



Riding Mountain National Park

Wasagaming Community Plan *Amended 2011*



A Framework for Managing Land-Use
and Development in Wasagaming, Manitoba
Riding Mountain National Park

INTRODUCTION TO THE AMENDED COMMUNITY PLAN

The current community plan for Wasagaming was approved in 2000. In accordance with the Canada National Parks Act, the plan was reviewed with the participation of the public. The following amendments are the results of this review and are incorporated in the community plan:

- Portions of Chapter 4 and 5 have been amended to:
 - improve consistency with the park management plan which was approved in 2007 and amended in 2012;
 - include First Nation interests;
 - address issues in the Clear Lake Cabin Area with the intent to initiate a comprehensive development review within one year;
 - examine the feasibility of year-round use in the Clear Lake Cottage Area;

- reflect legislation regarding the cap on commercial growth and the community boundary;
 - re-zone one commercial property from bungalow accommodation to lodge accommodation;
 - facilitate development of a community-based "green" certification program;
 - pursue light pollution abatement and dark sky designation;
 - reflect new sewage effluent targets and the shared municipal services approach with the adjacent municipality outside the national park;
 - reflect minor adjustments to conceptual plans for visitor facilities.
- Chapter 7 includes a new section that provides the environmental assessment of this set of amendments.
 - Annex 2 has been deleted.

All other sections of the 2000 community plan remain in force.

MINISTER'S FOREWORD

Canada's national historic sites, national parks and national marine conservation areas are part of a century-strong Parks Canada network which provides Canadians and visitors from around the world with unique opportunities to experience and embrace our wonderful country.

From our smallest national park to our most visited national historic site to our largest national marine conservation area, each of Canada's treasured places offers many opportunities to enjoy Canada's historic and natural heritage. These places serve as sources of inspiration, relaxation, learning and discovery.

As we plan for the years to come, we can encourage lasting connections to our heritage and promote our protected places to be enjoyed in ways that leave them unimpaired for present and future generations.

Our Government's vision is to build a culture of heritage conservation in Canada by protecting these irreplaceable places and offering Canadians exceptional opportunities to build personal connections with our natural and cultural heritage.

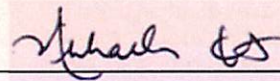
These values form the foundation of the amended Wasagaming Community Plan for Riding Mountain National Park of Canada. I offer my appreciation to the many thoughtful Canadians who helped to develop this plan, particularly to our dedicated team from Parks Canada, and to all those local organizations and individuals who have demonstrated their good will, hard work, spirit of co-operation and extraordinary sense of stewardship.

In this same spirit of partnership and responsibility, I am pleased to approve the amended Wasagaming Community Plan.

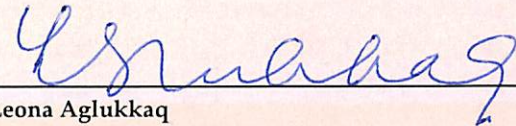
This plan has been recommended for approval by:



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ACKNOWLEDGEMENTS

The preparation of this Plan involved many people who spent a considerable amount of their time reviewing and discussing many challenging issues. Their input has resulted in a valuable product that will guide the management and development of Wasagaming. A special note of thanks is extended to those who volunteered so many hours of their time. The following deserve special mention:

- The Community Plan Steering Committee spent many hours providing input and advice, discussing and communicating issues to community members, participating in workshops and open houses and reviewing drafts of the document. At times, they were put in difficult situations, asked to make major adjustments to the process and the Plan as it evolved, as well as work with tight deadlines. Parks Canada is fortunate to have such dedicated people representing the community of Wasagaming.

Thanks to:
Georgina Boux
Don Hawking
Diane Spalding
Lynne Tovell
Wayne Woodman

- Community members participated on one or more of the five Working Groups; the Commercial Area Working Group, Cottage Area Working Group, Cabin Area Working Group, Recreation Study Group and the Cultural Heritage Study Group. These individuals devoted many hours of their personal time to help ensure the needs of their association or group were addressed. Although they are not named individually, their input is no less acknowledged and appreciated.

- Over 500 community residents and members of the general public spent time completing the Community Plan Questionnaire and attended the Community Plan Open House. Thank you for your input.

- The Riding Mountain Round Table members participated, at times, throughout the process, including detailed input on the Community Plan Questionnaire. Along with the Steering Committee, the Round Table participated in the review of final drafts during some tight deadlines at the height of the summer season.

Park staff contributed much to this document. Tricia Brennan, Community Planner, and Sharon Vanderschuit, Land Use Officer, deserve special mention.

How to Use the Plan

Riding Mountain National Park staff in the operation of Wasagaming and those wishing to develop or renovate within the boundaries of the Wasagaming community.

Individuals interested in developing within Wasagaming should be aware of the general intent of the Plan - its vision, goals and objectives. They should then refer to the more detailed development limits, guidelines and overall planning strategies. The conceptual plans, renderings and diagrams in this document reflect the appropriate goals, characteristics, look and feel that the Park and the community are trying to achieve.

The Document

Chapter One provides an introduction to Wasagaming and the Wasagaming Community Plan. It describes the history and location of Wasagaming, the purpose of the community and the process upon which the Plan was developed. Chapter Two depicts the current situation of Wasagaming in terms of its natural, built and community character. Chapter Three identifies the relationship of the community plan with other Parks Canada documents and policies.

Chapter Four presents the long term land use vision, goals and objectives for Wasagaming which are the basis of all other strategies and guidelines set out in the following chapters. Chapter Five illustrates strategies for achieving the vision by guiding land use and development, protecting cultural and natural heritage, and addresses several planning issues in Wasagaming.

Chapter Six explains how consultation with the community will continue in the future and how the plan will be updated and reviewed. Chapter Seven includes the Environmental Assessment Summary. The complete environmental assessment of the Plan is a separate document.

Annex 1 contains the *Application, Review and Development Guidelines* for the community. It explains the steps to take when proposing a development, the architectural and appearance guidelines for these developments and any specific design parameters.

TABLE OF CONTENTS

Chapter One: Introduction

Background	4
Geographic Location	4
History of Development	4
<i>The 1930s and 1940s; The 1950s and 1960s;</i>	
<i>The 1970s and 1980s; The 1990s</i>	
Purpose of the Community Plan	6
Scope of the Community Plan	6
The Planning Process	6
<i>Public Consultation; Steering Committee & Working Groups</i>	

Chapter Two: Current Situation

The Ecosystem	7
<i>Physical Environment; Climate; Vegetation; Clear Lake Watershed</i>	
Community Character	8
<i>The Setting; Entering Wasagaming; Views and Vistas; Streetscapes</i>	
Architectural Heritage	10
<i>Architectural Style; Cultural Resources; The Main Pier</i>	
Socio-Economic Situation	11
<i>The Role of Wasagaming; The Population; Trends</i>	
Infrastructure	12
<i>Recreation Facilities; The Road Network; Vehicular Parking; Trail Network;</i>	
<i>Storm Water Drainage; Surface Run-Off; Water and Sanitary Sewer Lines;</i>	
<i>Partnering to Improve Utilities</i>	
Density and Development	15
<i>1988 Land Use Classifications; Current Level of Site Development;</i>	
<i>Development in the Surrounding Area</i>	

Chapter Three: Management Plan and Policy Direction

Protecting Ecological Integrity	17
Protecting Cultural Resources	17
Importance of Visitors	17
Role of Wasagaming	17
Ministerial Direction	17

Chapter Four: The Vision

The Vision for Land Use	18
Guiding Principles - Goals and Objectives	18
<i>Cultural Resources Protection; Heritage Tourism; Ecological Integrity;</i>	
<i>Sustainable Development and Environmental Stewardship; Recreation;</i>	
<i>Built Character and Scale; Commercial Area; Clear Lake Cottage Area;</i>	
<i>Clear Lake Cabin Area</i>	

Chapter Five: Strategies for Achieving the Vision

Concept Overview	22
Park Zoning and Community Boundary	22
Land Use Zoning	23
Limits to Development	24
<i>Managing Growth; Commercial Development; Cottage Development;</i>	
<i>Cabin Development</i>	
Appropriate Development	26
Infrastructure	26
<i>Storm Water; Wastewater & Water System; Fire Protection & Emergency</i>	
<i>Access in the Cabin Area</i>	
Area Concepts	26
<i>Entrance to Wasagaming; Public Parking Areas; Parking in the Clear Lake Cabin</i>	
<i>Area; The Large Parking Lot; Boat Cove Launch Area; Wasagaming Trail Network;</i>	
<i>Buffalo Drive - The Central Community Node; Wasagaming Campground and</i>	
<i>Day Use Areas</i>	
Heritage Tourism	28
Cultural Resources and Built Heritage	28
Ecosystem Conservation	29
<i>No Net Negative Environmental Impact Framework; Ecological Integrity;</i>	
<i>Environmental Stewardship</i>	

Chapter Six: Implementation

Introduction	30
Advice and Consultation	30
Plan Update and Review	30

Chapter Seven: Environmental Assessment Summary

Annex 1

Application, Review and Development Guidelines	33
Non-Conforming Structure and Use	34
Extended Use	34
Architectural and Appearance Guidelines	34
Design Parameters for Development	35
<i>Commercial Development; Cottage Development; Cabin Development;</i>	
<i>General Aesthetics</i>	

Glossary of Terms

	39
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1

INTRODUCTION

Background

Geographic Location

History of Development

- The 1930's and 1940's;
- The 1950's and 1960's;
- The 1970's and 1980's;
- The 1990's

Purpose of the Community Plan

Scope of the Community Plan

- Public Consultation;
- Steering Committee and Working Groups

BACKGROUND

Situated on the south central border of Riding Mountain National Park, Wasagaming is in close proximity to the community of Onanole. Regional growth and increased development in Onanole over the past few years have provided new challenges for Wasagaming and the Park. Over the past twenty years, Wasagaming itself has experienced minimal growth and low development pressures due to its location and short operating season; whereas other Park communities experienced high demand for development and expansion of commercial facilities within their boundaries. Regardless of development pressures, Wasagaming and the other national park communities continue to face the challenge of envisioning a future in terms of their character and level of development.

To guide Wasagaming in the challenges it faces, Parks Canada, in consultation with the Wasagaming Community Plan Steering Committee, has prepared this Plan. This Plan permits some growth and is designed to make Wasagaming a healthy community that respects its cultural heritage, the environment and its people, as well as ensuring future development respects the natural and cultural heritage of the community and the thoughtful use and stewardship of that heritage.

GEOGRAPHIC LOCATION

Wasagaming, found 97 km north of Brandon and the Trans Canada Highway, 45 km north of Minnedosa and the Yellowhead Highway (#16), and 274 km northwest of Winnipeg, is situated on the south central border of Riding Mountain National Park adjacent to the south gate entrance kiosk on Provincial Highway #10. Riding Mountain National Park is a forested 2,976 km² tract of land that is surrounded by agricultural land. Located at the geographical center of North America, Riding Mountain National Park is situated on a rolling highland plateau at 600 meters (2,000 feet) above sea level.

Wasagaming is bounded by Ominnik Marsh and Boat Cove Road to the west; the Clear Lake shoreline including the main pier to the north; the edge of the developed cottage lots to the east, Wasagaming

Campground and Highway #10, and the commercial zone to the south. It encompasses approximately 179 hectares (463.6 acres) representing less than one percent of Riding Mountain National Park.

HISTORY OF DEVELOPMENT - SIGNIFICANT DATES

- 1895 Riding Mountain Forest Reserve is created
- 1903 Inspector of the Forest Reserve advocates the creation of a summer resort lake to encourage an active role in protection of land and forest
- 1914 Development limited to rough cabins for hunters and trappers and to picnic sites for day users
- 1916 First survey is undertaken at Clark's Beach, renamed Wasagaming in 1932
- 1926 Development consists of 65 cottages and 1 commercial establishment
- 1930 Riding Mountain National Park created
- 1931 Development Plan established; original subdi-

vision is re-surveyed and expanded to 300 residential, camping and business sites and provisions made for outdoor recreation facilities and improved infrastructure

- 1933 Official Opening of the Park
- 1935 Plans are undertaken to expand the community over the next four years
- 1939 Development consists of 23 businesses, 202 cottages and a 5 acre campground
- 1956 Development consists of 263 cottages on the north and south shores, 53 commercial establishments and 1 campground
- 1957 Cottage lots limited to existing number
- 1960 Wasagaming campground is constructed hosting 450 tent and 100 trailer sites
- 1962 "First right of refusal" for camping permits implemented in the seasonal camping area (i.e. same lot could be kept year after year)
- 1977 Riding Mountain National Park (RMNP) Master Plan established to identify land uses.

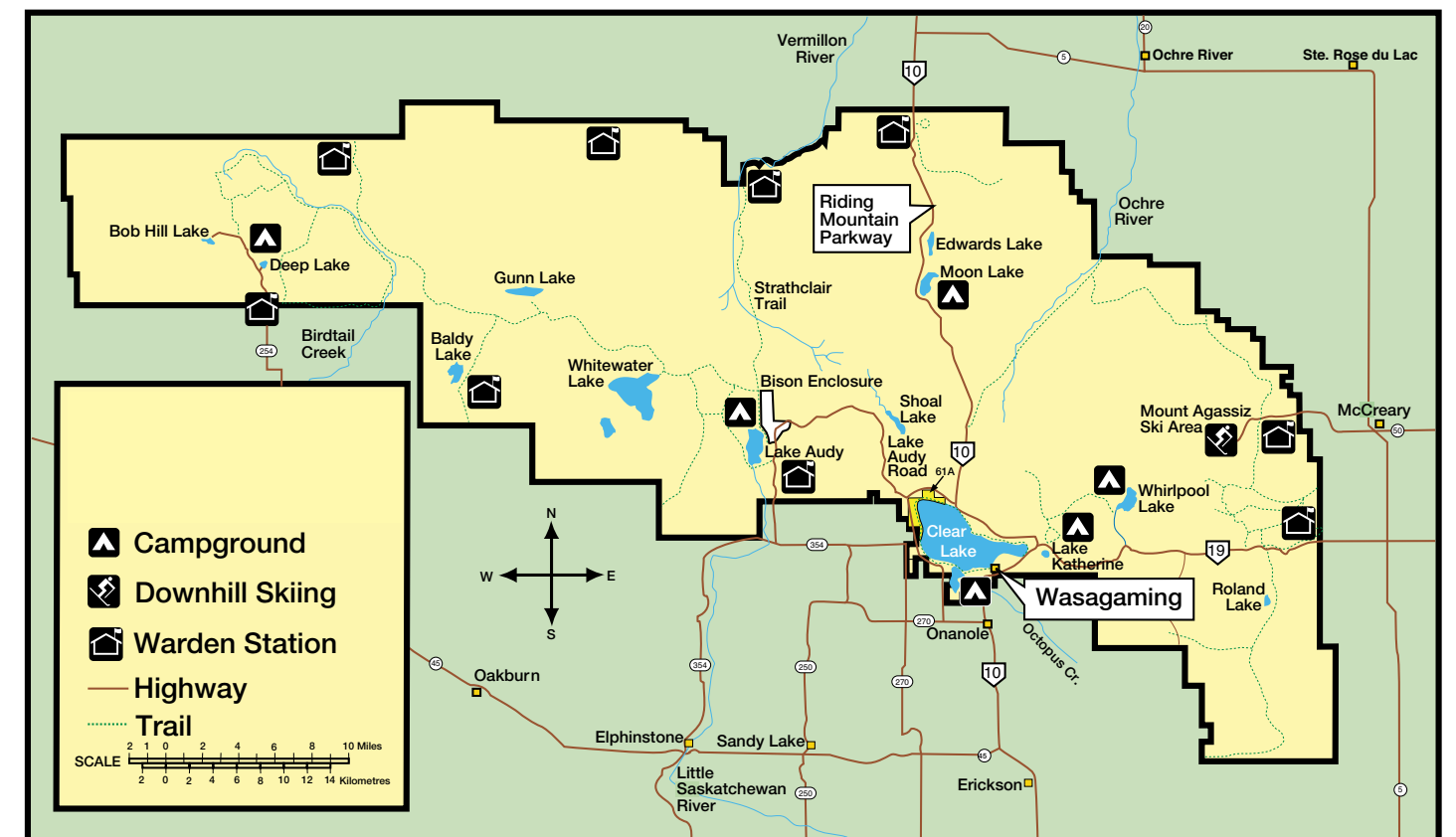


Figure 1-1: Riding Mountain National Park

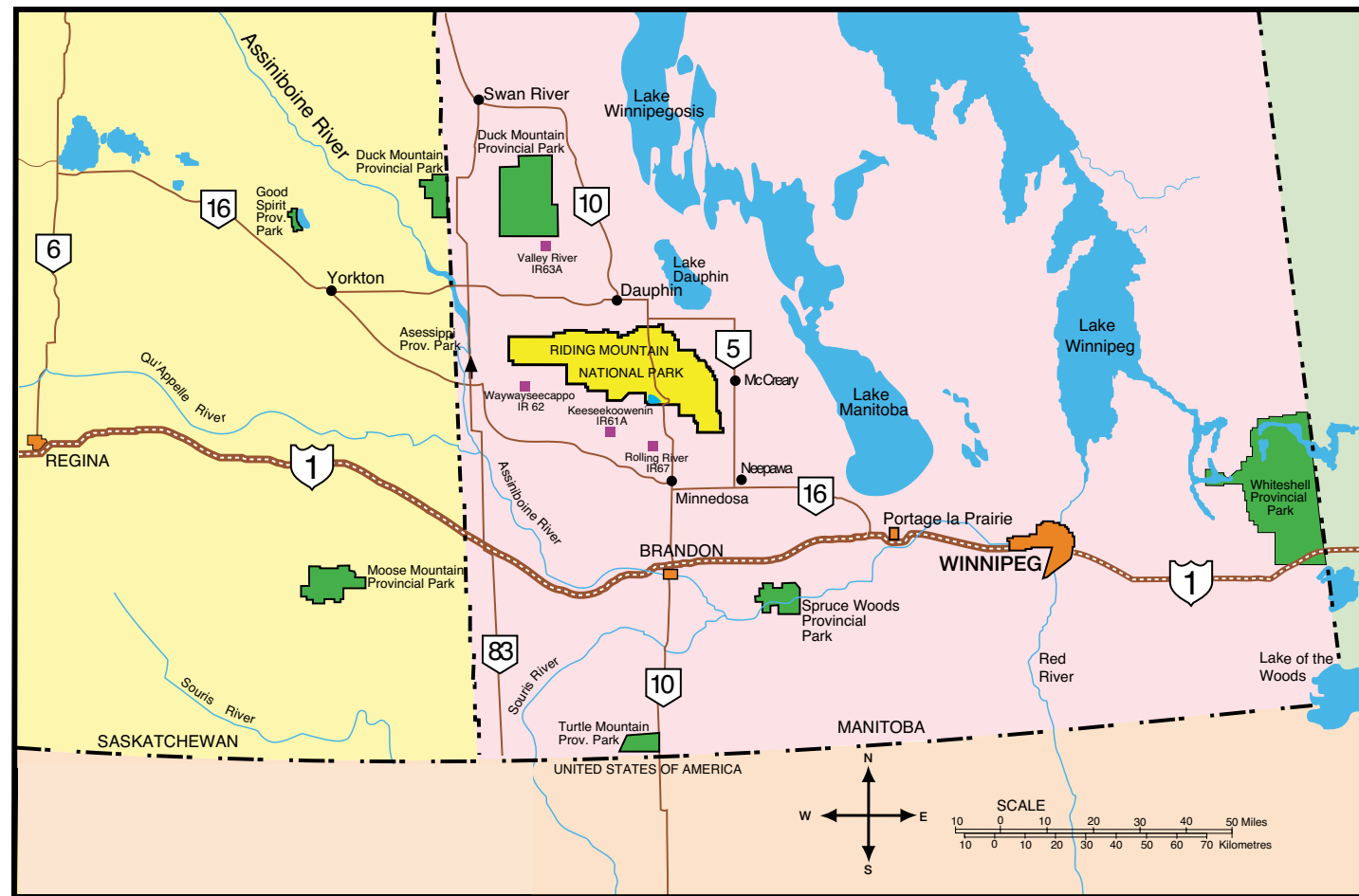


Figure 1-2: Regional Setting of Riding Mountain National Park

- 1978 Camping units in Clear Lake Campground permitted to stay year round on 525 lots
- 1988 Wasagaming Community Plan approved
- 1998 Development consists of 246 cottage lots, 520 cabin lots, 510 camping sites, 35 commercial businesses and 2 non-profit organizations.

