs. The limitation of this approach is that Council will use other tools and processes at their disposal to set timelines and define the process by which initiatives will be pursued, instead of including those timelines directly in this strategy document (i.e.: if a sustainability strategy were to be developed 'from scratch', timelines and ranking / selection criteria would become part of the strategy, based on specifically solicited input from Council and Administration).

The documents used to develop this sustainability strategy have been completed by different authors, have different scopes and use different terms. For the purposes of the sustainability strategy, standard definitions were created (as presented in the Glossary). Through this process, as an example, some items that may be deemed as an 'objective' in a source document may be converted to an 'strategy' in this document. As well, wherever possible key elements of the different source documents were consolidated and combined.

Neither the integrity or value of the plan is diminished or compromised by relying on existing documentation and limiting new consultation in its development. Sustainability planning of all kinds is iterative; residents, Council, administration and partners should plan for and expect opportunities for direct, sustainability specific consultation, as part of the natural life of this document. As expectations, ecosystems and the community change, so the sustainability strategy will change.

Development & Maintenance Process of the Strategy

The following graphic depicts the process used, and to be used, in development and maintenance of the strategy.



Creating the Sustainability Strategy

The vision of sustainability for Pinawa has been previously approved by Council and appears on the LGD of Pinawa website, as well as in the Development Plan. Source documents that contributed to this sustainability strategy are:

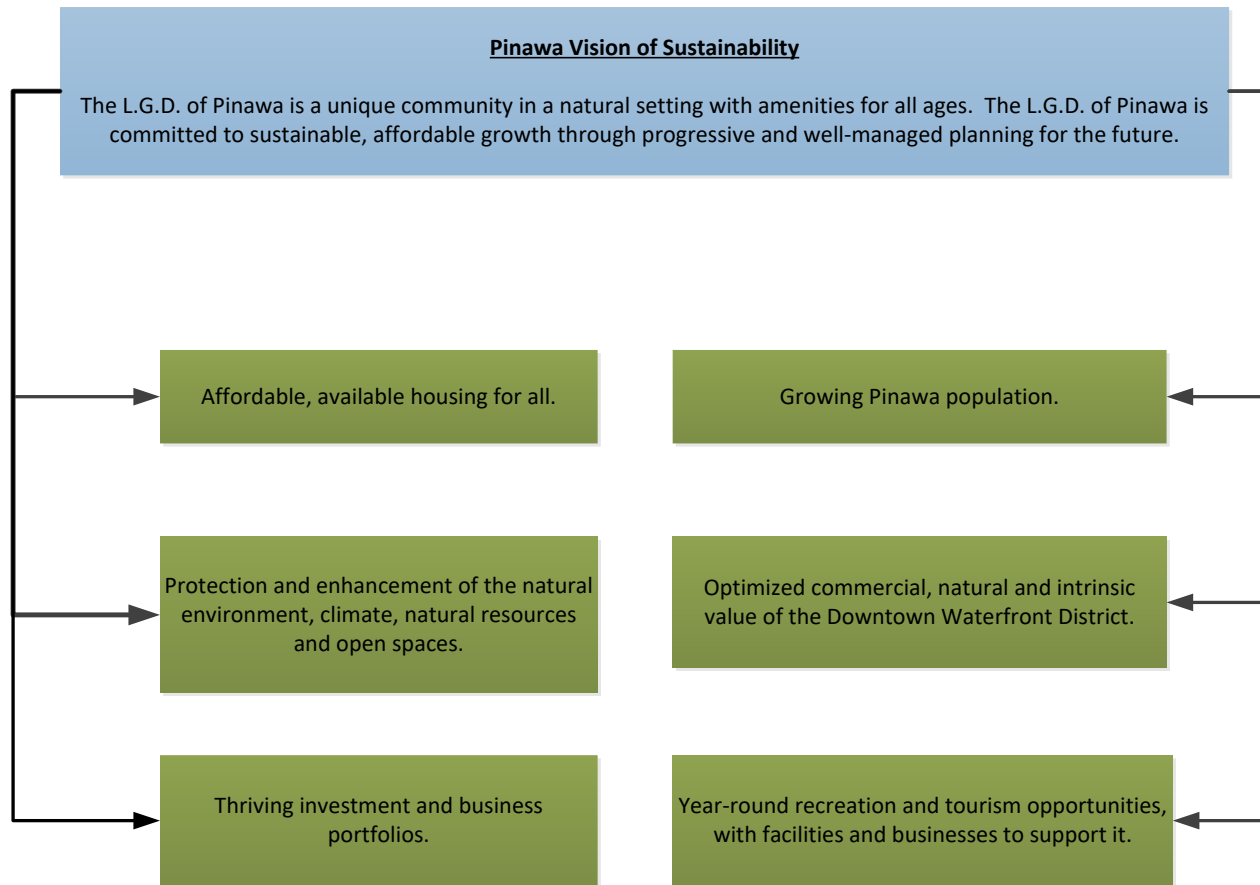
- LGD of Pinawa Development Plan By-Law No. 849-19 (2019)
[Note: The Development Plan By-Law 849-19 (2019) has been amended by By-Law 877-2021 (2021)]
- LGD of Pinawa Greenhouse Gas (GHG) Inventory (August, 2019)
- LGD of Pinawa Waterfront Secondary Plan (February, 2018)
- Pinawa Economic Plan 2014-2024 (2014)
- Pinawa Asset Management Plan (April, 2020)