Development in the 1930’s and 1940’s

The emphasis in the early years of development was on attracting local people who would come for the entire summer season. Throughout these years, cottage settlement was actively encouraged as a means of making Wasagaming and RMNP the choice destination in Manitoba, promoting stewardship and building up a clientele. During the Depression, however, most people had little money with which to travel and vacation. Accordingly, most visitors were families who lived within a day’s journey of the Park. Nevertheless, the Depression was responsible

for the rapid development of Wasagaming as a result of a concerted effort to bring all Park buildings into a common architectural or “rustic” theme. Park buildings, tennis courts, boating facilities, pier, bandstand, bath houses, other recreational facilities, stores, and roads were constructed as part of the National Relief Program for the unemployed. The development of these facilities and privately-owned cottages contributed to the community’s status as a major summer resort for Manitobans, a role it continues to this day.

The 1950’s and 1960’s

In the 1950’s and 60’s, increased automobile ownership and disposable income enabled people to come to the Park from greater distances and stay for shorter periods. Awareness of Wasagaming as a key resort community continued to grow and more people were requesting residential lots. One response to meet the demand made by short-term visitors was to create a new transient campground in 1960-62 (Wasagaming Campground). The original campground became a portable cabin area.

Although new services were provided in response to growing demands, the philosophy upon which a national park system was founded continued to evolve. This evolution of thinking led to limitations on built development being imposed by Parks Canada at Riding Mountain National Park. Additional cottage lots were no longer released after 1957.

By 1964, Parks Canada’s focus was on conservation, education and the promotion of the natural setting. Continued resistance to development pressures created uncertainty which persisted until the *Master Plan for RMNP (1977)* was approved. Measures to acquire all existing cottage lots were proposed and opposed in this period, as was a moratorium on the granting of new leases for residential purposes. The memories and impact of the difficult adjustments and compromises reached in the 1977 Plan is still evident in the Park-community relationship today.

The 1970’s and 1980’s

Following several years of public participation, the 1977 RMNP Master Plan was completed. It set a policy that confirmed ‘residential’ as an acceptable traditional use and allowed the continued occupancy of cottages and portable cabin units, as well as recognizing Wasagaming formally as a National Park Visitor Centre. Although expansion was not permitted into surrounding areas, this Plan allowed for modest improvements and redevelopment of existing facilities in Wasagaming that complemented the National Park setting. As a result, there was a subsequent increase in renovations and facility upgrades by commercial owners. A new south gate, highway bypass and service centre entrance were constructed in 1983.

The 1988 Wasagaming Community Plan built on the 1977 Master Plan and the 1987 Park Management Plan. It set out policies and guidelines for cottage, cabin and commercial development, such as maximum size of the cottage and cabin area, maintenance of buildings, parking provisions and permits. Since 1988, capital investments have been made in the upgrade of municipal services (originally installed in the 1930’s and partially upgraded in 1962-63) in the cottage and commercial areas.



Figure 1-3: Development in Wasagaming and area (1956)



Figure 1-4: Development in Wasagaming and area (1978)

The 1990's

Development pressures over the past 20 years have been minimal and rather stable due to limits set on residential and commercial growth in previous years. The commercial sector has experienced minimal growth in the number and size of businesses. Since 1988, there have been two major development projects - one of which was the re-construction of existing facilities, and the other was the development of an adjacent lot to allow for the expansion of an existing operation. Otherwise, all building activity has consisted of renovations and minor additions. These improvements have attributed to a slight increase in lot density, however, most commercial developments cover less than 30% of their lots with the highest at 79%.

For more information on RMNP's history of development, please refer to the human history overview in the *RMNP Cultural Resource Management Strategy*.

PURPOSE OF THE COMMUNITY PLAN

The Wasagaming Community Plan is one of the key sub-documents of the Management Plan for Riding Mountain National Park (1996). The Management Plan provides the broad direction for the Park and subsequent documents. The Community Plan guides the Park in the management and future development direction of the Wasagaming community. It presents the strategies for achieving the goals for both Parks Canada and the stakeholders in the long-term.

The objective of the Wasagaming

Community Plan is:

- to revise and update the 1988 Community Plan through a consultative process;
- to describe the long term vision and strategies for reaching the vision;
- to define a growth management strategy and define the maximum extent of development in Wasagaming;
- to assist in managing Wasagaming as a sustainable national park community;
- to assist in the conservation of heritage resources in the community; and
- to update all guidelines for development in Wasagaming.

SCOPE OF THE COMMUNITY PLAN

The framework applies to all areas within the community boundary. It reviews and defines the community boundary, sets limits to growth and addresses the amount, scale and character of development that may occur within commercial, cottage and cabin lots and Parks Canada facilities; landscaping improvements; and the appropriate areas for the various types of development. The Community Plan articulates how the community will contribute to and enhance the natural and cultural environment of the Park while establishing the community as a viable social and economic center for seasonal residents, park visitors and commercial operators. The goals, objectives and strategies of the Wasagaming Community Plan were developed within the context of Parks Canada policy documents, direction from the Minister of Canadian Heritage, and the Park Management Plan.

THE PLANNING PROCESS

This Plan has been prepared in consultation with members of the Wasagaming community, representatives from community associations, the Riding Mountain Round Table and other stakeholders. Input from these groups was gathered at various stages of the planning process.

Public Consultation

In January, 1998, a total of 1,305 questionnaires dealing with community character, development, access, circulation, parking, recreation and the environment were distributed. A response rate of 33% was achieved with 418 questionnaires being returned.

Recommendations based on responses from the questionnaire and developed by the Steering Committee and Working Groups were presented at a regionally advertised public open house in the Community Centre and on displays in the Park Administration Building. More than 100 people participated in this open session with the majority (60%) of visitors providing written comments on the proposals displayed.

The Steering Committee & Working Groups

A steering committee was formed in October, 1997 to ensure that information was communicated back to members' associations and among all groups that may be affected by the revised community plan. This group was responsible for developing a long-term land use vision statement, providing feedback and support to the Working Groups, and providing the final recommendations on behalf of the Wasagaming community. The Steering Committee worked in partnership with Parks Canada to produce the Plan and strived to reach consensus as much as possible. Although the Park Management Plan was a "consensus document", the Community Plan was not. The Wasagaming Chamber of Commerce, Clear Lake Cabin Owners Association, Clear Lake Cottage Owners Association, Recreation Study Group, Cultural Resources Study Group and Parks Canada were represented on the Steering Committee.

Three Working Groups were formed in February, 1998 to focus on the three key areas of Wasagaming - the Downtown Commercial and Recreation Area, the Clear Lake Cabin Area, and the Clear Lake Cottage Area. Over 50 individuals were involved in the Working Groups which were responsible for developing goals and objectives that set the basis for all other planning decisions, and to develop recommendations for specific areas in the Community Plan.

At the beginning of the planning process, the Steering Committee and Working Groups were advised that issues relating to visitor risk, boating, mooring, the main pier, the lake, gate admission fees, lease and permit fees, taxation initiatives and the boundary of Wasagaming were not part of this community planning process. These issues were either situated outside of the boundary of Wasagaming or were to be addressed in other Parks Canada documents and by other consultative groups. As the planning process evolved, however, it became necessary to discuss the boundary of the community and issues related to Park facilities within the boundary, such as the Boat Cove Launch area and the Main Pier.

All public input has been considered and the majority of recommendations have been integrated into this document. While community and public input are an important part of the decision-making process, all recommendations were considered in the context of Parks Canada's fundamental responsibilities to ensure the long-term health of the environment and the protection of cultural resources.

2

CURRENT SITUATION

The Ecosystem

Physical Environment; Climate;
Vegetation; Clear Lake Watershed

Community Character

The Setting; Entering Wasagaming; Views
and Vistas; Streetscapes

Architectural Heritage

Architectural Style; Cultural Resources;
The Main Pier

Socio-Economic Situation

The Role of Wasagaming; The Population;
Trends

Infrastructure

Recreation Facilities; The Road Network;
Vehicular Parking; Trail Network; Storm
Water Drainage; Surface Run-Off; Water
and Sanitary Sewer Lines; Partnering to
Improve Utilities

Density and Development

1988 Land Use Classifications;
Current Level of Site Development;
Development in the Surrounding Area



Figure 2-1: Green Space near the Main Beach

THE ECOSYSTEM

Physical Environment

Most of Wasagaming is located on a glacial plain characterized by stagnation moraine land forms that host imperfect to well-drained orthic gray luvisol soils and mixed aspen and spruce forest. A portion of Wasagaming is situated on a glacio-fluvial outwash that hosts orthic black soils, grasslands and open spruce groves. Slopes range from the moderate in developed areas to steep on that portion adjoining the south park boundary, however, there is no slope greater than 30 percent. The major exception to the above biophysical setting is the Octopus Creek drainage system running from outside of the Park boundary under Highway #10 and into Clear Lake Boat Cove. This drainage course varies from a relatively well-defined creek with a spruce-tamarack covered creek valley to a wide marsh area to the northwest of Highway #10.

Climate

The climate in Wasagaming is characteristic of the continental climate of the Canadian Prairies. Summers are warm due to prevailing air masses from the south and southwest. The warmest months are July and August. Winters are characterized by cold fronts moving from the north and northwest. January is the coldest month. However, winds in Wasagaming tend to be lighter than those occurring in the

surrounding areas due to forest cover and topography. Turbulence generated by the Manitoba Escarpment, combined with the abundance of lakes and other wetlands, contribute to increased cloud and shower activity in the warmer months. The growing season is typically about 72 days. Frost has occurred as early as 14 August and as late as 16 September in Wasagaming.

Vegetation

Wasagaming provides a highly vegetated environment for its residents and visitors. It is characterized by aspen, spruce, mixed hardwood forests and prairie grasslands. Common species found include trembling aspen, white spruce, balsam fir, balsam poplar, white birch, the shrubs beaked hazel and chokecherry and a variety of herbs and wildflowers. Most owners in Wasagaming have maintained a high proportion of vegetation within their lots.

Most of the original forest ecosystem components still exist in Wasagaming. However, there have been many structural and functional changes to the ecosystem over the past 90 years. Planting programs in the early development stages of the community have contributed to the present situation in which there is a lack of younger trees to replace the aging trees that presently exist in areas such as the main beach. There has been no program to ensure the continual regeneration of trees within Wasagaming to preserve the present character.

The absence of fire, combined with a spread of extensive plantations of conifer species, has led to a significant build-up of volatile fuels. In some areas of the townsite, dense stands of young conifer (spruce and fir) increase the risk of intense and dangerous wildfires. Some thinning of dense spruce plantations and prescribed burns have been undertaken by the Park to reduce the potential of wildfire around Wasagaming by reducing fuel build-ups. In 1996, a new "Tree Removal Policy" for Wasagaming area was established to set the minimum operating standards for tree hazard removals and the procedure for obtaining tree permits for the removal of trees.

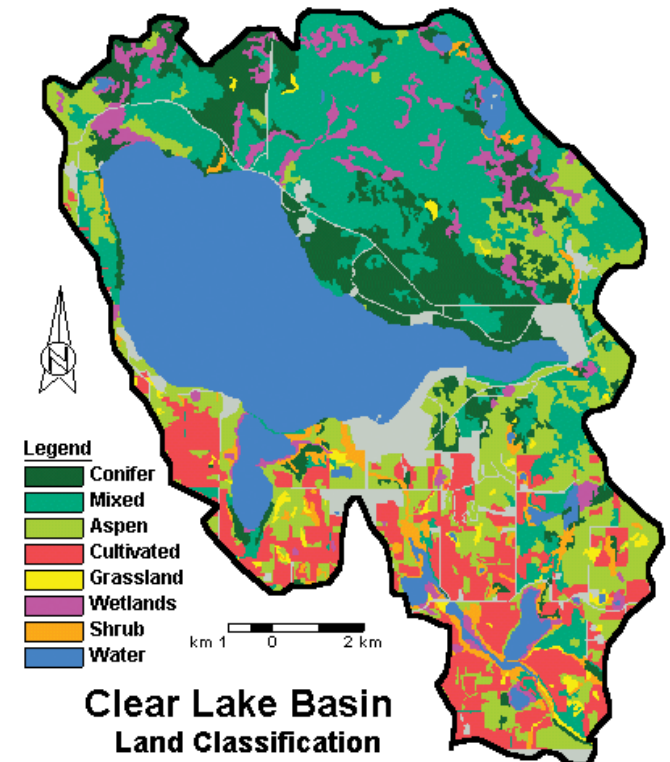


Figure 2-2: Land Classifications in the Clear L. Watershed

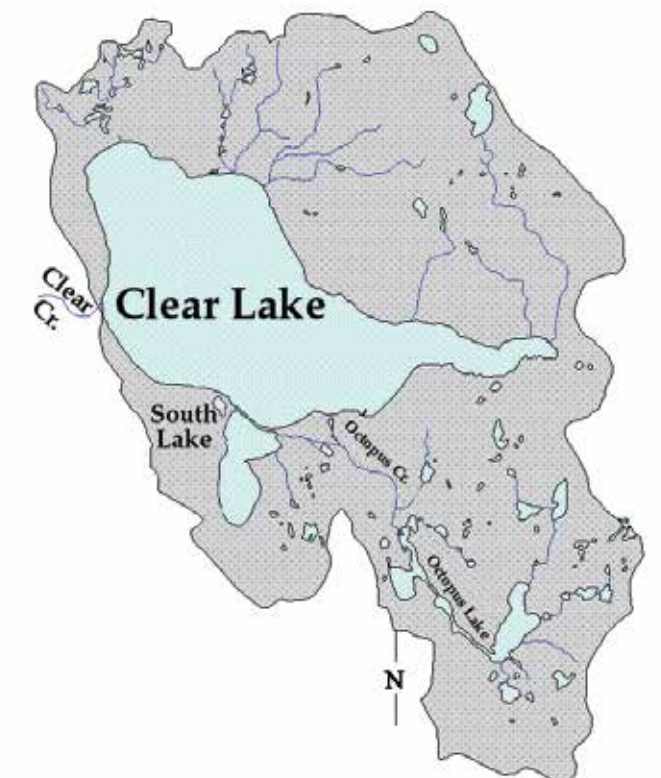


Figure 2-3: The Clear Lake Watershed

Clear Lake Watershed

Wasagaming and Clear Lake together form a strong example of the interdependence of people and ecosystems. Everyone who visits Wasagaming touches Clear Lake in many ways, by drinking its water, by enjoying its aesthetic values, by swimming, boating or fishing, and even by depositing waste material into the lake through the sewage system. Clear Lake, a spring-fed lake, is atypical for a prairie lake due to its water temperature, water clarity and biological processes. It is more typical of northern lakes. Clear Lake is unique in Riding Mountain National Park. Unlike most of the shallow, eutrophic, prairie lakes in the Park, Clear Lake is large, deep, clear, cool and oligotrophic. It covers an area of 29.4 km² and reaches a depth of 35 meters. Water temperatures remain fairly cool year-round at 19 to 20°C in summer and 1 to 6°C in the spring and fall. The lake tends to be frozen for up to six months of the year. Typically, the earliest the lake becomes ice-free is early to late May.

Clear Lake is the source of all domestic water for the Wasagaming community and the neighbouring Elkhorn Resort. Clear Lake is situated within a small drainage basin of approximately 125 km². The Clear Lake Watershed is one of 13 watersheds in the Park and drains in a westerly direction via the Little Saskatchewan River system. The Minnedosa Watershed is to the east of the Clear Lake Watershed and encompasses the Whirlpool River and Rolling River Basins. These watersheds drain the south-central and southeast portions of Riding Mountain National Park and eventually enter the Assiniboine River.

A healthy Clear Lake is important to the economic health of Wasagaming. Ongoing water testing and aquatic ecological and hydrological studies indicate that the Clear Lake basin is essentially healthy. All except one of the streams running into Clear Lake come from inside of the Park and have been tested as having normal water quality. Two streams, Boggy Creek (through the golf course) and Octopus Creek (from south of the Park), travel through areas of development. There is some nutrient loading (phosphorous and nitrogen) coming in from the Golf Course; however, amounts have been greatly reduced over the past few years: tests indicate acceptable and declining pesticide and herbicide levels in Boggy Creek.

Octopus Creek shows very high levels of nutrient loading (phosphorous and nitrogen) in the immediate areas of the development and resorts south of the Park and adjacent to the Park's sewage lagoon. This water passes through the Ominnik Marsh-South Lake complex of eutrophied marshes and is cleaned of nutrients prior to the water entering Clear Lake. The oligotrophic nature of Clear Lake results in a nutrient deficiency for primary productivity and thus nutrients entering the lake, from whatever source, are immediately used.

Current tests for primary productivity compared to past years indicate a stable, healthy aquatic ecosystem in Clear Lake. Fish tissue sample tests for heavy metals all indicate safe levels, except Mercury which is high in the older, larger pike, lake trout and wall-eye. Tests for dissolved hydrocarbons in the water column indicate no problems at this time. Pesticides and herbicides are not a problem other than as airborne pollutants. Agriculture in the Octopus drainage system from outside of the Park is limited to hay and cattle. Few cereal crops are grown.

Overall the system appears to be ecologically sound. The impact of nutrient loading on Ominnik Marsh and South Lake is unknown at this time. Developments and resort areas are slowly changing to a better sewage handling system. Recent upgrades to the Parks Canada's sewer lines has helped to lower nutrient levels in ground water.

COMMUNITY CHARACTER

The Setting

Wasagaming is intrinsically connected to Clear Lake. Visitors are drawn to the lake and, in particular, the main pier and beach area; all of which are important historical points for the community.

Wasagaming is predominately a low density resort situated on the south side of Clear Lake that offers a well-vegetated landscape, several green spaces, gardens and a commercial and administrative area at its center. It is in this central area that the majority of its heritage buildings are found. The atmosphere, design and character of Wasagaming is unique among the towns in the surrounding area.

In many respects, the townsite has changed little since the majority of its buildings were constructed in the 1930's and 1940's. Original structures, such as the Wigwam Restaurant, Park Theatre, Danceland and the Idylwylde Cabins, remain in use and serve as important icons for returning visitors. More recently, some commercial business owners have begun to renovate their structures employing materials that provide a sense of log construction.



Figure 2-4: Commercial Area

It is Wasagaming's unique character and nostalgia that most residents and visitors feel should be preserved and maintained. This is how the majority of community residents and visitors describe the character of Wasagaming:

"Wasagaming is a warm, typically Canadian community that provides an opportunity for a family-oriented experience. It is a safe, relaxing and unpolluted vacation retreat that hosts an upscale, small town atmosphere. It is a unique, charming, low density area that serves as the focal point for Riding Mountain National Park."

It is a well-planned area that blends in with the surroundings and tone of the Park; it provides a sense of spaciousness and is compact in design (i.e. not spread out or expansive) where pedestrians have the right-of-way.

It is a rich historical area which hosts well-landscaped green areas, rustic and natural building materials, and an eclectic combination of buildings. It offers a variety of diverse shops and restaurants, wide sidewalks for strolling about, and recreation opportunities."

Entering Wasagaming

Arrival at Riding Mountain National Park starts as one passes through Onanole and proceeds down the hill. Historically, the Park had a gate and an axial boulevard drive into town. In early years, the commercial area of Wasagaming, as well as the lake, were visible from the highway upon approach. This was a sight that most visitors anticipated.



Figure 2-5: RMNP Entry 1959-60

This has changed with the provision of the gate kiosk and the T-intersection which permitted camper vehicles to go directly to the campground. Since 1983, however, Highway #10 has ceased to travel directly through Wasagaming. The highway was redirected in order to minimize the increasing number of automobiles and trucks through the cottage area on their way north. As well, the growth of spruce trees over the past 30 years has contributed to concealing the community and lake.



Figure 2-6: RMNP Entry 1999



Figure 2-7: Wasagaming Drive (Entry #1)



Figure 2-8: Columbine Drive (Entry #2)



Figure 2-9: Intersection of Wasagaming and Mooswa Drive



Figure 2-10: Intersection of Columbine and Ta Wa Pit Drive

Access to Wasagaming is gained from Highway #10 via Wasagaming Drive, Columbine Drive from the south or Ta Wa Pit Drive from the east; however, the points of entry for most visitors are the corner of Wasagaming and Mooswa Drive, and the corner of Columbine and Ta Wa Pit Drive. It is at these points that visitors know they have entered Wasagaming and the commercial area because they can see buildings, the beach or a parking area. It is the first opportunity for visitors to orient themselves.

The lack of “way finding” cues for visitors in Wasagaming has proven to be an issue for visitors attempting to find the Visitor Centre and/or their destination within the community, for business owners hoping to attract visitors, and for residents describing how to maneuver around Wasagaming. Improving “way finding”, through signage and visual cues in Wasagaming, is needed at both the first point of entry and at the first point of visual access to the community in order to minimize the confusion so often expressed by visitors. These entry points should set the tone for the experience one could expect to gain within Wasagaming.

Views and Vistas

One of the most popular views within Wasagaming is that of Clear Lake and the beach area seen from the northeast portion of the commercial area and from the lakeshore walk. These areas are utilized by the majority of visitors and residents at some point during their stay. There are also several important vistas when walking or driving on Wasagaming’s streets due to the layout of the community. These vistas include the Administration Building, Danceland and the Visitor Centre which are particularly important because they present key features that are characteristic of the architectural and heritage flavour of Wasagaming. It is important that these vistas be protected and enhanced.



Figure 2-11: Administration Building Vista



Figure 2-12: Danceland Vista



Figure 2-13: Visitor Centre Vista



Figure 2-14: Cottage Area Streetscape (Lakeshore Trail)



Figure 2-15: Cabin Area Streetscape (1st Street South)



Figure 2-16: Commercial Area Streetscape (Ta Wa Pit Drive)

Streetscapes

The streetscapes of Wasagaming vary according to the development within the cabin, cottage or commercial area. The three patterns they follow are:

- densely wooded streets with cottages dispersed amongst the foliage;
- varying styles and densities of commercial establishments among treed front yards with varying types of vegetation; and
- closely spaced cabins lined along streets with a tree canopy of spruce in the lots closer to the lake and a canopy of poplar on the lots in the south end of the cabin area.

Commercial buildings in Wasagaming tend to be set back from the street providing a green and treed area in the front of each establishment and a well-treed street view. This has resulted in an atmosphere that is much more characteristic of a park-like area than a commercial area. The scale and design of most buildings within the commercial area are compatible with a pedestrian environment. Sidewalks in the central commercial area have been widened in recent years to provide ample area for pedestrians.

ARCHITECTURAL HERITAGE

Architectural Style

Many of the buildings and structures within Wasagaming bear the distinctive character of the “rustic-style” of architecture, the hallmark of the National Parks in Canada during the 1930’s. Several of the early cottages, commercial establishments and Park buildings were constructed of peeled logs which had been cut and sawn in the sawmills within Riding Mountain National Park. The peeled logs were laid horizontally and saddle-notched at the corners. Generally, they rested on concrete foundations faced with local fieldstone. Local Scandinavian craftsmen were used extensively in the construction and did much of stonework both on the outside and inside of the buildings, as well as on interior fireplaces.

In conjunction with this style, gable roofs are predominant and feature a half-timbered motif, broad overhangs and exposed log rafters. The gable ends incorporate milled fascia boards with exposed log purlins. Buildings such as the Visitor Centre, Wigwam and Park Theatre, are excellent examples of the rustic style of architecture still evident in Wasagaming today.

Other features of Wasagaming, such as the stonework “riprapping” along Wasagaming and Ta Wa Pit Drives, the English gardens and bungalow cabin style accommodations, still exist in Wasagaming today. Most of these works were completed with the assistance of Relief Camp workers in the 1930s.

Today, the architecture in Wasagaming is an eclectic mix of buildings and styles. When asked, the majority of visitors and residents felt that Wasagaming provided a successful blend of the modern and traditional in which buildings were simple, low in profile and reflected the character of the Park. They were also interested in seeing the heritage character and architectural style of the community fostered and encouraged in the future¹.

Cultural Resources

Contained within Wasagaming is a wide range of cultural resources, including landscape features (eg. flower gardens & fieldstone retaining walls), an archaeological site (near the Jamboree Hall), heritage structures, engineering works (e.g. the main pier), artifacts and historic records. Many buildings date back to the establishment of the Park.

The built form of Wasagaming has evolved over time and acquired characteristics that make it unique. In the effort to preserve and enhance character, the architectural styles of its heritage buildings can serve as examples and inspirations for new construction or interventions.

¹ Brennan T. Community Plan Questionnaire Report. Parc national du Mont-Riding, 1998.



Figure 2-17: FourPlex (Park Housing)



Figure 2-18: Commercial Bungalow Accommodation (Johnston Cabins)



Figure 2-19: Tennis Clubhouse

The Wigwam Restaurant and Park Theatre have received designation by the Province of Manitoba as heritage buildings. The following buildings are under the administration of Parks Canada and have been federally designated as heritage buildings by the Federal Heritage Buildings Review Office (FHBRO) since 1988:

Classified Building²:

- Visitor Centre / Museum

Recognized Buildings³:

- Firehall
- Staff Residence (4-Plex)
- Doctor’s Residence
- Cottage (154 Columbine)
- Bandstand & Pergola
- Jamboree Hall
- Tennis Courts Clubhouse
- Casa Loma Cottage / Pinewood Museum



Figure 2-21: Firehall



Figure 2-20: Visitor Centre



Figure 2-22: Wigwam Restaurant



Figure 2-23: Park Theatre

The Main Pier

The main pier has also been given special designation as a level two cultural resource⁴. Built in 1934 during a major development phase of Wasagaming and constructed with local materials, the pier was a major focus for lake front development and served as an important landmark for local and seasonal residents. It is a good example of piers within the Canadian National Parks system from the 1930’s time period. The pier is of great significance for its historical value and for sentimental and nostalgic reasons. Almost every individual who visits Clear Lake walks out onto the pier.



Figure 2-24: Main Beach and Pier, circa 1940

Since 1997, the Riding Mountain Round Table, through the Recreation Study Group, has been researching options to address problems of a silty lake bottom and weeds, swimmer’s itch, poor water clarity and quality, and no natural sand deposition at the beach and pier area. The criteria against which options and subsequent recommendations will be evaluated are: (1) ecological - long-term solution using natural processes to the greatest extent possible; (2) cultural - respect the heritage character of the main pier, and (3) visitor use - provide a quality experience, range of opportunities and address public safety. In 1998, the option of removing a portion of the pier and constructing a bridge was recommended by the Riding Mountain Round Table and viewed as a high priority.



Figure 2-25: Main Beach and Pier, 1998

SOCIO-ECONOMIC SITUATION

The Role of Wasagaming

Wasagaming serves an important “stepping stone” to the remainder of the Park. It is home to the administrative and operational headquarters of the Park, as well as a number of amenities, recreational activities, education programs, commercial services and summer residences. In keeping with its designated role, Wasagaming continues to provide essential services in order to enhance public access, enjoyment and understanding of the Park.

The Population

Riding Mountain National Park receives an estimated 300,000 visitors annually. Seasonal residents, business owners and staff, as well as numerous day and overnight visitors who utilize the camping facilities and commercial accommodations are included in the visitor number calculations. A visitor survey conducted in 1987 indicated approximately 94% of the Park visitors spent some time in Wasagaming. Most of these visits (i.e. 86%) occur between April and October and 70% of the visitors are Manitobans. For 18% of the visitors, this is their first visit to RMNP.

² A “Classified building” has the highest heritage designation assigned to federal buildings.
³ A “recognized building” has the second highest heritage designation assigned to federal buildings. The FHBRO Policy, Code of Practice and the Cultural Resources Management Policy must be applied in the management of these resources.

⁴ A “cultural resource” is a human work, or a place that gives evidence of human activity or has spiritual significance and that has been determined to be of historical value. A “level 1 cultural resource” is the highest level assigned to a cultural resource in the custody of Parks Canada and must have national historic significance as determined in accordance with the National Historic Sites Policy. A “level 2 cultural resource” is one that does not have national historic significance, but may have historic value. A resource may be included in this category by virtue of its historical, aesthetic or environmental qualities. Buildings that have been ‘classified’ or ‘recognized’ in accordance with the Federal Heritage Buildings Policy are considered Level 2 cultural resources, unless they meet the requirements that have been described for Level 1 cultural resources.

Trends

Vacationing has been a popular traditional activity prior to the creation of Riding Mountain National Park and is evident in the existence of cottage and cabin lots. In many cases, cottages and cabins have been passed down from generation to generation. Comprising less than one percent of the area of the Park, Wasagaming tends to be the major destination for most visitor activity such as recreation, leisure, and waterfront activities. Several eco-tourism-based operations, situated outside of the Park, also use Wasagaming and the Visitor Centre as part of the experience they provide to their clients.

Visitation to RMNP appears to have experienced some growth in the number of visit days (i.e. each day or part thereof that a visitor is in the Park) over the last ten years, as shown by the trend line in Figure 2-26. Due to the changes in data collection methods, this trend line should be interpreted very cautiously. Although the number of visitors may not be increasing, it appears they are choosing to spend more days in the Park.

A comparison of two visitor surveys, *Riding Mountain National Park Visitor Survey 1987/88, Final Report and the Riding Mountain National Park 1998 Gate Survey*, shows some changes in visitor use of the Park. The number of first time visitors has increased from 8% to 18% and more of these visitors are non-Manitobans, compared to visitation ten years ago. Over the past ten years, the popularity of walking/hiking, cycling, and swimming appears to have increased whereas picnicking and boating appears to

have decreased. Golfing has remained fairly consistent.

A recent trend has been towards soft adventure tourism in which the tourist starts out the activity in comfortable and familiar surroundings and is lead out to more adventurous destinations in the Park. This has enabled the Park to accommodate a wide variety of age groups and skill levels. Over the past decade, Wasagaming has been developed as an “access” community in which sidewalks, entrances to buildings and certain trails were constructed to allow access to the physically challenged.

Due to the nature of Manitoba winters, demand for facilities and services in Wasagaming during the off-season is low and, as a result, there are fewer amenities available for visitors in these months. The Park, as a destination, has long been thought of being ‘closed’ between September and May. As a result, surrounding communities, such as McCreary, Dauphin and Onanole, have begun to actively market themselves as year-round “gateways” to Riding Mountain National Park. In response, the Marketing and Tourism Study Group of the Riding Mountain Round Table is assisting Parks Canada in developing strategies that focus on the Park’s role in the Parkland region as a choice destination, accessible experience and serviced year-round by numerous communities, each having their own characteristics. This is not only positive from the point of view of spreading visitor use throughout the Park and providing alternate experiences, it also contributes to letting the people know the Park is ‘open’ in the off-season.

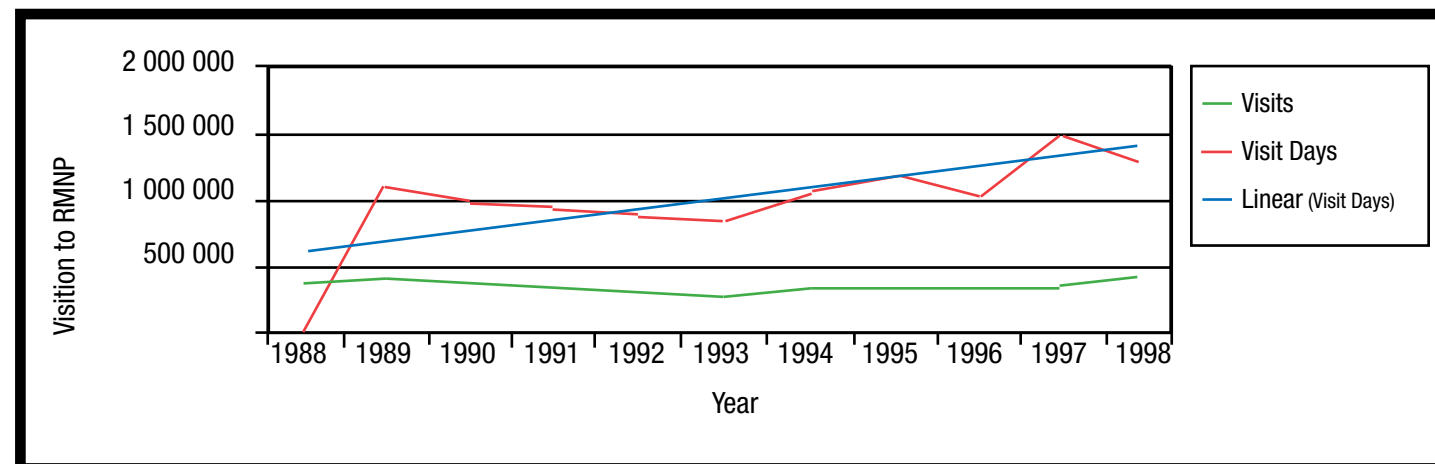


Figure 2-26: Trends in Visitation to RMNP

Source: RMNP Frontcountry Operations Report for 1998/1999

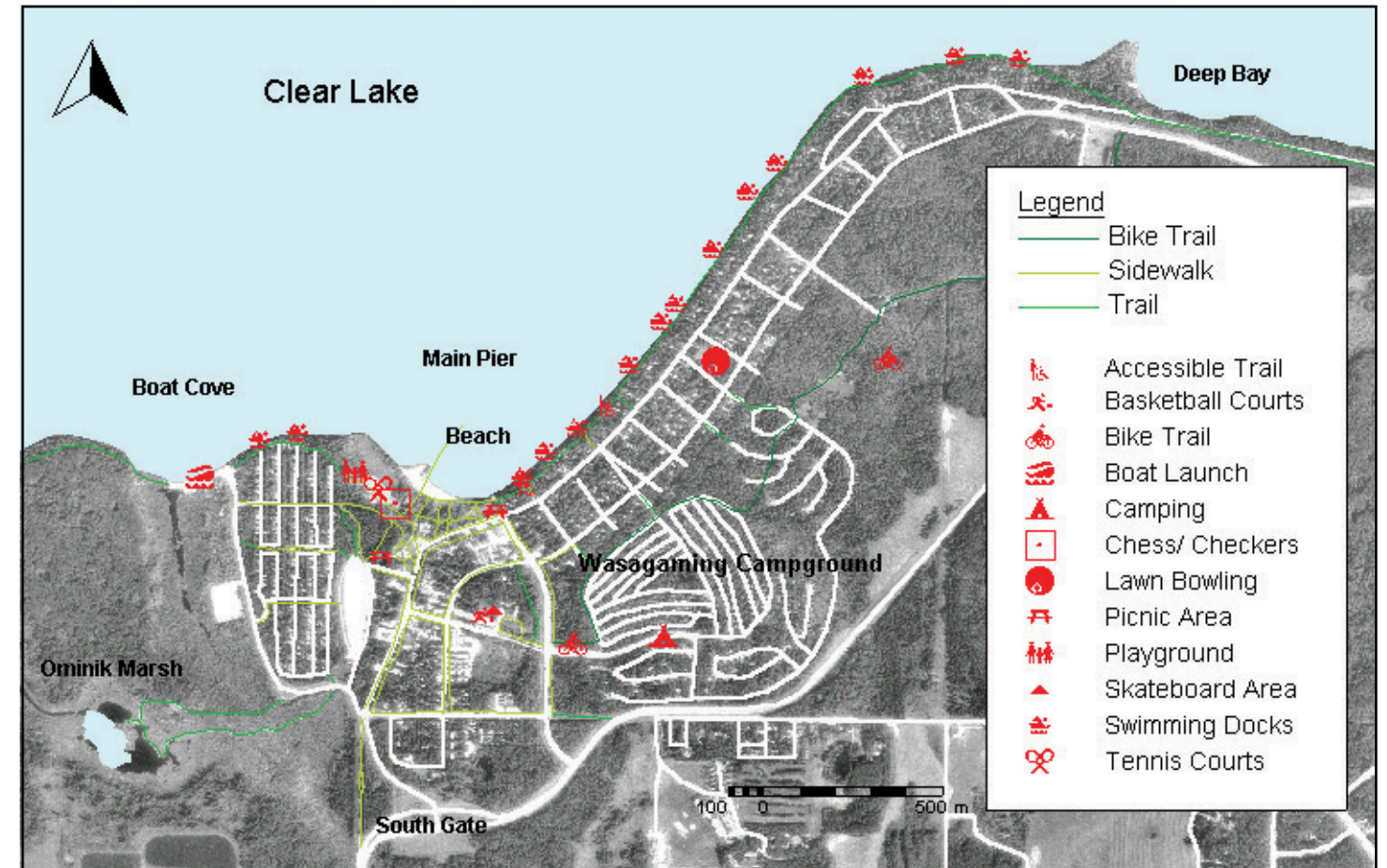


Figure 2-27: Existing Recreation Facilities in Wasagaming

INFRASTRUCTURE

Recreation Facilities

The community of Wasagaming hosts a variety of summer and winter activities. Summer activities include swimming, sun bathing, picnics, strolling, sight-seeing, jogging, in-line skating, biking, skateboarding, tennis, lawn bowling, shopping, arts and crafts, games, camping and nature education. Clear Lake offers opportunities for paddle boating, wind-surfing, canoeing, fishing, sailing, rowing, motor boating and boating tours. Winter activities include ice skating, cross-country skiing, snowshoeing, camping and ice fishing. Special sporting and community events are offered year round. (e.g. triathalons, cross-country skiing competitions, Wasagaming Weekend) The following is a list of permanent recreational facilities and services available within the community of Wasagaming:

- main pier
- beach and green area
- boat concession offering sight-seeing tours, boat rentals (motor boats, ski boats, paddle/ water bikes, personal watercraft and canoes)
- 16 public swimming docks
- picnic area
- trails
- lawn bowling
- tennis courts
- horse shoe pits
- chess/checkers
- playground
- skateboarding
- basketball hoops
- in-line skates and bicycle rentals
- Park Theatre
- Community Arts
- Wasagaming Community Centre

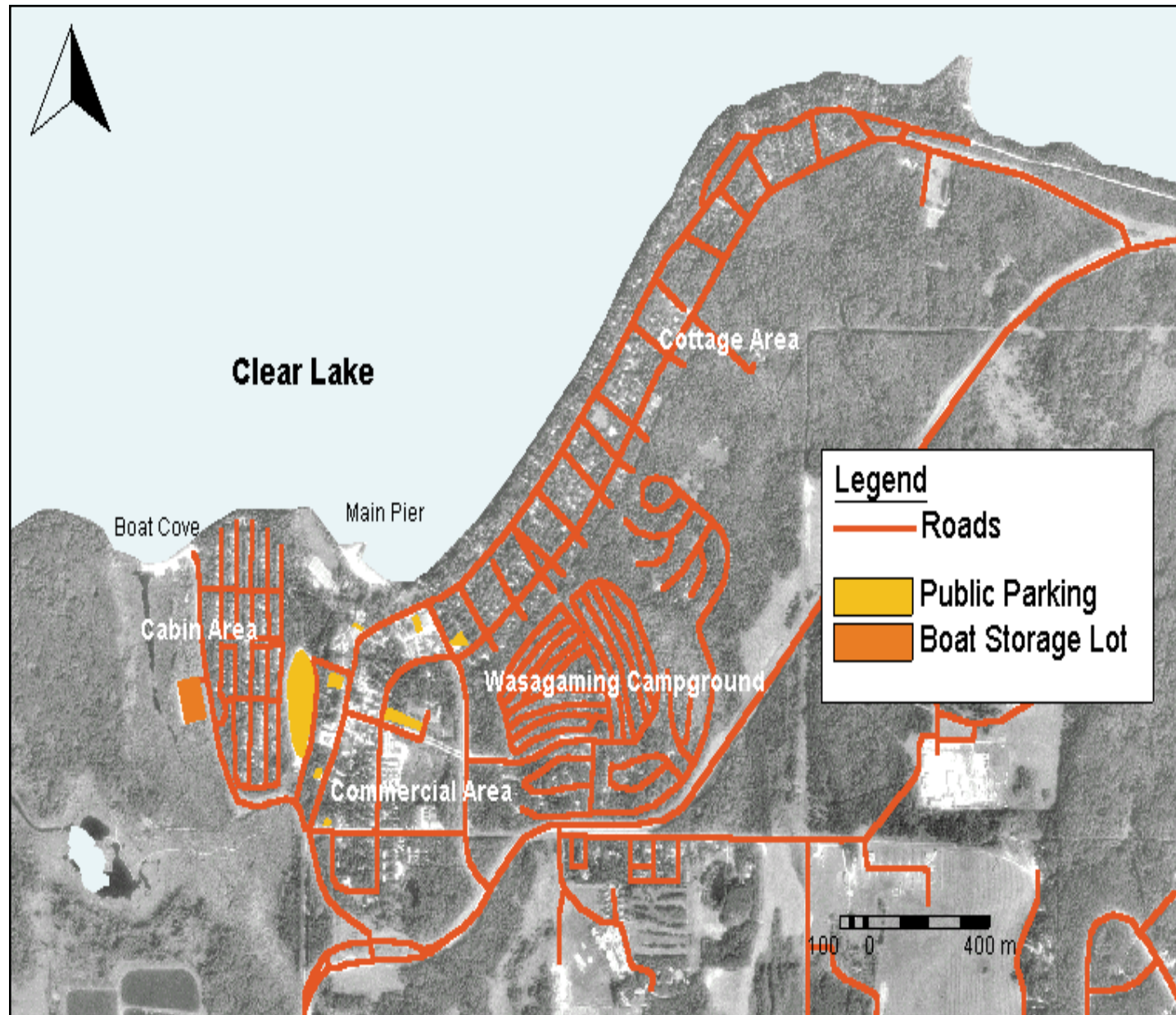


Figure 2-28: The Road Network and Public Parking in Wasagaming

- Wasagaming Campground
- Pinewood Museum
- Visitor Centre and Museum
- swimming pools at commercial accommodations

Parks Canada maintains many green spaces, including the area adjacent to the beach, the area next to the Wigwam restaurant and the green belt in the Clear Lake Cabin Area. The centrally located green space next to the beach is the largest green space in Wasag-

aming and the focus of many outdoor leisure activities. It provides a shaded area for beach users and sun bathers, and a number of benches and accessible pathways for visitors to use.

People are also drawn to Wasagaming because of the recreational facilities located adjacent to the community and Clear Lake.

The Road Network

The two-way streets of Wasagaming tend to follow the contours of Clear Lake or run perpendicular to the shoreline. Wasagaming and Ta Wa Pit Drives, which are “L-shaped”, run the length of the commercial and cottage areas. The Clear Lake Cabin area is accessed by two roads off of Boat Cove Road. Backlanes are present in all areas of the community. The existing network of roads is sufficient for the amount of traffic that uses them in the peak season.

Since Wasagaming was originally surveyed in 1933, three roads have been partially closed off to vehicular traffic. In the early 1980’s, Buffalo Drive between Columbine and Ta Wa Pit Drives was closed due to the construction of Columbine Drive which provided a wider access road to the Wasagaming Campground. In 1983, Mooswa Drive between Columbine Drive and Highway #10 near the Elkhorn Resort was closed to traffic when the bypass was created. In the early 1990’s, the eastern end of Wasagaming Drive was closed off to vehicular traffic because of deterioration and high recapitalization costs. These roads now provide vehicle-free spaces.

Vehicular Parking

Public visitor parking is accommodated on the main streets and within six public parking lots and one boat storage facility. There are approximately 282 on-street parking stalls and 545 public parking stalls in the six lots situated throughout the commercial area. The parking lot off the Boat Cove Road, intended for boat/trailer storage, could accommodate up to 80 units. The majority of commercial visitor accommodation businesses also provide private parking areas for clients.

Some parking lots are well used and others underutilized. For example, public parking areas in the commercial area tend to be grouped leaving the east end with inadequate parking for beach users, shoppers and overnight guests. As well, in spite of the higher proportion of parking areas in the west end of the commercial area, few visitors make use of the large parking lot capable of handling up to 400 small vehicles. This has been attributed, in part, to the absence of organization or delineation of parking stalls, the absence of shade, poor drainage of surface water and minimal signage indicating the lot’s location. Additionally, concerns have been raised by visitors over the fact that large vehicles, such as RV’s and trailer combinations with or without boats, tend to use smaller lots and on-street parking stalls, thereby, occupying more than one space.

Parking in the cottage and cabin areas is expected to occur on the lots. Although cottage lots offer additional space for guest parking, those in the Clear Lake Cabin area are much more limited.

No studies have been conducted to date to determine the parking needs within the commercial and Clear Lake Cabin areas.



Figure 2-29: Boat Cove Storage Lot



Figure 2-30: Large Parking Lot



Figure 2-31: Parking Lot by Trading Post

Trail Network

Overall, Wasagaming is a pedestrian-friendly environment offering accessible sidewalks, pathways and trails. Sidewalks in the commercial area were recently widened to better accommodate pedestrians.

One of the most popular trails in Wasagaming is the Lakeshore Trail. Constructed in 1979 and upgraded in 1996, this 2.5 km trail follows along the edge of the lake eastward towards Deep Bay. The western portion of the trail provides approximately 400 meters of paved surface and is accessible to wheelchairs and strollers.

Connections between key natural, heritage and recreational features within the community and in the rest of the Park have not been maximized to their fullest extent. For example, Wasagaming Campground, Ominnik Marsh, Clear Lake Golf Course, Loppet Bicycle Trail and Clear Lake Trail have no direct links to the central day use areas. People are not encouraged to explore those areas without using motorized vehicles. The closed portion of Buffalo Drive, located to the west of the campground, has great potential to be redeveloped to become the key link between the commercial area and the Wasagaming Campground.

Promoting and improving the linkages and connections to the commercial and cottage area are keys to integrating these areas and encouraging non-motorized means of reaching those areas.

Storm Water Drainage & Surface Run-Off

Storm water in Wasagaming is drained via five storm sewer outlets into Clear Lake: two from the commercial area exit into Clear Lake on the west side of the pier and at the end of Columbine Drive; one from the cottage area exit at the lakeshore side between 159 and 161 Wasagaming Drive; and two from the Clear Lake cabin area drain at the end of 3rd St. North and 1st St. North.

The marsh, located between Buffalo Drive and Mooswa Bungalows and Johnson's Cabins and Columbine Drive, is one of the key natural drainage areas within Wasagaming. Situated adjacent to the commercial area, it collects water which drains from the nearby buildings and road surfaces.

Water and Sanitary Sewer Lines

Water and sanitary sewer lines in Wasagaming are a combination of deep and shallow buried. Although a greater proportion of the lines in the commercial area are deep buried, these lines have been designed to service Parks Canada buildings and provide fire protection and do not service all commercial establishments.

From Columbine Drive to Primula Street in the cottage area, variation on the depth of water lines exists due to the grading of the area and whether or not the line services Parks Canada facilities. Connections from the main lines to the cottages and commercial establishments themselves vary from deep to shallow lines. The lack of deep water lines is an ongoing issue for those residing in this area.

The sewer and water system in the cabin area is a shallow system (3 feet) in which some pipes are actually above grade. Implemented and repaired on an ad hoc basis over the past years, it was constructed and linked together as communal toilet buildings and shower facilities were built. The main water line runs along 3rd Street and serves the fire hydrants located along this road.

All shallow water and sewer lines in Wasagaming are shut down from about early October to the middle of May; pipes are drained to prevent freezing and breakage. The return of service each year varies according to the weather conditions and speed at which the ground thaws but is usually fully operational by the middle of May.

Partnering to Improve Utilities

Riding Mountain National Park has been working with neighbouring municipalities in order to manage infrastructure systems, such as water and sewer, on a regional basis and to determine how these utilities can be managed in a more ecologically sensitive and cost effective manner. As an example, in 1998 the Rural Municipality of Park agreed to accept Riding Mountain's sanitary waste into their landfill thereby allowing RMNP to close its own sanitary landfill. This eliminated a source of pollution in RMNP. It provides an opportunity for ecological restoration within the Park as well as enabling a cost effective operation of the municipality's landfill. As well, domestic water for the Elkhorn Resort (southeast of Wasagaming) is supplied from the Wasagaming water system.

DENSITY AND DEVELOPMENT

1988 Land Use Classifications

According to the Management Plan for Riding Mountain National Park (1996), Wasagaming is located within zone V lands which are reserved for National Park communities for the concentration of visitor services, support and information services, and commercial enterprises. Major operational and administrative functions are also located in this zone to minimize the environmental footprint. As part of the 1988 Wasagaming Community Plan, Wasagaming was further zoned into specific land-use classifications as per the adjacent zoning map.

Current Level of Site Development

Figure 2-32 illustrates the level of commercial, cottage and cabin development within Wasagaming. The commercial area is located at the center of town, and for most visitors, it is the first area that they experience. All commercial services and most recreational facilities are found in this central area. Wasagaming's commercial zone has experienced low development pressure and minimal growth over the past 20 years and as a result, most of the establishments remain low to medium density developments.

Situated on the east side of Wasagaming and laid out in a linear fashion, the cottage area is a low-density area. Most of the space within cottage lots is left to nature including several lots that have been designated as Park reserves. Some lots have a cottage plus an additional guest area. Cottage lot areas range from 546 sq. m. (5,875 sq. ft.) to 1,230 sq. m. (13,235 sq. ft.).

The cabin area, situated on the west side of Wasagaming, is a high-density development consisting of individual lots for portable cabins. The Clear Lake Cabin Area is quite unique. Originally a transient campground, it has evolved into a community which still provides communal facilities. Historically, cabins have not had water and sanitary sewer hook-up and, since 1977, cabins have not been required to be removed from the lot each season. Communal facilities, such as kitchen shelters, woodsheds and refuse bins and several toilet buildings, are located behind the cabins. Automobile and watercraft parking is common in these "back lane" areas.

Development in the Surrounding Area

Over the past 20 years, there has been a growth in the neighbouring community of Onanole and a significant increase in the development of commercial and recreation facilities, residences, cottages and camping areas adjacent to the Park and Wasagaming along Timothy Road, Deer Road and Highway #10. These include residences along Deer Road and at Timothy Road and Highway #10; Grey Owl Resorts; Meadow Green Estates; Parkview Estates; Grey Owl Cabins, and Southbay Phase I and II. Of the 996 lots available in these areas, 74% were occupied in 1998. The Town of Onanole, located 5 minutes south of the Park, hosts a number of commercial and recreational services, including a gift, clothing, grocery, hardware and liquor stores, a bar, golf course, motels and RV campground.

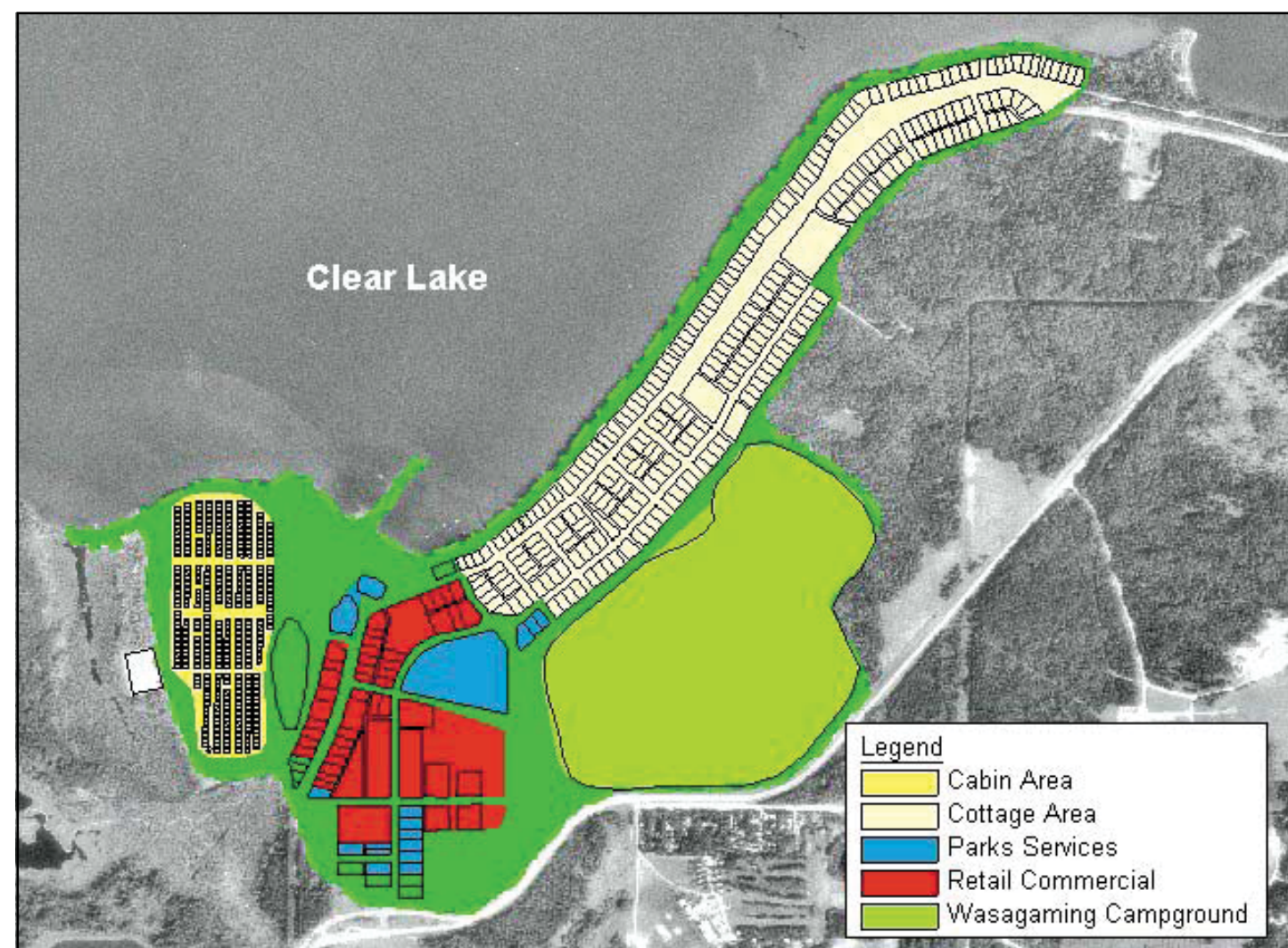


Figure 2-32: 1988 Zoning Map

Figure 2-33: Level of Development and Building Density in Wasagaming

As of March 1998	Commercial Area	Cottage Area	Cabin Area
Zoned Area (1988)*	167 182 m ² (1 799 538 ft ²)	442 986 m ² (4 768 262 ft ²)	140 740,1 m ² (1 514 914 ft ²)
% of Total Community Area	20%	54%	17%
Level of Development	21 820 m ² (234 877 ft ²)	33 185 m ² (357 071 ft ²)	16 525 m ² (177 881 ft ²)
Range of Lot Density	9% to 79%	5% to 23%	28% to 51%

* Wasagaming occupies less than 1% of the area of RMNP

Sportsman's Park and the Elkhorn Resort and Conference Centre are the two largest commercial developments located on the Park's boundary. Sportsman's Park, located at the corner of Deer Road and Highway #10, provides commercial services, numerous camping and trailer sites, as well as recreational activities which include an arcade, a bowling alley, bumper cars, fast food, a licensed lounge, mini-golf and a convenience store. The Elkhorn Resort, located southeast of Wasagaming off Highway #10, is a year-round facility offering visitor accommodations, restaurant, conference facilities and riding stables. At 61 housekeeping units and 16 chalet units, the Elkhorn is the largest visitor accommodation and conference facility in the area. The majority of these commercial activities are situated where they are as a result of Parks Canada policies in the 1970's and 1980's which began to discourage development within Parks. As a result, there has been a significant increase in the construction of commercial facilities, cottages and cabins adjacent to the Park's boundary.