Using the definitions presented in the ‘Glossary’ section of this document, information in the above noted documents plus specific information from Mayor and Council was consolidated to yield Goals, Strategies and Business-as-Usual Actions.

The following graphic articulates the sustainability Vision and Goals for Pinawa and the relationship between them. The subsequent tables list the strategies that Council and Administration should prioritize and employ to support the Vision and Goals. Following the list of ‘Strategies for the LGD of Pinawa’ and ‘Strategies Specific to Whiteshell Laboratories’ is a categorized list of Business-as-Usual Actions that Council and Administration currently and will use on a regular basis to support strategy development and implementation. To reiterate, all Strategies and Business-as-Usual Actions are taken from the above noted source documents and information deemed significant by Mayor and Council. During review and update of this document new documents or new information will likely be integrated.

Vision & Goals

The following graphic articulates the sustainability vision and goals for Pinawa, and their relationship.



Method for Identifying and Articulating Strategies












'Strategies for the LGD of Pinawa' were established based on a comprehensive review of the five documents listed in 'Creating the Sustainability Strategy'. In general, recommendations made directly or inferred in the documents (even if they were identified under different names, such as *objectives* or *strategies*) were refined and re-worded to be added as a Strategy here. More specifically, the guiding principles used in establishing 'Strategies for the LGD of Pinawa' were as follows:






- All strategies included should be specific, direct actions that can be taken.
- All strategies included should, wherever possible, be presented in a concise manner, in a single sentence, and without additional background information.
- Where possible, recommendations made in source documents should be consolidated so that this document does not have duplicate or redundant strategies.
- All strategies included should be aligned with the appropriate goals through designated icons.
- Where deemed appropriate, Mayor and Council will adjust specific wording of a strategies to best reflect current Council practices and/or Pinawa context.

'Strategies Specific to Whiteshell Laboratories' were established based on direct input by Mayor and Council and in accordance with the recognized significance of the Laboratories in a sustainable Pinawa future. The guiding principles used in presenting the strategies in this document were as follows:

- All strategies included should be specific, direct actions that can be taken.
- All strategies included should, wherever possible, be presented in a concise manner, in a single sentence, and without additional background information.
- All strategies included should be aligned with the appropriate goals through designated icons.







Strategies for the LGD of Pinawa

	1	All strategies shall be based on the triple bottom line approach, considering environment, social, and economic impacts.
	2	Identify lands with environmental constraints and/or the presence of sensitive features and establish policies to promote the protection, conservation, maintenance and enhancement of such features.
	3	Establish a strategy to attract entrepreneurs with non-specific location businesses preferring to live in a natural environment.
	4	Establish a strategy to attract private sector investment with a focus on businesses providing services such as retail, commercial and recreational enterprises.
	5	Promote and support clean technology and innovation businesses
	6	Establish a strategy to improve available resort-like accommodations in the downtown waterfront area.
	7	Establish a strategy to attract buyers of existing Pinawa businesses where ownership change is important.
	8	Establish a strategy to encourage small businesses and entrepreneurs in knowledge-based industries, incubators and business services to locate to the waterfront.
	9	Establish strategy to improve the physical appearance of the Waterfront area.
	10	Establish a strategy to improve the harbour (marina) area to permit increased facilities to boaters and other recreational users.
	11	Establish a strategy to ensure pedestrian and cyclist comfort, safety and accessibility, and to provide connectivity of trails throughout the district. This strategy should include design / re-design of paths to ensure a sense of permanence.

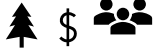











	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.		Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.







(CONTINUED) Strategies for the LGD of Pinawa

	12	Establish a strategy to maintain and enhance the scenic value of the Winnipeg River and the Pinawa Channel.
	13	Establish a strategy to promote expansion of the downtown commercial district.
	14	Install street furniture, public washrooms, lighting, and a community gathering space within the downtown area, such that public space along the waterfront is enhanced.
	15	Increase the year-round recreational options for all age groups, including youth, within the LGD while ensuring access to public parks and open spaces.
	16	Establish a strategy to improve community health and social service facilities.
	17	Establish a strategy to encourage continued residential growth that includes measures specific to attraction of young families and attraction and retention of seniors.
	18	Establish a strategy to attract product and service suppliers specifically able to serve senior citizens and retirees.
	19	Establish a strategy to promote the integration of condominium and recreational developments.
	20	Establish a residential development strategy that is consistent with the orderly expansion of the town site or industrial / commercial areas.
	21	Establish a strategy to promote retail and service businesses including services required by the food and hospitality industries (motels, resort and restaurants).
	22	Establish a strategy to encourage high-density residential use and mixed-use development around the marina.


























	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.		Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.







(CONTINUED) Strategies for the LGD of Pinawa

	23	Establish a strategy to encourage infill development while preserving public green space.
	24	Establish a strategy to ensure suitable sites are available to accommodate present and future industrial uses within the LGD of Pinawa
	25	Establish a strategy to improve the appearance of the Pinawa Industrial Park and establish appropriate standards to ensure future developments are complementary.
	26	Establish a strategy to ensure a wide range of public institutions and public spaces for all residents of Pinawa and surrounding areas are available.
	27	Establish a strategy to encourage the continued growth of intensive recreational developments to meet the needs of both residents and tourists, while still in harmony with the environment and other land uses.
	28	Establish a strategy to protect lands that are most suitable for retention in their natural, undeveloped state due to site conditions or the presence of ecologically important wildlife and/or vegetation.
	29	Establish a strategy to protect valuable woodlands for forestry management purposes.
	30	Maintain and enhance the network of paths that are designated for hiking, cycling, cross-country skiing, snowmobiles, ATVs, and other recreational uses in appropriate locations throughout the LGD of Pinawa.
	31	Maintain the strategy to ensure that residents have access to the waterfront and the Pinawa Channel.
	32	Establish a strategy to protect existing trees and promote the planting of new trees in residential areas.
	33	Establish a strategy to maintain and continuously improve the Ironwood Park as a recreational and economic development asset.
	34	Establish a strategy to ensure that environmentally sensitive areas are protected from agricultural uses or land clearing that could result in degraded water quality and soil erosion.