The trend and growth of adjacent areas has had an impact on Wasagaming by lowering development pressures in the Park and contributing to a growing population base in proximity to Wasagaming and the National Park. Balancing the need to maintain the ecological and cultural integrity of the Park with the economic, social and recreational needs of Wasagaming and neighbouring communities has proven to be an on-going issue for Riding Mountain National Park and its various community associations. Many issues are addressed in the context of adjacent development, a short operating season, a limited population base, aging assets, regional competition and changing demographics and markets.

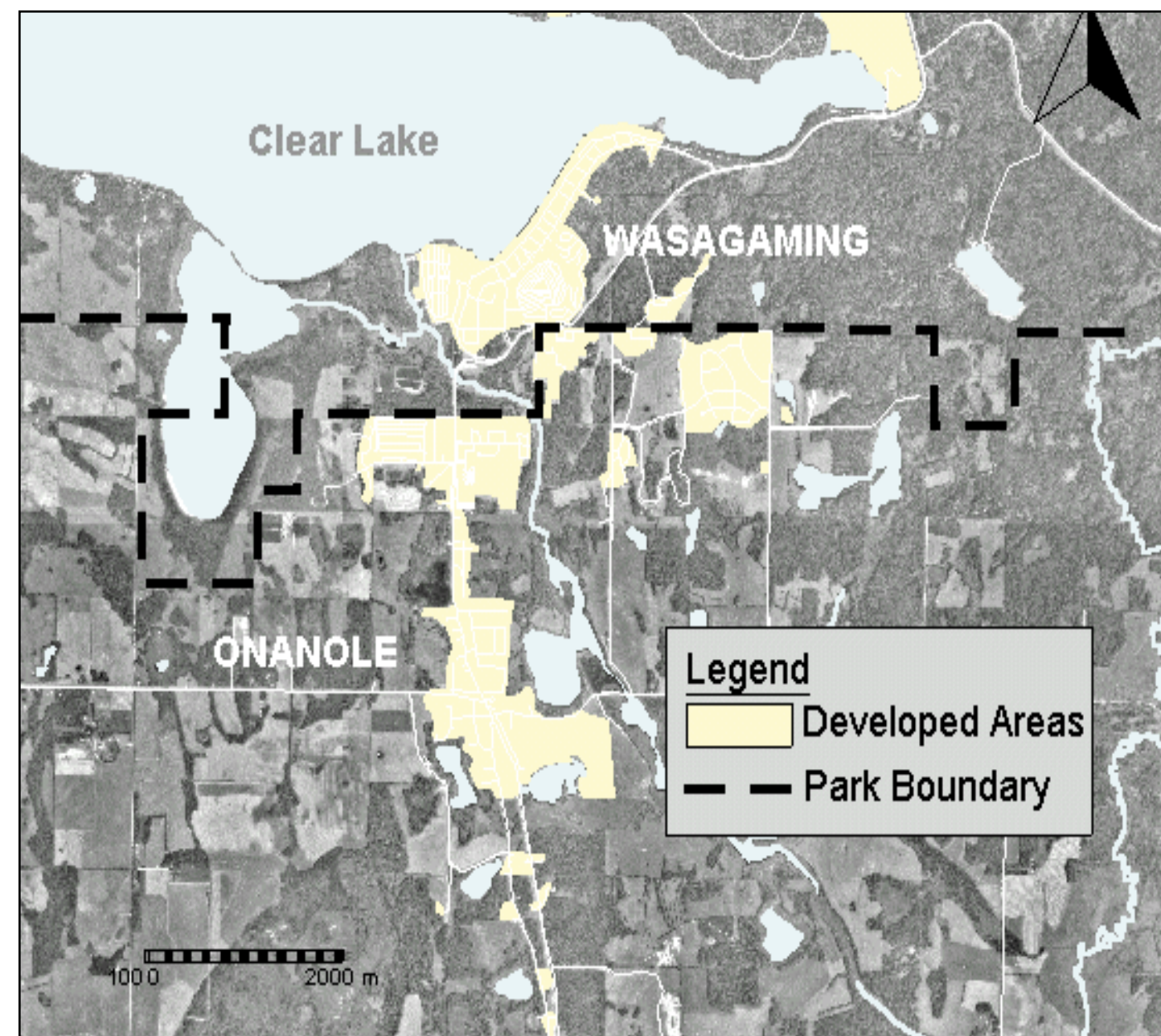


Figure 2-34: Degree of Development in the Surrounding Area

3

MANAGEMENT PLAN AND POLICY DIRECTION

- Protecting Ecological Integrity
- Protecting Cultural Resources
- Importance of Visitors
- Role of Wasagaming
- Ministerial Direction

The Riding Mountain National Park Management Plan, A Partnership Approach to Managing the Park and its Resources (1996) was developed by consensus by the RMNP Round Table. This document and the Parks Canada's Guiding Principles and Operational Policies (1994) were prepared in consultation with the public locally, regionally and nationally. These documents and ministerial direction provide the basis for development and operations in Wasagaming. The Wasagaming Community Plan responds to this direction.

The following key statements, relating to Wasagaming, are taken directly from the RMNP Management Plan and Parks Canada Guiding Principles & Operational Policies.

PROTECTING ECOLOGICAL INTEGRITY

"To avoid impacts on park ecosystems and to contribute to regional economic development, the location of commercial services and facilities should take place in adjacent communities."

Guiding Principles and Operational Policies, p.38.

"No additional lands will be made available for private cottages and camps or seasonal camping areas."

Guiding Principles and Operational Policies, p.41.

"...the ecosystem conservation plan is integral to the park management plan and will be appended thereto upon completion. It will identify specific objectives, resource management actions and specific priorities for the maintenance of the Park's ecological integrity ..."

RMNP Management Plan 1996, p.13.

PROTECTING CULTURAL RESOURCES

"Evidence of past use of the Riding Mountain area found within the Park should be preserved. Protection of these cultural resources and efforts to understand their value

form part of the Park's management focus. To the extent that it is practical, an ambience, style and aesthetic quality compatible with historical structures within the area should be nurtured"

RMNP Management Plan 1996, p.13.

IMPORTANCE OF VISITORS

"Within national parks, essential services and facilities will serve the basic needs of the public, and will be directly related to the provision of understanding, appreciation and enjoyment of the natural and cultural heritage."

RMNP Management Plan, p.22.

ROLE OF WASAGAMING

"Wasagaming townsite should provide essential services required by the general public and needed by Park operations and management. Such services will be developed, operated and managed to recognize natural values and the need to maintain environmental quality. They must also meet the reasonable wants and needs of visitors who are attracted to the Park for the opportunity to enjoy and play in a natural setting "

RMNP Mgmt. Plan, p.22.

MINISTERIAL DIRECTION

On June 26, 1998, the Minister of Canadian Heritage and Secretary of State (Parks) announced the following legislative and policy framework for National Park communities.

- All boundaries for Park communities shall be fixed in legislation;
- The commercial zones and maximum commercial floor space for each Park community (from the community plan) to be tabled in Parliament;
- An annual growth rate will be set in all community plans to govern commercial development.



Figure 3-1: Camping in Wasagaming Campground



Figure 3-2: Wildflower - Goat's-beard

4

VISION

The Vision for Land Use

Guiding Principles -

Goals and Objectives

Cultural Resources Protection;
Heritage Tourism;
Ecological Integrity;
Sustainable Development and
Environmental Stewardship;
Recreation;
Built Character and Scale;
Commercial Area;
Clear Lake Cottage Area;
Clear Lake Cabin Area;
First Nations Partners

THE VISION FOR LAND USE

The vision for land use in Wasagaming is a statement that reflects the values the community and Riding Mountain National Park and provides the fundamental direction for all future development:

Wasagaming will continue to serve as the 'hub' of recreational, educational and cultural activity enhancing the enjoyment and appreciation of Riding Mountain National Park. The facilities and services provided in Wasagaming will serve the needs of its visitors. The community will act as a staging area for visitors by encouraging them to explore Riding Mountain National Park through planning opportunities and by offering a variety of programming that will appeal to a wide range of audiences with varying levels of abilities and skills.

The community will preserve its village-like atmosphere into which nature and recreation are integrated. It will promote nature- and people-oriented activities while building upon and strengthening the cultural, architectural and natural heritage that makes Wasagaming a unique and inviting place.

GUIDING PRINCIPLES - GOALS AND OBJECTIVES

This vision will be achieved through the application of the following guiding principles. The goals and objectives describe the desired outcomes in terms of the character, design and atmosphere that will be fostered and built upon in the future. These statements are key to the community plan as they establish the basis for all development decisions and development guidelines set out later in the document.

This section has been broken down into several categories: cultural resources protection; heritage tourism; ecological integrity; sustainable development and environmental stewardship; recreation; downtown commercial area; Clear Lake Cottage Area; and Clear Lake Cabin Area. In all of these areas, a common underlying requirement is:

- To ensure a community voice in development decisions and in the review of development proposals.

Cultural Resources Protection

Goals

1. To manage the cultural resources administered by Parks Canada at Riding Mountain National Park according to the Cultural Resource Management Policy.
2. To enhance the awareness of cultural resources and related management issues in Riding Mountain National Park.
3. To foster understanding and support for the protection and presentation of cultural resources within Riding Mountain National Park.
4. To develop an awareness of various National Historic Sites located in and near Riding Mountain National Park.

Objectives

- i. To develop a decision making framework for the management of Riding Mountain National Park's cultural resources.
- ii. To increase involvement by stakeholders in the management of cultural resources administered by Parks Canada.
- iii. To increase stakeholder support for the preservation, presentation and protection of cultural resources that are not administered by Parks Canada
- iv. To complete a strategy that will ensure the protection, preservation and presentation of heritage buildings administered by Parks Canada.
- v. To offer visitor experience programming that will enhance the visitors appreciation of Riding Mountain's cultural heritage of the past and how it is expressed today. There will be particular emphasis placed on the role of First Nations.

Heritage Tourism

Goals

1. To promote Riding Mountain National Park as a key venue for many of the experiences sought by travelers.
2. To encourage stakeholders and partners in establishing the Park as a quality heritage destination, recognized for its integrity and the delivery of high levels of client satisfaction.
3. Wasagaming will be the visitor experience staging area for exploration and understanding of Riding Mountain National Park and appreciation for



Figure 4-1: Canada Day Visitors

other Canadian national parks, national historic sites, and national marine conservation areas.

Objectives

- i. To ensure there is a mix of facilities, goods and services for visitors and residents.
- ii. To ensure new business applications and development proposals are appropriate to a national park setting.
- iii. To ensure that the fundamental marketing strategies for the Park and Wasagaming are those of ecological and commemorative integrity with the focus being on increasing awareness.
- iv. To obtain the market knowledge necessary for planning and evaluation under the framework of the National and Manitoba Marketing Strategies.
- v. To influence expectations and use patterns to optimize park and site investments. This includes increasing awareness and understanding of service and programming; increasing awareness of the opportunities for learning and enjoyment; enhance industry and trade awareness of Parks heritage experiences; to encourage visitation in less congested periods and places.
- vi. To increase off season use by emphasizing services and opportunities.
- vii. To improve local support and partnerships in order to participate in shared directions and ideas.
- viii. To ensure that Wasagaming is seen as a visitor experience staging area from which to explore the



Figure 4-2: Local Wildlife

rest of the Park and National Historic Sites

- ix. To offer Visitor Experience programming that encourages long time cottage and cabin owners to attend as well as the nearby local community

Ecological Integrity

Goals

1. To manage development and community operations in Wasagaming in a manner that result in no net negative environmental impacts.
2. To protect ecosystem functions in Wasagaming taking into account public safety and facility maintenance requirements.

Objectives

- i. To ensure that water quality in Clear Lake and the Clear Lake watershed is maintained and if possible improved.
- ii. To prevent the isolation of natural areas inside Wasagaming, between Wasagaming and the surrounding lands.
- iii. To evaluate the effects of habitat fragmentation on ecosystem integrity in the Onanole-Wasagaming area in cooperation with the Rural Municipality of Park.
- iv. To ensure that vegetation within Wasagaming is predominantly native, and that non native species do not cause a loss of natural species or communities.
- v. To enhance the key aesthetic and ecological role that vegetation plays in Wasagaming by

implementing the Wasagaming Vegetation Management Strategy.

- vi. To ensure that developments are evaluated with due regard to cumulative effects during all planning stages.
- vii. To encourage members of the Wasagaming community to play a role in delivering messages that provide visitors with an understanding and appreciation of protected areas.
- viii. To minimize light pollution in Wasagaming and pursue dark sky reserve designation for Riding Mountain National Park from the Royal Astronomical Society of Canada.

Sustainable Development and Environmental Stewardship

Goals

1. To enhance the understanding and appreciation of the principles of sustainable development and environmental stewardship as set out in the Sustainable Development Strategy of the Department of Canadian Heritage.
2. To demonstrate sound environmental stewardship by becoming a model community of sustainable development in the region by “greening” community operations.

Objectives

- i. To increase involvement by the Wasagaming residents in the establishment and promotion of Wasagaming as a “green” resort community.
- ii. To further develop and implement specific actions within the framework of the Sustainable Development Strategy and Environmental Management System.
- iii. To incorporate the principles of sustainable development into the development approval process through the application of environmental assessment as required by the Canadian Environmental Assessment Act and related Policy.
- iv. To provide municipal services that are financially sustainable, have no net negative environmental impact and impacts to ecosystem function are mitigated.

Recreation

Goals



Figure 4-3: Ski Trail in Wasagaming

1. To ensure the continuation of a wide range of appropriate activities in the Park and to ensure that the impact of these activities will be mitigated so the ecosystem will be unimpaired.
2. To promote recreational opportunities for people in a natural setting in order to gain a feeling and respect for the environment.
3. To preserve the cultural and visual experiences so as to maintain a sense of continuity for the enjoyment of repeat visitors and newcomers who seek the Park’s unique experience.

Objectives

- i. To promote the continuous flow and link between areas within and adjacent to Wasagaming using trails and pathways.
- ii. To encourage the development of a trail and pathway system within Wasagaming that: is simple to understand and easy to access; emphasizes a sense of security and safety through the use of signs and other way finding tools; caters to a variety of skill levels ranging from barrier free to moderate abilities; implements multi use trails when possible; and provides trails for all seasons of the year.
- iii. To encourage the development of activities for youth that: involves youth in planning said development; recognizes the need for some youth to have their own space, their own audience and yet be visible in the community; provides opportunities for youth to socialize with one another; integrates heritage, environmental, and educational themes; and requires minimum costs for participation.
- iv. To strive for opportunities that build an attachment to and respect for the Park thereby increasing the desire for people, including youth, to come and use the Park appropriately.



Figure 4-4: Beach Area in Wasagaming

- v. To encourage the development of activities for all times of day, all weather conditions, seasons and skill levels.
- vi. To work with groups who are focused on accessibility issues when planning trails and ramps to ensure the needs of all visitors are being met.
- vii. To develop visitor experience opportunities for youth to connect with nature in a meaningful way that will impact their future appreciation of nature and the role that national parks plays in preserving it.



Figure 4-5: Commercial Accommodation (Johnson's Cabins)

Built Character and Scale

Goals

1. To preserve the village-like character of Wasagaming in order to enhance the experience of being in the community and the Park.

Objectives

- i. To develop and implement a communication strategy that provides awareness of the *Application, Review and Development Guidelines*, i.e. Annex 1.
- ii. To ensure fair, equitable, and consistent enforcement of the *Application, Review and Development Guidelines*.

Commercial Area

Goals

1. To promote a safe, pleasurable, family oriented environment that encourages high quality, well rounded services and recreation activities for all ages and strengthens the area's link with rest of the Park as well as the Onanole corridor.
2. To respect and preserve the historic and visual character of the commercial area by continuing to promote and encourage a park like setting and development which is in harmony with its surroundings.

Objectives

- i. To create a pedestrian friendly environment through the maintenance and enhancement of public spaces and pathways while improving the pedestrian links to adjacent facilities and the rest of the park.
- ii. In cooperation with the Rural Municipality of Park, improve pedestrian links to the Onanole corridor.
- iii. To maintain development guidelines that promote a village like atmosphere characterized by low rise development.
- iv. To preserve existing green spaces throughout the area.
- v. To encourage in fill development within existing properties without diminishing existing parking



Figure 4-6: Cottages

in order to meet the above objectives, to allow a degree of flexibility, and to develop an area that is integrated and visually complete.

- vi. To determine the appropriateness of a commercial activity or development as per the Minister's direction as follows: need to be located in the community; contributes to a vibrant heritage tourism industry; allows users to obtain the equipment and expertise to help them explore other areas of the park; ensures that products or services allowed are appropriate to a National Park and; is not a value-added production of products or services to be sold elsewhere.

Clear Lake Cottage Area

Goals

1. To promote a sustainable non commercial area that respects its heritage in terms of character, style and design; is linked with the rest of the community and builds upon the recreational value of the area.
2. To foster an area that embodies a sense of continuity, safety, accessibility, affordability, equity and consistency in development processes.

Objectives

- i. To maintain the cottage area at its existing geographic scope.
- ii. To ensure development guidelines promote low density, appropriate profile of cottage design

that blends in with the surrounding natural and cultural context and respects the heritage of the area. Develop comprehensive guidelines to address density and aesthetic issues (e.g. temporary structures, car ports, signage, carvings, metal storage sheds, gazebos, boat storage) in consultation with the Clear Lake Cottage Owner's Association and Development Review Board. Once completed, these guidelines will be considered a component of the design parameters in Annex 1.