	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.		Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.







(CONTINUED) Strategies for the LGD of Pinawa

 	35	Establish a strategy to maintain the natural capability of rivers and streams to convey flood flows, including protection from accelerated bank erosion.
 	36	Establish a strategy to protect and enhance the existing transportation system (streets, sidewalks, and public paths) for users and protect from adjacent land uses that may reduce its safety and efficiency.
 	37	Establish a strategy to minimize the public cost of constructing, improving and maintaining current and future roadways by proper land use planning.
  	38	Establish a strategy to achieve feasible and economical solutions to water supply problems, inclusive of measures to promote sustainable water use and conservation of the water supply.
  	39	Design a network of collector streets that minimize traffic flow in residential areas, ensuring appropriate buffers between collector streets and provincial roads.
 	40	Establish a strategy to reduce the volume of waste through programs that encourage recycling and reuse.
 	41	Establish a strategy to provide safe and economical liquid and solid waste disposal facilities for all residents of the LGD.
 	42	Identify routes for people with all abilities to get to the waterfront using signage, wayfinding and information.
   	43	Establish a strategy to ensure sites are designed with proper drainage considering the potential impact on other land users.
 	44	Develop a promenade or Boardwalk in the Waterfront District to enhance the resort identity of the Downtown area.
	45	Establish a strategy to identify, preserve and protect heritage resources in the municipality.





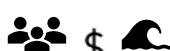

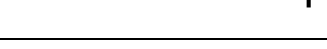
	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.		Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.







(CONTINUED) Strategies for the LGD of Pinawa

	46	Establish a strategy to identify and protect all areas defined as being capable of supporting high and medium quality mineral extraction, inclusive of measures to reduce land use conflicts between mining activities and other adjacent land uses.
	47	Establish a strategy for responsible outdoor lighting to minimize light pollution and protect the view of the night sky for residents and tourists.
	48	Establish a strategy to transform the streets to boulevards, including street trees, sidewalks and traffic calming measures along Willis Drive.
	49	Establish the intersection of Burrows Road and Vanier Avenue, as well as Willis Drive and Vanier Avenue, as arrival features.
	50	Establish a strategy to ensure a mixture of residential housing types including single-family dwellings, two-family dwellings, multi-family dwellings, apartments, 50+ housing, and supportive housing.
	51	Establish decision criteria for purchase of the marina as a sole proprietor or through public/private partnerships.
	52	Establish a strategy to enhance and protect the natural assets of the waterfront so that residents and visitors can experience its unique character.
	53	Continue to identify and implement ways to reduce greenhouse gas (GHG) emissions from the LGD of Pinawa.
	54	Incorporate analysis of opportunities to reduce greenhouse gas (GHG) emissions in all LGD of Pinawa projects.
	55	Establish strategy to electrify the LGD of Pinawa Public Works fleet of vehicles and equipment.
	56	Install publicly accessible vehicle charging stations to facilitate visitors operating electric vehicles.

	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.		Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.






(CONTINUED) Strategies for the LGD of Pinawa

	57	Maintain 5-year rolling plan for renewal of water, sewer, storm drainage, street, and building infrastructure based on Asset Management Plan and ensure Asset Management Plan is updated accordingly.
	58	Analyze impact of Climate Change on infrastructure, particularly storm drainage, and incorporate analysis into infrastructure renewal and improvement projects.
	59	Establish a strategy to ensure sites are designed with proper drainage and sediment control that considers potential impacts on other land owners, other land uses, and water courses.
	60	Develop a sustainable Tourism Strategy that will provide input into planning for implementation of tourism related infrastructure, attracting new tourism businesses, and includes engagement of Pinawa residents.
	61	Establish Marketing Strategy to promote Pinawa as a sustainable community and therefore, an additional great reason to move to Pinawa to live, work, and play.
	62	Establish a policy to incorporate Federal and Provincial decisions related to reducing Greenhouse Gas emissions, Climate Change Mitigation, and Climate Change Adaptation into Municipal planning and project activities.
	63	Develop a policy focused on design, adoption and continual review of a Sustainable Neighbourhood Action Plan (SNAP).