- iii. To recognize and improve upon the recreational value of the cottage area in terms of peace and quiet, connections to amenities and recreation opportunities, and access to pathways for bicyclists and pedestrians.
- iv. To foster a safe environment in terms of adequate fire protection, traffic management and to rationalize differing uses of traffic and recreation.
- v. To strive for the equitable distribution of and access to infrastructure in the area.
- vi. Ensure that leaseholders are aware of their role in the national park and are aware of opportunities to experience the Park
- vii. To review the feasibility of amending cottage leases to provide for year-round use and set direction to proceed, or not, in the next community plan review.



Figure 4-7: Cabin Area Kitchenette

Clear Lake Cabin Area

Goals

1. To preserve and promote the family and community based neighbourhood atmosphere that has traditionally characterized the Clear Lake Cabin Area.
2. To recognize and reinforce the uniqueness of the Clear Lake Cabin Area within national parks by maintaining its atmosphere, architectural character and communal aspects and by respecting its history as a campground.
3. To promote and develop an affordable recreation retreat for all people.

Objectives

- i. To maintain the Clear Lake Cabin Area at its existing size as per its legal description (survey Canada Land Survey (CLSR) 78726, 1996).
- ii. Within one year of plan approval, to form a steering committee and develop a terms of reference to initiate a comprehensive development review for the cabin area. The review will be based on a long-term vision that takes into account the above goals and addresses issues such as density, aesthetics, quality of life, and land use. The comprehensive development review could include, but not be limited to:
 - Building guidelines
 - o possible re-configuration of lot footprint
 - o will maintain maximum lot development or reduce from the existing 71.3 square metres.

- Vehicle parking
- Boat storage
- Evaluation of existing infrastructure
- Capital funding
- Tenure
- Tree removal and reforestation
- Green space management, including possible re-distribution of cabins
- Security / safety
- Development along the lakeshore.

First Nation Partners

Goals

1. Respect and recognize the inter-relationship between non-aboriginal and local Anishinabe communities in the Riding Mountain area.
2. Improve the working relationship between local First Nation communities and the community of Wasagaming.

Objectives

- i. Include the local First Nation interests as articulated in the *Riding Mountain National Park of Canada and Riding Mountain Park East Gate Registration Complex National Historic Site of Canada Management Plan* (2007).

FIRST NATION AND PARKS CANADA INTERESTS

- Commemoration of First Nations History
- Presentation of Culture and History (e.g. displays, programs, place names in RMNPC)
- Tourism
- Caring for the Land (Traditional Knowledge, use of resources for tradition and/or commemorative purposes)
- Employment/Economic Development
- Improved working relationship between First Nations and RMNPC
- Improved decision-making

5

STRATEGIES FOR ACHIEVING THE VISION

Concept Overview Park Zoning and Community Boundary

Land Use Zoning

Limits to Development

Managing Growth; Commercial Development; Cottage Development; Cabin Development

Appropriate Development Infrastructure

Storm Water; Wastewater & Water System; Fire Protection & Emergency Access in the Cabin Area

Area Concepts

Entrance to Wasagaming; Public Parking Areas; Boat Cove Launch Area; Wasagaming Trail Network; Buffalo Drive - The Central Community Node; Wasagaming Campground and Day Use Areas

Heritage Tourism

Cultural Resources and Built Heritage

Ecosystem Conservation

No Net Negative Environmental Impact Framework; Ecological Integrity; Environmental Stewardship

CONCEPT OVERVIEW

This chapter illustrates how the goals and objectives will affect the community planning and describes strategies for achieving the vision for Wasagaming.

The concept allows for moderate, controlled growth in visitor accommodation, commercial retail space and cottage development while maintaining the ecological integrity and character of Wasagaming. The main components of this plan are:

- Confirmation of existing community boundary. Although the Clear Lake Subdivision on the north shore of Clear Lake is outside the community boundary, limits to growth and development in that subdivision will be the same as cottages in Wasagaming as directed in the *Riding Mountain National Park of Canada and Riding Mountain Park East Gate Registration Complex National Historic Site of Canada Management Plan (2007)*;
- direction for a comprehensive development review of the Clear Lake Cabin area;
- modest increase to commercial floor space with commercial development footprint legislatively capped at 28,586 square meters;
- re-investment in water and wastewater infrastructure with an expanded partnership with the RM of Park;
- application of a Cultural Resources Strategy;
- promotion of non-motorized means of travel through a designated trail system with linkages to the Onanole corridor;
- improvements to public parking;
- a strategy to make business licence decisions regarding commercial services;
- a framework of no net negative environmental impact.
- The community will act as a staging area for visitors to explore the rest of the park through information and programming that appeals to a wide range of interests and abilities.

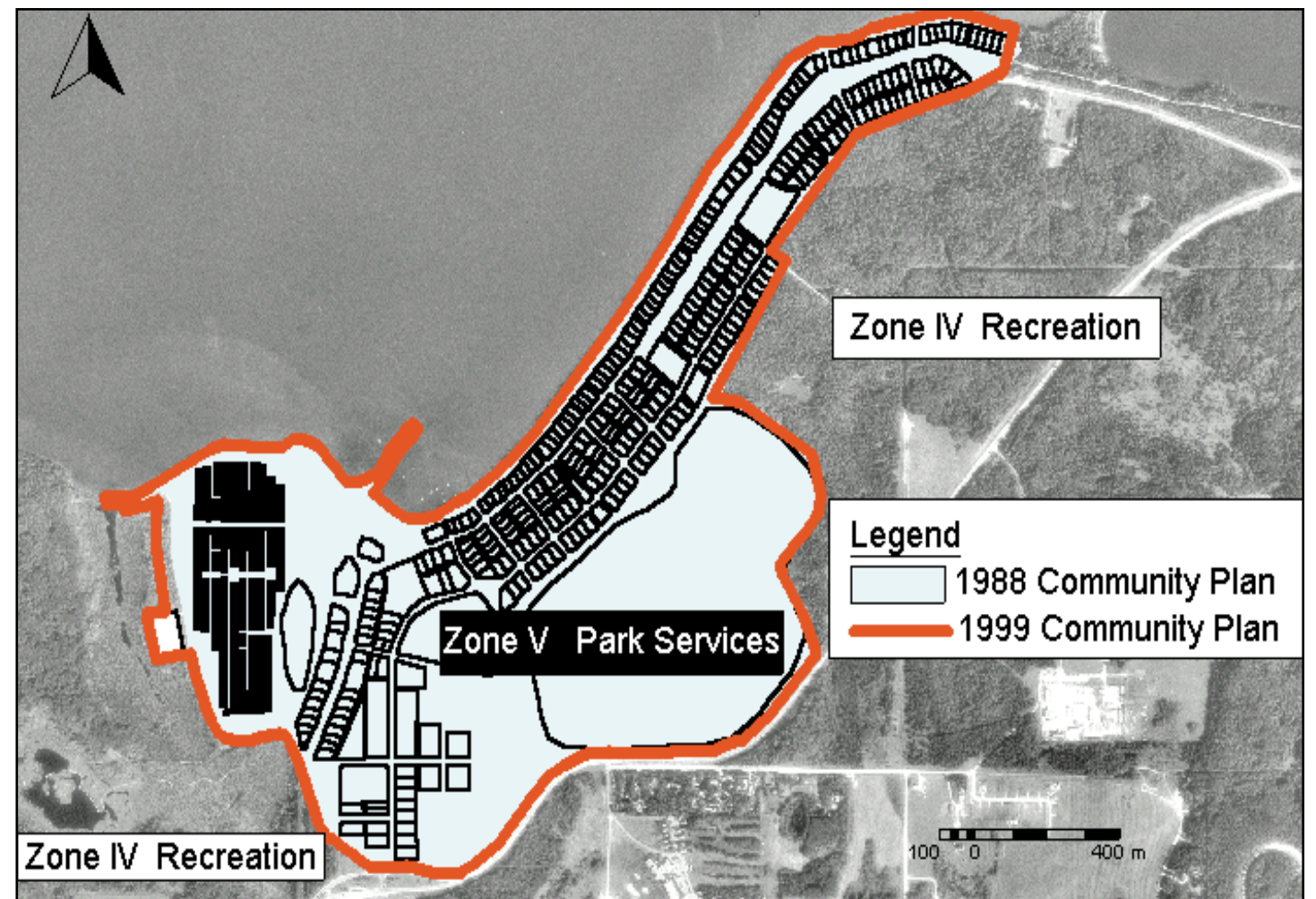


Figure 5-1: Park Zoning and Community Boundary

PARK ZONING AND COMMUNITY BOUNDARY

There are 5 classifications in the National Parks zoning system: special preservation (zone I); wilderness (zone II); natural environment (zone III); outdoor recreation (zone IV), and park services (zone V). According to the Management Plan for Riding Mountain National Park, Wasagaming is located within zone V which is reserved for National Park communities and the concentration of visitor services, support and information services and commercial enterprises.

Wasagaming is designated, through the National Parks Town, Visitor Centre and Resort Subdivision Regulations, as the "Visitor Centre". The Visitor Centre serves as the administrative and operational

headquarters for the Park while hosting a number of amenities, recreational opportunities and commercial services in order to enhance public access and enjoyment of the Park.

The community of Wasagaming is within a Zone V as described in terms of national park zoning in the *Riding Mountain National Park of Canada and Riding Mountain Park East Gate Registration Complex National Historic Site of Canada Management Plan (2007)*.

A formal survey of the boundary of Wasagaming was undertaken in 2003 and listed in Schedule 4 of the *Canada National Parks Act* as Plan 88102 in the Canada Lands Surveys Records.

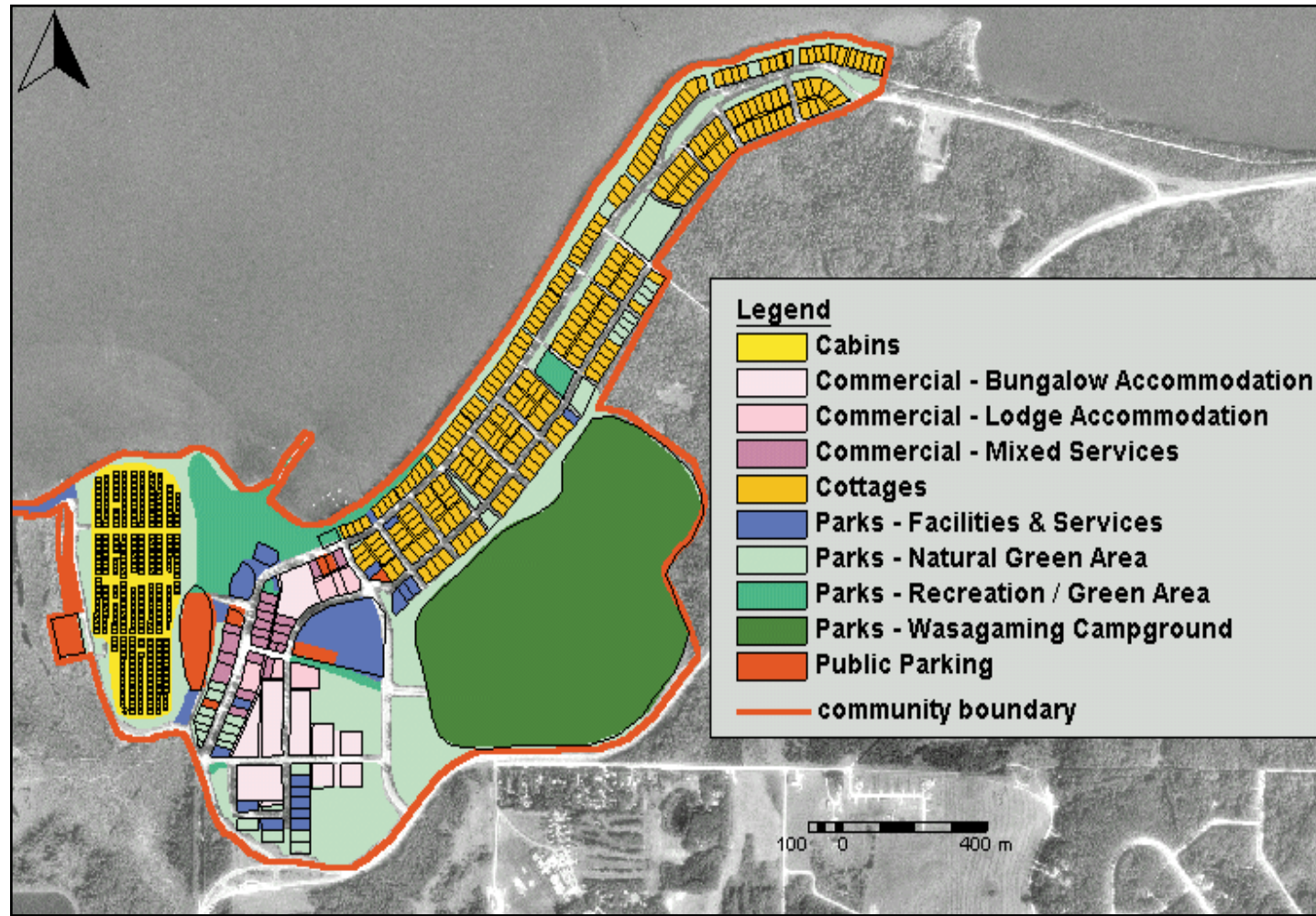


Figure 5-2: 1999 Land Use Zoning

LAND USE ZONING

Land use in Wasagaming has been zoned as follows: (I) commercial services; (II) cottages; (III) cabins; (IV) parks, and; (V) public parking. These five zones are defined as follows:

I. Commercial Services

There are 3 sub zones identified within commercial services:

a. Commercial – Mixed Services:

Commercial establishments within this zone may offer a variety of retail, food, accommodation,

recreation and entertainment services as permitted within a National Park.

b. Commercial – Bungalow Accommodations:

The primary use for any commercial establishments within this zone will be visitor accommodations in detached, low-density units. Lessees may, however, be licensed to operate ancillary services such as food services, retail sales or appropriate recreation as part of the primary use. The lots included in this zone are;

Johnson's Cabins	BK 26 LT 1-9
	BK 27 LT 1-8
Thunderbird Lodge	BK 26 LT 23
Idylwylde	BK 24 LT 11 & C
Aspen Ridge	BK 60 LT 1
Mooswa Bungalows	BK 27 LT 19-22
	BK 61 LT 17-19
	BK 62 LT 1-3

c. Commercial – Lodge Accommodations

The primary use for any commercial establishments within this zone will be visitor accommodations in lodge or motel style, medium-density units. Lessees may, however, be licensed to operate ancillary services such as food services, retail sales or appropriate recreation as part of the primary use.

The New Chalet	BK 26 LT 13,14
Manigaming	BK 23 LT 6
	BK 23 LT 7 & 8
Clear Lake Lodge	BK 23 LT 5
Buffalo Resorts	BK 26 LT 10
	BK 27 LT 9
	BK 27 LT 10, 11, 12
Mooswa Bungalows	BK 28 LT 1-3

II. Cottages

In keeping with its traditional use, this zone shall be used for cottage development only in accordance with the National Parks Cottage Regulations.

III. Cabins

In keeping with its traditional use, this zone shall be used for cabin development only. Communal facilities, such as the kitchen shelters, washrooms, showers and green spaces, will be included in the comprehensive development review for the cabin area as outlined in Chapter 4.

IV. Parks

There are 4 sub-zones identified within this zone:

a. Parks - Facilities and Services

This zone is dedicated to any facility or service related to the function of the Park and townsite. These functions include Park administration, information and interpretive services, Park staff accommodation, infrastructure, public washrooms and other support functions such as the RCMP. This zone also includes park facilities that are occupied by non-profit organizations (eg. Wasagaming Community Arts and the Pinewood Museum).

b. Parks - Wasagaming Campground

The primary use within this zone is short-term transient camping. In winter, this area becomes a recreational zone in which cross-country skiing trails are groomed and utilized.

c. Parks - Recreation/Green Area

This zone denotes areas which will continue to be groomed and landscaped for the purposes of recreational and leisure activities. Activities may include picnicking, racquet sports, lawn bowling, child play areas, trails, etc.

d. Parks - Natural Green Area

This zone denotes areas which are designated as natural parks areas in which natural processes are enabled and encouraged. Trails and pathways may be groomed within these areas. No development will be permitted in this area; however, the grooming of trails for use by non-motorized means will be permitted.

V. Public Parking

This zone shall be utilized and developed for the purpose of providing car, large vehicle, RV and handicapped parking to the visitors of Wasagaming.

LIMITS OF DEVELOPMENT

Managing Growth

Growth in Wasagaming will be carefully managed to ensure the pace of development respects the ecological concerns and needs of the community. In keeping with the principles set out in the *Parks Canada Guiding Principles and Operational Guidelines, Riding Mountain National Park of Canada and Riding Mountain Park East Gate Registration Complex National Historic Site of Canada Management Plan (2007)* and ministerial direction, the amount, type and style of development that will be permitted in Wasagaming is guided by the following principles:

- only appropriate uses will occur in each zone
- the limits of this plan are fixed and may not be exceeded
- there will be limited and modest, controlled development
- densities of development on lots, ie. footprint will meet the guidelines
- infrastructure must have the capacity to accommodate the developments prior to issuing building permits
- replacement of recreational facilities can occur at any time
- lessees do not have to develop their properties before there is an adequate market to support expansion.

Figure 5-3 provides the limits to growth. The limits to growth numbers have not changed from those stated in the *Wasagaming Community Plan, 2000* which were derived from an assessment of the demand for new commercial development, the impact on the character of Wasagaming, the demand on infrastructure, the socio-economic health of Wasagaming and the impact on ecological integrity.

COMMERCIAL AREA	GROWTH LIMITS
Zoned Area	<ul style="list-style-type: none"> • occupies an area of approximately 128,142 m² described in Plan 88103 CCLSR and stipulated in Schedule 4 of the <i>Canada National Parks Act</i>.
Commercial Development	<ul style="list-style-type: none"> • sets a maximum commercial footprint not to exceed 28,586 square metres as stipulated in Schedule 4 of the <i>Canada National Parks Act</i>.
Lot Development	<ul style="list-style-type: none"> • sets a maximum floor area ration (F.A.R.) of 0.60 for lands zoned as “Lodge Accommodation” • sets a maximum floor area ration (F.A.R.) of 0.30 for “Bungalow Accommodation” and “Mixed Services” • establishes other guidelines, including height restrictions
COTTAGE AREA	GROWTH LIMITS
Zoned Area	<ul style="list-style-type: none"> • permits no expansion of the cottage area
Lot Development	<ul style="list-style-type: none"> • sets a maximum of 167 m² of development per cottage lot
Building Footprint	<ul style="list-style-type: none"> • increases the building footprint to address ancillary use issues
CABIN AREA	GROWTH LIMITS
Zoned Area	<ul style="list-style-type: none"> • permits no expansion of the cabin area
Lot Development	<ul style="list-style-type: none"> • sets a maximum of 71 m² of development per cabin lot • may be lowered, pending results of the comprehensive development review

Figure 5-3: Development Limits for Growth in Wasagaming



Figure 5-4: Example of Commercial Development on an Existing Lot (Manigaming)

The following key actions for managing growth in Wasagaming have been completed:

- established a framework for monitoring the impact of the community on the health of the Park
- surveyed the boundary of Wasagaming
- established a development review and appeal board mechanism in consultation with the Wasagaming Tenants' Association.

Commercial Development

The following development limits are provided for the commercial zone. Guidelines for commercial development, including specific design parameters, such as lot density, roof lines, parking and noise considerations are outlined in Annex 1.

- Commercial zone to occupy the area described in Plan 88103 recorded in the Canada Lands Surveys Records as stipulated in Schedule 4 of the *Canada National Parks Act*.
- Long-term maximum commercial footprint not to exceed 28,586 square metres as stipulated in Schedule 4 of the *Canada National Parks Act*.



Figure 5-5: Existing Cottage Lot - Block 22 Lot 6



Figure 5-6: Conceptual Illustration of Cottage Lot - Block 22 Lot 6



Figure 5-7: Existing Cabin Lot - 2nd Street #10

Cottage Development

The following development limits are provided for the Clear Lake Cottage area. Other development guidelines and design parameters such as lot density, roof lines, parking and noise considerations are outlined in Annex 1.

- Cottage area footprint confined to existing size, approximately 442,986 square meters
- Revises the development guidelines, increasing maximum lot development to 167 square meters and sets 1.5 storey height limit (6 meters).

Cabin Development

The following are the development limits provided for the Clear Lake Cabin area. Additional development guidelines and design parameters such as lot density, roof lines, parking and noise are outlined in Annex 1 and may be revised following completion of the comprehensive development review for the cabin area (see p. 21, Chapter 4).

- There will be no expansion to the surveyed Clear Lake Campground area (140,740 square meters).
- Maximum lot development set at 71.3 square meters.



Figure 5-8: Conceptual Illustration of Cabin Lot - 2nd Street #10



Figure 5-9: Playground

APPROPRIATE DEVELOPMENT

For Visitors & Residents

The following examples of basic and essential services are intended to serve as a guide to what is appropriate in Wasagaming:

- Food and beverages (e.g. restaurant, delis, bakery, cafe, corner store, small grocery)
- General store selling basic items such as toiletries, non-prescription drugs, newspapers, etc.
- Interpretation, information and education based on Park themes and attractions, trail, river and lake guides
- Retail outlets: outdoor clothing and equipment (retail and sales); photography supplies; books about natural and cultural history; souvenirs (e.g. postcards, art, photographs of the local area); locally-made arts and crafts associated with protected heritage areas
- Lodges, beds and breakfasts, approved residential accommodation, inns, hotels
- Lounges, small bars
- Post office or outlet
- Gas bar, laundry
- Bus stop, taxi stand
- Emergency services
- Public washrooms / change rooms
- Hairdresser, barber
- Community centre, drop in facilities, outdoor recreational facilities, play areas for children
- RCMP detachment

The strategy to address appropriate development in the community is to:

- Create an advisory body, or use an existing body such as the Development Review Board, to advise Parks Canada regarding business license decisions for new or changing commercial services, including issues related to deterioration of current facilities or services.

INFRASTRUCTURE

Storm Water, Wastewater & Water System

The strategies are:

- To operate the new wastewater treatment facility and incorporate leadership standards for effluent based on capacity of the receiving waters.
- To upgrade the stormwater drainage system throughout Wasagaming. Address other stormwater drainage issues (e.g. shoreline erosion).
- To continue the process of upgrading the wastewater and water lines in the cottage area, starting with the water and sewer lines east of Primula in the cottage area, and complete upgrades in the commercial area.
- To pursue integrated, modified or additional shared municipal services in partnership with the Rural Municipality of Park.

Fire Protection & Emergency Access in the Cabin Area

The strategies are:

- To develop a plan for an adequate fire protection system, including emergency evacuation, in the Clear Lake Cabin Area.
- To designate the “old” access road leading from the north end of the large parking as an emergency access and construct knock down bollards at each end.
- To provide an emergency access route for residents in the south end of the cabin area.



Figure 5-10: Cabins

AREA CONCEPTS

Entrance to Wasagaming

The strategies are:

- To develop a data bank that will enable on going visual analysis of Wasagaming in terms of sense of arrival, awareness, views and vistas and directional signage.
- To undertake an analysis of signage to determine what locations and key information would be best for improving directional signage.
- To provide more Wasagaming orientation nodes in and around the community.
- To install signage based on these analyses.

Public Parking Areas

The strategies are:

- To upgrade public parking facilities in order to maximize their use and improve their visual character by implementing the same principles that are applied to the development of buildings and leaseholds throughout Wasagaming and the Park. Refer to *Redevelopment Concepts: Wasagaming Parking Areas, Riding Mountain National Park, prepared by Architectural and Engineering Services, Nov 1987.*
- To improve the ability for wheelchairs, strollers and other mobility devices to maneuver within parking lots.
- To integrate interpretive and/or heritage themes into public parking lots. For example, giving parking lots interesting names rather than numbers or providing parking facilities that incorporate heritage aspects, such as a “hitching post” for bicycles.
- Where feasible, to landscape trails and walkways between parking lots and the beach and commercial areas to encourage walking.
- To encourage the use of off-street public parking areas through directional signage.
- To assess the need for a large vehicle/RV day use parking area at the corner of Columbine and Buffalo Drive, once improvements to parking in other areas of the community have been completed.
- To determine the need for additional large vehicle/RV day use parking through a traffic management study. (See p. 27, Traffic Study.)

Each public parking lot in Wasagaming should be visually pleasing and user-friendly through the attention to and provision and/or accommodation of:

- well designed and secure bicycle parking facilities;
- clearly identified stalls;
- native vegetation and landscaping in order to provide some shade for cars, a visual screen and buffer, and blend parking lots in with their surroundings and adjacent buildings; and
- adequate storm water drainage that minimizes the amount of direct run-off.



Figure 5-11: Conceptual Illustration for Public Parking Area (Block 22, Lot E) at the corner of Columbine and Ta-Wa-Pit

Boat Cove Launch Area

The strategies are:

- To refine conceptual plans for the boat launching facility at Boat Cove taking into consideration the objective to consolidate boat launching at this location (e.g. some of the other boat launch sites on Clear L. will be closed / re-habilitated).
- To plan and implement improvements in consultation with the Wasagaming Tenants' Association and the boating public to better serve the needs of all users of the area, reduce congestion during peak periods, ensure public safety issues are addressed and to determine how best to recover costs for boat launch, boat storage and vehicle parking.
- To accommodate parking for vehicles, vehicles with trailers, and pull-off area for launch preparation and sightseeing.
- To research options to provide protection from wind and waves at the Boat Cove.
- To provide a safe transition area for cyclists and pedestrians utilizing the Clear Lake Trail or other trails in the area.
- To improve the awareness and provide more information regarding this area and Clear Lake (eg. regulations, boat safety, swimmers itch) by erecting directional signs and bulletin boards at various key locations.

Wasagaming Trail Network

Traffic Study

The strategies are:

- To foster an overall safe environment within Wasagaming in terms of managing speed and by minimizing conflicts between varying types of traffic and recreation.
- To undertake a traffic (motorized and non motorized) management study to identify user conflicts and recommend solutions in the context of the goals and objectives stated in Chapter Four.
- Prior to the traffic management study, pilot temporary closure(s) of a portion of Wasagaming Drive during special events to enhance visitor experience in consultation with the Wasagaming Tenants Association, to assess the feasibility of this management option.
- To develop a bicycle trail/lane system in order to encourage non motorized means of movement and to provide safe passage for bicyclists, in-line skaters and pedestrians.

The Lakeshore Trail

The strategies are:

- To promote the continuous flow and link between areas within and adjacent to Wasagaming by linking the Lakeshore Trail between the main pier to the Boat Cove. This will offer a unique visitor experience along the lake.
- To identify and develop Boat Cove and Deep Bay as key nodes (areas of transition) along this trail. Special consideration should be given to these areas as they are points of intersection between cyclists, pedestrians, in-line skaters and in some cases, vehicles.
- To work with stakeholder groups, such as those focused on accessibility, when planning trails and ramps to ensure the needs of all visitors are being met.

Designated Bicycle Routes

The strategies are:

- To develop a Wasagaming-wide trail system that is safe, simple to understand and easy to find; caters to a variety of skill levels ranging from barrier free to moderate abilities, and; implements multi-use trails when possible.
- To encourage non-motorized means of movement within Wasagaming.
- To promote pedestrian and bike network links between all areas of Wasagaming (that is, the Cabin, Cottage, Commercial and Campground areas) and to trail networks in the Onanole corridor.
- To identify Buffalo Drive, Boat Cove and Deep Bay as key nodes along this trail to manage transition. Special consideration should be given to these areas as they are points of intersection between cyclists, pedestrians, in-line skaters and in some cases, vehicles.

Buffalo Drive - The Central Community Node

The strategies are::

- To recognize this area as vital node in the bike trail system by giving special consideration to the intersection of cyclists, pedestrians, in-line skaters and in some cases, vehicles.
- To redevelop this portion of Buffalo Drive as a major recreation node in the community that achieves nearly complete separation of vehicles and pedestrians. Improvements in this area may include:
 - i. amphitheatre
 - ii. parking and drop off point(s)
 - iii. a family / picnic area
 - iv. an in-line skating trail
 - v. a relocated basketball court
 - vi. an improved skateboard area and
 - vii. additional seating, toilet facilities and pedestrian scaled lighting.
- To improve the trailheads and develop a prominent orientation node / trailhead at Ta Wa Pit and Buffalo Drives to clearly identify its beginning and end.

Wasagaming Campground and Day Use Areas

The strategies are:

- To adjust the existing level of service in response to changing markets, thereby better serving park visitors
- Adjust the mix, number, and / or type of sites offered in Wasagaming Campground to meet visitor needs

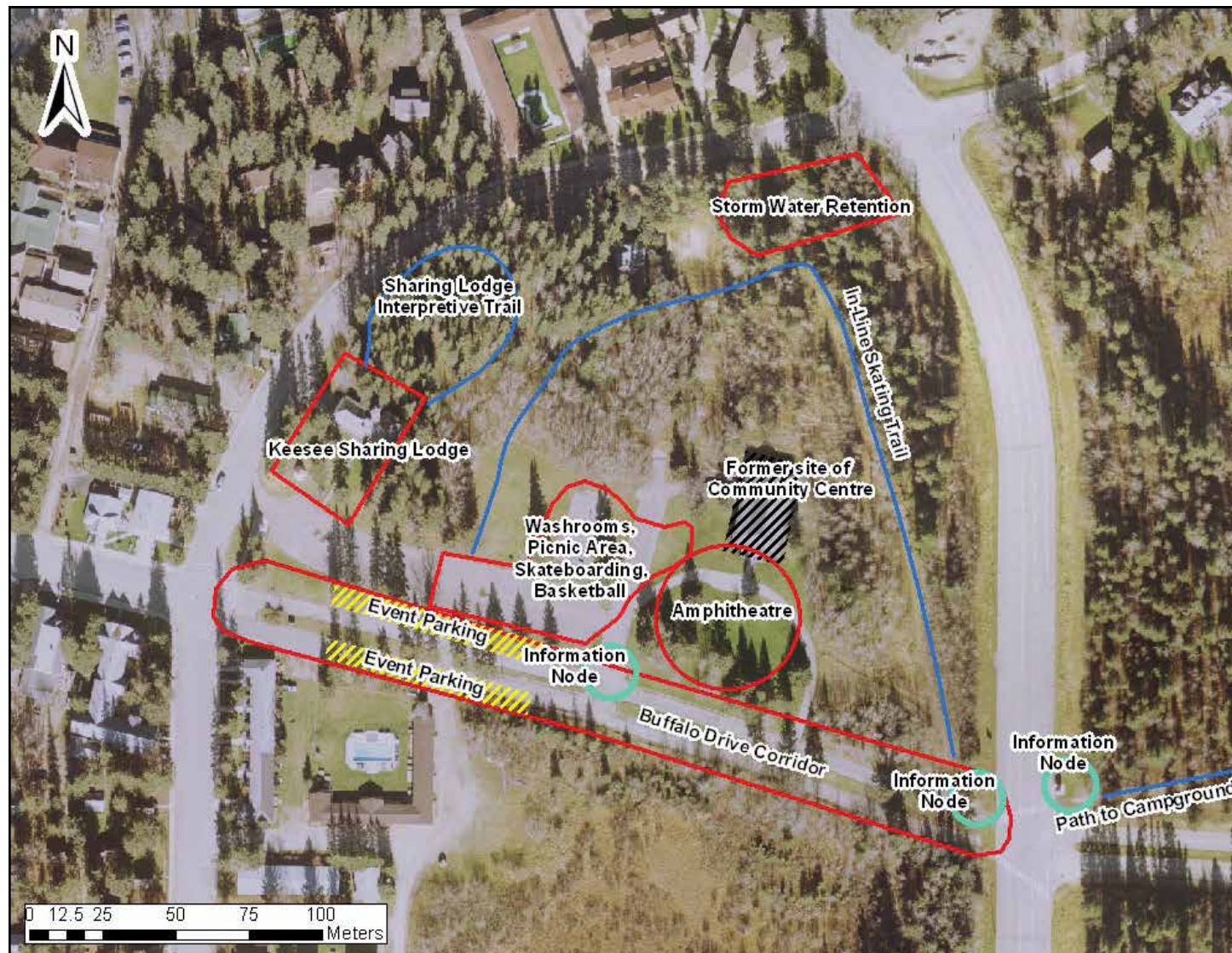


Figure 5-15: Conceptual Plan for the Redevelopment of Buffalo Drive

HERITAGE TOURISM

Riding Mountain National Park offers visitors and residents much more than lakes, forests and a variety of wildlife. It is a place to learn about the environment, connect with nature, cultural heritage, discover Canada's history or participate in a variety of recreational activities.

Everyone who lives and works in Wasagaming has a responsibility to make sure visitors have the chance to experience this richness and cultural heritage that makes Riding Mountain National Park a special place. The visitor experiences offered in the Park and in the community of Wasagaming must reflect this responsibility.

Wasagaming is particularly well suited to welcome the expanding heritage tourism market. Wasagaming is an important "home base" for visitors who use other areas of the Park and is host to recreational activities, educational programs and park facilities. By building on the existing character and qualities of Wasagaming, the community can offer:

- A safe, relaxing lake-side atmosphere.
- A family-oriented experience serviced by a variety of facilities, programs and services.
- A unique, well landscaped, historically rich area that contrasts with the surrounding towns and villages.
- A focus on learning, exploring and enjoying the Park environment, lakes and trails.

Key actions from the Marketing Strategy include:

- On an ongoing basis, evaluate the Park's Marketing Strategy to ensure:
 - the focus is on increasing awareness and support for the mandate
 - visitor experiences provide for a broad range of experiences for targeted audiences
 - Builds on the Explorer Quotient program
 - marketing tactics are having an appropriate influence on client expectations and use patterns
- Build relationships and actively participate in local, provincial and national tourism and heritage groups

- Attend appropriate consumer shows
- Encourage shoulder season and year-round use
- Work cooperatively with partners in planning, promoting and participating in special heritage events and highly targeted special events
- Continue to collect data on clients, operators, partners, competitors, and market trends to help properly position our offer of services and facilities and to provide a consistent, quality program and experience
- On an ongoing basis, design, implement and evaluate service program and offer based on the results of recent research on client use and satisfaction.

More detailed information is provided in the *Marketing Strategy for Riding Mountain National Park*.

CULTURAL RESOURCES AND BUILT HERITAGE

The strategies are:

- To complete a baseline cultural resource inventory for Riding Mountain National Park.
- To act as stewards for the protection, preservation and presentation of cultural resources not administered by Parks Canada, by including owners of cultural resources in training opportunities and providing technical and professional guidance where possible.
- To develop partnerships to occupy and maintain federal heritage buildings not required for park administration or operations.



Figure 5-16: Visitor Centre - Discovery Room

ECOSYSTEM CONSERVATION

No Net Negative Environmental Impact Framework

The principle of no net negative impact has been established for all National Park communities to ensure that communities do not undermine the ecological health of their Parks. In Riding Mountain National Park, many of the strategies outlined in this Plan will directly help to achieve this objective. To ensure that this objective is being met, a framework for monitoring changes in ecological health will be prepared using principles consistent with monitoring programs in other national park communities.

The strategies are:

- To monitor annually and report at least every five years as part of the Community Plan review. Some stressors and indicators may be measured more frequently and included in annual progress reports to the public. Corrective action will be undertaken prior to the five year review, if necessary.

Ecological Integrity

The objectives for ecological integrity (see Chapter 4) are an integral part of the no net negative impact principle and will help guide the development of the monitoring framework. Key actions which will contribute to the objectives and the no net framework are:

- To ensure compliance with the *Canadian Environmental Assessment Act and Parks Canada Management Directive 2.4.2* on environmental assessment.
- To identify ecological stressors and indicators for measurement. Water quality in the Clear Lake Basin, nature and extent of landscape change in the community, and status of non-native plant species are examples of the types of indicators that will be considered for use in the framework.
- To identify appropriate measurement methodology, frequency and responsibility for critical ecosystem components.
- To prepare technical “how to measure” manuals to provide consistency from year to year.
- To implement the Wasagaming Vegetation Management Strategy. Key elements include:

- Wildfire Protection and Prevention
- Hazardous Trees
- Forest Renewal
- Soil Conservation
- Invasive Non-Native Plants
- Landscaping.
- To meet the requirements for a dark sky preserve by developing and implementing lighting standards and practices to minimize light pollution of the night sky.

Sustainable Development and Environmental Stewardship

Putting the principles of sustainable development into action is an important component of working towards no net negative impact in Wasagaming. Implementing the Environmental Management System (EMS) Action Plan will make a significant contribution to reducing the impact of Wasagaming on the natural environment. The Environmental Management System includes performance measurements which will provide data to the monitoring framework. Key actions from the EMS Plan include:

- To conduct a solid waste audit to determine what opportunities exist for waste reduction, and investigate the feasibility of waste reduction initiatives such as expanded recycling facilities, community composting program and other initiatives.
- To develop and implement an energy conservation plan to reduce energy consumption and reduce costs.
- To review water consumption and develop and implement a water conservation strategy.
- To develop opportunities for Wasagaming residents to easily and safely dispose of hazardous and environmentally damaging materials.
- To conduct site assessments to determine the nature and extent of any contaminated sites in Wasagaming; and if found, develop monitoring or remediation plans as required.
- To use design expertise in order to incorporate best available environmental practices into development projects in Wasagaming.
- To promote eco-tourism and environmental education in cooperation with stakeholders and partners.