	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.		Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.






Strategies Specific to the Whiteshell Laboratories

\$ 🌲 👥	64	Develop a demonstration project through the Whiteshell Laboratories Community Regeneration Partnership for conversion of Pinawa to an off-grid community powered by a Small Modular Reactor (SMR).
\$	65	Continue to recruit additional municipalities to join the Whiteshell Laboratories Community Regeneration Partnership.
\$ 🌲 👥	66	Engage in new and continued consultations with First Nations communities and the Metis Nation in the spirit of reconciliation and in the interest of developing formal partnerships related to potential demonstration SMR, nuclear and non-nuclear capacity and development.
\$ 🌲	67	Recruit SMR vendors to choose the Whiteshell Laboratories site for their demonstration SMR.
\$ 🌲 👥	68	Engage with educational institutions, trade unions/associations to obtain commitments to provide education, training and job opportunities related to SMR the demonstration development. Leverage those engagements and commitments to create opportunities for residents of Pinawa and neighbouring First Nations communities and the Metis Nation.
\$ 🌲	69	Develop partnership agreements with SMR vendors and Manitoba Hydro to facilitate the demonstration of Pinawa becoming a demonstration, remote, off-grid community.
\$	70	Develop agreements with landowners of the Whiteshell Laboratories site (AECL) for access for the SMR development project, nuclear and non-nuclear (and any other elements of the demonstration project or potential opportunity that would be located at the Whiteshell Laboratories site).







	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.	\$	Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.






(CONTINUED) Strategies Specific to the Whiteshell Laboratories

\$ 🌲 👥	71	Partner with current site managers (Canadian Nuclear Laboratories) to develop future nuclear related projects and any other elements of the demonstration project that would be located at the Whiteshell Laboratories site.
\$	72	Partner with Canadian Nuclear Laboratories to identify site assets that can be practically redeployed to future nuclear projects that would otherwise be decommissioned and negotiate agreements to retain those assets.
\$ 🌲 👥	73	Engage with educational institutions to identify and implement research projects in support of the SMR demonstration project.
\$ 🌲 👥	74	Develop and implement plans to establish year-round greenhouses and hydroponic facilities to demonstrate local capacity for growing food in harsh climates, as a benefit of the SMR demonstration project.
🌲	75	Develop a strategy to shift away from fossil fuelled vehicles to electric vehicles, including the LGD of Pinawa fleet.
\$ 🌲	76	Consider development of a demonstration water purification and/or desalination system.
\$ 🌲	77	Establish district heating for all future development at the Whiteshell Laboratories site.
\$ 🌲	78	Develop a Green Energy Park to demonstrate integration of SMR power with power produced from renewable energies produced by wind, solar, biofuel, etc.
\$ 🌲	79	Develop a plan for hydrogen production facilities for fuelling hydrogen powered vehicles and other uses.
\$ 👥	80	Continue to develop and enhance a strategy to engage and build the target markets for SMR technology.

	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.	\$	Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.

(CONTINUED) Strategies Specific to the Whiteshell Laboratories

\$	81	Partner with Canadian Nuclear Laboratories to identify assets that can be usefully deployed to future non-nuclear projects that would otherwise be decommissioned and negotiate agreements to retain those assets.
\$ 	82	Partner with Canadian Nuclear Laboratories to complete the Whiteshell Business Park Development Plan to provide a roadmap for non-nuclear development for the Whiteshell Laboratories site.
\$  	83	Ensure that the Whiteshell Business Park Development Plan is consistent with and complementary to the demonstration SMR and demonstration remote community projects.
\$ 	84	Partner with Canadian Nuclear Laboratories to complete a marketing strategy to attract potential commercial and industrial opportunities for the Whiteshell Business Park to be located at the Whiteshell Laboratories site.
\$	85	Ensure that the Whiteshell Business Park Development Plan and Marketing Strategy is consistent with the eventual end state of the Whiteshell Laboratories decommissioning project (ie: determining and advising if entombment of the WR-1 reactor will be authorized, or if complete removal will be required).
\$	86	Partner with the Canadian Nuclear Laboratories to develop and implement a funding mechanism to manage the implementation of the Whiteshell Business Park Development Plan and Marketing Strategy.
\$ 	87	Identify opportunities for Whiteshell Business Park businesses to be powered by any SMR development on the Whiteshell Laboratories site.
\$ 	88	Identify opportunities for Whiteshell Business Park businesses to capitalize on the availability of heat generated by any SMR development on the site, including commercial or industrial process heating or district heat for buildings.

	Affordable, available housing for all.		Optimized commercial, natural and intrinsic value of the Downtown Waterfront District.		Growing Pinawa population.
	Year-round recreation and tourism opportunities, with facilities and businesses to support it.	\$	Thriving investment and business portfolio.		Protection and enhancement of the natural environment, climate, natural resources and open spaces.

Business-as-Usual Actions

All Business-as-Usual actions shall be based on the triple bottom line approach, considering environment, social, and economic impacts.

Public Works & Infrastructure Maintenance

1. Provide cost effective land drainage and storm sewers where needed.
2. Maintain and upgrade transportation system, which includes streets, sidewalks, and public paths.
3. Maintain and upgrade water and sewer infrastructure.
4. Ensure design elements unify and connect individual Districts.
5. Integrating materials like granite and timber in new buildings, lampposts, public art, site furniture, signage and architectural features.
6. Paths that connect people within the neighbourhood to schools, transit, recreation and specific destination amenities should be located within green and open spaces. They should be sized according to intended use and placement in the overall scheme.
7. Paths for cyclists and pedestrians should clearly delineate the portion for cyclists and pedestrians from one another, unless the facility is designed to safely accommodate both travel modes without delineation.
8. Continually update and adhere to the Asset Management Plan Policy.
9. Continue to adhere to and periodically update the LGD of Pinawa emergency response plan.
10. Incorporate the principles of circularity into procurement and disposal practices.

Planning, Zoning & Permitting

1. Ensure pedestrian routes are designed with best in class safety and aesthetic features.
2. Consider a range of formal and informal gathering spaces along pathways.

3. Ensure portions of the transportation networks on private land shall include clearly identifiable traffic control devices and wayfinding signage where warranted.
4. Streetscapes and landscapes should be designed that provide clear visual cues and physical connections to the waterfront from the town centre area, and from residential land-uses adjacent to the town centre.
5. At least one sidewalk shall be placed alongside all public rights-of-ways streets to strengthen connectivity to waterfront, open spaces, and existing residential neighbourhoods.
6. Ensure that unserviced residential lots are grouped in well-planned areas.
7. Maintain a limited supply of unserviced rural residential lots.
8. Encourage mixed-use development where buildings are no taller than three storeys and residential development is never on main floor.
9. Establish policies that will restrict development to only suitable areas where acceptable forms of servicing (private, municipal or communal) are available or could be cost effectively installed.
10. To continue to allow a diverse inventory of housing for all income and age groups.
11. To ensure that lots are located and designed in compliance with all provincial environmental standards.
12. To improve the physical appearance of buildings by encouraging standardized construction, design and landscaping.
13. To restrict uses that requires exterior storage of material.
14. To accommodate a variety of industrial uses and minimize potential land use conflicts.
15. Encourage industries with similar characteristics to cluster together to avoid incompatibilities and create pleasing environments.
16. Ensure industrial development does not negatively impact the natural environment.
17. Encourage institutions to locate in the areas more convenient for the primary user group.
18. Encourage a high degree of aesthetics in all institutional design.
19. Encourage energy conservation and accessibility by locating institutions in central locations.
20. Ensure the locations of public institutions are compatible with the adjacent land uses.
21. Encourage the grouping of institutional uses that can be used for joint functions.
22. Ensure that areas adjacent to existing intensive recreational developments are not developed for uses that would restrict their expansion.

23. Ensure that areas are set aside for Parks and Open Space in all new residential developments.
24. Promote the integration of cycling and hiking trails in all new residential developments.
25. Maintain open space areas adjacent to the major roads and collector streets.
26. Minimize risks and public costs of development in flood prone areas.
27. Provide residents of Pinawa with the opportunity to carry out small-scale businesses in their principal residence.
28. Ensure that home occupations and home industries are compatible with their neighbourhood and the environment.
29. Ensure that home occupations and home industries have adequate on-site parking and that the additional traffic generated by the business will not interfere with the character of the neighbourhood.
30. To provide alternative commercial areas for uses requiring highway frontage or lots larger than can be accommodated in the Downtown District.
31. Creating land-use regulations to encourage a mix of residential, commercial, recreational and retail uses, with commercial or public spaces on the ground floor and residential uses on upper floors.

Partner Engagement

1. Leveraging partnerships with various economic, recreational and tourist groups to maximize economic opportunities.
2. Co-operate with other jurisdictions in land drainage.
3. Work with both federal and provincial authorities in developing appropriate land use policies for these areas.
4. Protect existing Provincial Park lands from incompatible uses.
5. Encourage cooperation between the provincial government and the LGD of Pinawa regarding development issues within the Park boundaries.
6. Ensure coordination with utility companies on all future land development issues affecting service changes or improvements.
7. Minimize potential conflict and related hazards between residents and utility corridors.
8. Ensure utilities are located in areas that provide efficient services, but do not negatively impact adjacent land uses and the environment.

9. Continue to engage all relevant partners, as needed, to pursue small module reactor (SMR) demonstration and municipal off-grid demonstration.
10. Participate in projects that enable our residents to continue to live in Pinawa as long as possible.

Community Engagement, Education & Awareness

1. Encouraging social and recreational events and activities within the downtown waterfront area.
2. Programming activities in public places and streets for broad public enjoyment and participation.
3. Create a series of advertisements and billboards to promote the vision for each District.
4. Consider having seasonal one-off events such as a music event or wine tasting event.

Economic Development & Investment Attraction

1. Support new business and economic growth by using existing sites, or by identifying new sites on or near the waterfront as a catalyst for appropriately scaled development that serves both residents and visitors.
2. Strategically acquiring and developing waterfront properties as they become available.
3. Marketing and branding the waterfront as an opportunity for investment, relocation, hosting events and attracting year-round visitors.
4. Exploring opportunities to improve the marina facility.
5. Enhancing accommodations in the downtown waterfront area to strengthen the resort identity.
6. Exploring the creation of a promenade or boardwalk within the Waterfront District to play on the resort identity and themes.
7. Connect pathways and walkways in the Plan Area directly to the TransCanada Trail / Ironwood Trail.
8. Use Environmental Design techniques to promote crime prevention.
9. To promote industrial development and create employment and further economic diversification.

Culture & Heritage Promotion & Protection

1. Encourage the installation of public art that reinforces a sense of space, identity and creativity.
2. Incorporate images and symbols of significance to local culture throughout the Districts. These can be incorporated into info kiosks, paving patterns, site furnishing, or stand-alone public art.
3. Celebrate the qualities of the landscape that are so vital to Pinawa's character and appeal, like the seasonal changes, outdoor living, and water frontage.
4. Encourage the public awareness of, understanding of, and appreciation for the heritage resources and the laws that protect them.
5. Support the design of activated public spaces, such as open-air stages for year-round live musical or theatrical performances.