- To facilitate an existing, or new, citizen-based organization to develop and implement a “green” certification program



Figure 5-17: Gas Station in Wasagaming

6 IMPLEMENTATION

Introduction Advice and Consultation Plan Update and Review

INTRODUCTION

This Plan describes a vision for the community of Wasagaming. Many constraints, including the availability of funds and adequacy of infrastructure, will affect our ability to achieve this vision. Nevertheless, with patience, initiative and persistence, it can become a reality. The forward to this Plan has outlined some key directions and actions that can be initiated in the near future that will help the community reach the goals, objectives and strategies described in this Plan.



Figure 6-1: Ominnik Marsh trail

ADVICE AND CONSULTATION

It is hoped the Wasagaming Tenants' Association will be the key advisory body to Parks Canada in the implementation of this Plan. A Memorandum of Understanding will be developed and approved by the Minister, outlining the specific roles and responsibilities of the Association. The Riding Mountain Round Table will be provided information updates on activities associated with the implementation of this Plan. Comments and advice will be considered by Parks Canada in consultation with the Tenants' Association.

PLAN UPDATE AND REVIEW

Some aspects of the Plan, such as the community boundary and the amount of commercial space, will require parliamentary approval to change. Other aspects of the Plan should be reviewed and updated using this Plan as guidance. Major reviews should coincide with reviews of the Park Management Plan. The results of monitoring for no net negative environmental impact will be an important part of these reviews. Any adjustments to the Plan will be done in consultation with the Wasagaming Tenants' Association.



Figure 6-2: The Bandstand - a heritage structure



Figure 6-3: Consulting with Stakeholders

7

THE ENVIRONMENTAL ASSESSMENT SUMMARY

Canadian Environmental Assessment Act 2012 (CEAA 2012)

Each development described in the Wasagaming Community Plan is subject to federal legislation. The CEAA 2012 requires Parks Canada to ensure that significant adverse environmental effects do not occur on federal lands administered by the Parks Canada Agency. This assessment will result in an environmental protection strategy that is unique to each project, but which complements the overall direction of the *Community Plan*. It may also identify measures, in addition to those included in the *Community Plan*, to ensure the environment is protected.

THE ENVIRONMENTAL ASSESSMENT SUMMARY

A Strategic Environmental Assessment (SEA) is required for the Wasagaming Community Plan by the following authorities and references:

- Cabinet directive “The Environment Assessment Process for Policy and Program Proposals” (Federal Environment Assessment and Review Office, 1993)

The Wasagaming Community Plan Steering Committee participated in an environmental assessment workshop with Parks Canada in November, 1998. The workshop participants organized the specific initiatives from Chapter 5 into groups thought to have similar potential environmental effects. Typical mitigation measures were proposed, and the need for further project specific environmental assessments was identified.

The Strategic Environmental Assessment document was prepared by Parks Canada with limited review by the Steering Committee. The SEA examines the Community Plan in terms of project specific issues, and from a broader perspective, to address longer term cumulative effects and adherence to the principle of no net negative environmental impact. This summary provides highlights.

The Wasagaming Community Plan is consistent with the broader direction provided by the 1996 Riding Mountain National Park Management Plan.

Projects requiring individual environmental assessments identified in Chapter 5 have been grouped into 10 categories:

- Realty Transactions
- Parking Lot Improvements
- Trail / Pathway Modifications
- Water and Sewer Improvements
- Recreational Facility Improvements
- Road Modifications
- Educational Centre
- Signage
- Cultural Resource Inventories
- Replanting Program.

Environmental effects from all of the proposals were determined to be mitigable, providing that project specific environmental impact analyses are carried out in accordance with the *Canadian Environmental Assessment Act 2012* and related Parks Canada Policy.

A number of the projects have the potential to create some significant positive environmental effects. Proposals such as the replanting and landscaping program, sewer improvements, and elements of the parking lot projects will help improve environmental quality in the townsite and will contribute to ecological integrity in the area. The cultural resource initiatives will produce positive effects for resource protection, especially with the emphasis on involving others in the management of the resources. Other proposals, such as the trail modifications and recreation facility upgrading, will help reduce reliance on fossil fueled transportation and recreation, contributing to global, national and local goals by promoting positive “people powered” experiences for visitors and residents of Wasagaming.



Figure 7-1: Natural areas

The stewardship initiatives outlined in the Plan will result in net positive environmental effects. Improved management of solid waste and hazardous materials, reductions in energy and water consumption, and the identification and clean up of contaminated sites will contribute to enhanced environmental health. Involving stakeholders and partners in striving to develop Wasagaming as a model community of sustainable development can serve to inspire others within the region and across the country. The reduction of the commercial zone by 29%, by protecting a key wetland and preserving greenspace in the commercial core, contributes to ecosystem integrity in the area. Preserving habitat and natural storm water management capabilities will help to address some of the key ecosystem objectives.

Creating a finite limit on commercial floor space, spreading modest growth over time at a controlled rate, and limiting commercial expansion to existing occupied lots are significant contributions to a responsible growth management strategy. Ensuring that the development review process fully incorporates stewardship goals in new building design will help minimize the impact of development.

Choosing appropriate stressors and indicators is of utmost importance in measuring the ecological health of the community and surrounding area. Developing the no net negative environmental impact framework, within one year of Plan approval, will be a Community Plan priority. The maintenance of monitoring programs defined in the framework will

require ongoing allocation of resources; this fact needs to be recognized from the onset. Ensuring that mitigating actions based on monitoring are integrated into future planning processes will be a critical component of success.

A proper examination of the cumulative environmental effects of Wasagaming on the community and surrounding area requires significant investments of time and resources. The no net negative environmental framework proposed in Chapter 5 suggests a Cumulative Effects Assessment approach to evaluate past effects and forecast future effects, in order to determine acceptable targets of environmental quality. Cumulative Effects Assessment has often been described as environmental assessment “done right”; using this approach will have a positive impact on the ecological integrity and environmental health of Wasagaming and Riding Mountain National Park.



Figure 7-2: Clear Lake

AMENDMENT TO THE SUMMARY OF ENVIRONMENTAL ASSESSMENT

A review of the community plan was conducted in 2007/8. Most of the community plan remains current. The following amendments resulted from the review.

- Portions of Chapter 4 and 5 have been amended to:
 - improve consistency with the park management plan which was approved in 2007;
 - include First Nation interests;
 - address issues in the Clear Lake Cabin Area with the intent to conduct a comprehensive development review;
 - examine the feasibility of year-round use in the Clear Lake Cottage Area;
 - reflect legislation regarding the cap on commercial growth and the community boundary;
 - re-zone one commercial property from bungalow accommodation to lodge accommodation;
 - facilitate development of a community-based “green” certification program;
 - pursue light pollution abatement and dark sky designation;
 - reflect new sewage effluent targets and shared municipal services approach with the adjacent municipality outside the national park;
 - reflect minor adjustments to area concepts for visitor facilities.

The re-zoning of a commercial property increases the allowable density of development on that particular property, however the cap on commercial development is legislated. This cap will help to mitigate impacts of development in the community. The small change in the density of development is not expected to affect the capacity of the sewage treatment or demand for electricity and other services.

The following amendments involve additional projects that would require specific environmental assessments.



Figure 7-3: Pileated Woodpecker



Figure 7-5: Aquatic Vegetation



Figure 7-4: Dragonfly

- Clear Lake Cabin Area comprehensive development review
- Year-round use in the cottage area
- Shared municipal services, pedestrian link to Onanole, alterations to campground

Other amendments have the potential to create positive environmental effects such as the “green” certification program, light pollution abatement, sewage effluent targets, and shared municipal services. Shared municipal services, such as wastewater treatment, will require an individual environmental assessment. The impacts are expected to be positive because users within the Clear Lake Basin, an area inside and outside the park, would be linked to an improved wastewater treatment system.

The amendments all conform to legislation and policy and are consistent with the vision and principles of the community plan. They continue, and strengthen, the direction towards improved ecological integrity, while providing a visitor “hub” with opportunities to experience and understand Riding Mountain National Park.

All the actions are appropriate and achievable. No negative ecological consequences are anticipated.

A1

ANNEX 1

Application, Review and Development Guidelines

Non-Conforming Structure and Use Extended Use

Architectural and Appearance Guidelines

Design Parameters for Development

Commercial Development;
Cottage Development;
Cabin Development;
General Aesthetics

APPLICATION, REVIEW AND DEVELOPMENT GUIDELINES

All development or redevelopment projects in Wasagaming are subject to review. Proponents must submit their applications to the Townsite Manager or the designated Development Officer who will begin the review process. The review process will confirm that proposals are consistent with:

- the Wasagaming Community Plan;
- the Management Plan for Riding Mountain National Park;
- all other applicable regulations, directives and standards;
- the development permit;
- the building permit.

The Development Review Process involves the following steps: Narrative Letter, Development Permit Application, Building Permit Application, Environmental Assessment, Issuance of Permits, Appeal Process and Minor Variances, Follow-Up Inspection Process. It is the proponent's responsibility to complete the necessary application requirements for each stage in the application process and to ensure that the proposed development complies with all regulatory requirements, directives, guidelines and standards, as well as applicable provincial and federal standards. Development proposals may be subject to: (a) Development Permit Review, and / or; (b) Building Permit Review. Detailed information can be obtained by contacting the Development Officer at Riding Mountain National Park.

Acceptance of an application does not in any way constitute a guarantee of approval. No development may take place until a Development Permit, and in most instances a Building Permit, has been issued. Issuance of a Development Permit constitutes "approval in principle" and does not constitute permission to proceed to development or implementation.

Step # 1: Narrative Letter

The applicant must first provide a narrative letter and sketch explaining the nature of the work planned to the Development Officer to determine if a Building Permit Application will be required or if a Development Permit review process will be required. Step 2 is not required for minor developments (eg. decks).

Step # 2: Development Permit Application

A Development Permit review will be undertaken for any new construction or major renovation. The purpose of this review is to evaluate the proposed development for compliance and acceptability with National Parks policy, assess the probable impact of the development on the Park itself, and determine the acceptability and appropriateness of the development within the Park. All applications shall contain the following information:

- a preliminary site plan;
- photographs showing the site and its adjacent areas;
- a narrative and graphic report describing the development concept, indicating: (i) the relationship of the proposed development to existing site conditions, to adjacent developments and surrounding area; (ii) the type of building(s) to be constructed, on-site parking, site access to be provided, and anticipated traffic flows; (iii) proposed utility services; and (iv) proposed contribution to environmental stewardship; and
- such other information as the Park administration feels is necessary to adequately explain the proposal.

Step # 3: Building Permit Application

A Building Permit review will be undertaken to finalize all the necessary details for all construction guided by the National Building and Fire Code of Canada prior to commencing development. All applications shall contain the following information:

- a site plan / floor plan drawn to scale illustrating setbacks;
- scaled working drawings;
- elevation(s) drawn to scale;
- schedule of materials and colours.

All applications for new commercial, cottage and cabin facilities or the significant expansion of existing commercial facilities must be prepared by the appropriate professionals, such as landscape architects, geotechnical, mechanical, electrical, structural and / or civil engineers depending on the complexity of the proposal.

All development proposals will be reviewed as required against the latest editions of codes, regulations, Parks Canada policy documents and guidelines identified below.

Federal Acts

National Parks Act
Canadian Environmental Assessment Act

National Park Regulations

National Park Building Regulations
National Park Camping Regulations
National Parks Cottage Regulations
National Park Fire Protection Regulations
National Park Garbage Regulations
National Park Lease and Licence of Occupation Regulations
National Parks Signs Regulations
National Parks Town, Visitor Centre & Resort Subdivision Regulations

National Parks Water and Sewer Regulations

Parks Canada Policies, Plans and Guidelines

Reality Policy and Guidelines
Parks Canada Guiding Principles and Operating Policies
Cultural Resource Management Policy
Management Plan for Riding Mountain National Park
Wasagaming Community Plan
Tree Removal Policy for Wasagaming Townsite
National Parks Design Guidelines for Accessible Outdoor Facilities

National and Provincial Codes

National Building Code of Canada
National Fire Code of Canada
National Plumbing Code of Canada
Manitoba Building Code
Manitoba Electrical Code

Step # 4: Environmental Assessment

All development plans and proposals, including those proposed by Parks Canada, shall undergo an environmental assessment in accordance with the Canadian Environmental Assessment Act at each stage of the application process. An environmental assessment will:

- determine the potential effects that a project may have on the environment including cultural resources; and
- identify mitigating measures to minimize or eliminate negative environmental impacts.

This assessment ensures that the full range of possible adverse effects of any action within Riding Mountain National Park is identified, measured and evaluated and that measures are taken to reduce foreseen adverse impacts or to proceed to alternative actions. While many activities related to building maintenance are not required to undergo an environmental assessment, any development, modifications, repairs involving heritage buildings are subject to environmental assessment. Detailed information can be obtained by contacting the Environmental Officer.

Step # 5: Issuance of Permits

A Development Permit, which is valid for 12 months, will be issued if the proposals and drawings conform to the above regulations and policies as required. Failure to submit an application for a Building Permit within the time period will require a new Development Permit application.

A Building Permit will be issued if the working drawings conform to the conditions of the Development Permit; National Building Code and/or other applicable statutory requirements, health and safety standards, infrastructure requirements, environmental assessment and to Provincial standards where not in conflict with federal regulations.

Step # 6: Appeal Process and Minor Variances

No mechanism exists at present, however, this is to be developed by Riding Mountain National Park in conjunction with the Wasagaming Tenants' Association.

Step # 7: Follow-Up Inspection Process

Building inspections are required at different stages of the construction process, such as siting, framing, electrical, plumbing, insulation, etc. It is the responsibility of the applicant to contract and schedule inspections with the Development Officer or other qualified inspectors as dictated on the Building

Permit. For work governed by codes other than the National Building Code, arrangements must be made by the proponent for the necessary inspections.

NON-CONFORMING STRUCTURE AND USE

- Any structure or use that was present prior to a change in building guidelines and regulations and was permitted under the old rules or received documented approval (i.e., a Building Permit) shall be deemed a "legal non-conforming building or use" and be permitted to exist notwithstanding health, safety and fire standards.
- When an existing structure does not conform and sustains damage (such as caused by fire) and/or renovated to an amount of more than 50% of its value, any subsequent redevelopment or reconstruction must conform to existing guidelines. The burden of proof, regarding the value of the reconstruction or renovation, rests with the lessee.
- A change of ownership or inheritance does not require a "legal non-conforming use" to come into conformance.
- Any development or portion of that development which does not conform to these guidelines and did not receive documented approval (i.e., Building Permit) shall be deemed an "illegal non-conforming structure" and is subject to removal or to be brought into conformance. A change of ownership or inheritance requires an "illegal non-conforming use" to be brought into conformance.

EXTENDED USE

- Commercial businesses wishing to operate their business for a period in excess of that stated in their current commercial lease may do so upon application to the Superintendent and is subject to lease amendment to provide for year round commercial occupancy.

ARCHITECTURAL AND APPEARANCE GUIDELINES

The guidelines deal with architecture in its broad context, including elements set in the natural context, in order to meet the following objectives:

- To provide overall design guidelines for development, both private and public, while maintaining the historic continuity and natural beauty of Wasagaming and the Park.
- To encourage the upgrading of existing facilities to create a built environment that enhances Wasagaming and the Park.

Form, Space and Scale

Wasagaming has many examples of well integrated building forms and scales, such as the Interpretive Centre, Wigwam, and Park Theatre. In order to preserve the unique quality of Wasagaming, the following guidelines apply.

- Adjacent buildings will not in any way be negatively affected by the scale and form of new developments.
- A new building will respect the form of neighbouring buildings by incorporating the good qualities of adjacent buildings, elements which are comfortable in a Park setting and by avoiding those shapes which appear "tacked-on".
- Buildings will be kept to a small human scale. Large buildings are only appropriate on a site when they do not overwhelm existing site features. All additions and accessory buildings shall be kept in scale with the primary building.
- Large features shall be broken down into smaller scale components: a) glass areas larger than 1.8x 1.8 m (6x6ft) shall be subdivided into smaller areas; b) no wall-plane on any elevation shall extend more than 12 meters without a change in plane of the wall; and c) large areas of concrete, asphalt and gravel to be avoided.

Site Layout and Building Siting

- Buildings should be sited to create long and short vistas to major landscape items. Rigid or grid iron layouts are not acceptable.
- New and old parts of a development must look coherent.

- Buildings sited on a corner must address all facing public streets, that is the building must turn the corner.
- Run-off from paved and roofed structures should be directed to natural low areas, hence avoiding the storm sewers that carry run-off into Clear Lake.
- Transfer vaults, garbage containers and outdoor storage areas should be screened from view.
- For projects that require professional input, development application must show how exterior spaces will function, particularly for pedestrian spaces.

Details

- All new development shall incorporate some detailing derived from the best examples of local historical motifs. They include the peeled logs, gable roofs, construction methods, stone retaining walls, wooden crafted brackets, wood handrails and other details and bungalow style cabins.
- Consideration shall be given to the type, style and colour of accessories, such as telephones, informational signs, garbage containers, and other items that may be required on a lot.
- Avoid the "tacking on" of materials so that they appear as afterthoughts.

Roof Shapes and Profiles

- The roof is an inherent part of the building and its shape is often the most dominant element of the overall building form.
- Roof slopes shall comply with the National Building Code.
 - Sloped roofs (minimum 6:12) will be evident in all development. Each helps add dimension and substance to the overall building and is in keeping with the historical style of construction in Wasagaming.
 - Roof profiles will respect the intent of gable design. Broken gable and hip roof design may be acceptable.
 - Roof overhangs will be a maximum of .6 m (2ft) and will not extend over property lines.
 - Protection roofs over sidewalks and entrances are encouraged.
 - Chimneys and downspouts are integrated in the overall design and roof mounted mechanical equipment must be concealed or screened.

Materials and Finishes

- Materials that are finished in a way which does not alter the natural colour of the material, or allow the weathering process to work its special colouring are preferred.
- Most materials are chosen from the preferred or acceptable list maintained by Parks Canada. Less acceptable materials are used in conjunction with preferred materials.
- A sample of the material shall be provided upon request.
- Preferred building materials are log construction and framing; naturally finished cedar pine and fir siding; indigenous stone for walls and paving; wood window frames and doors; treated timbers or stone for curbs, planters etc.; and transparent stains or boiled linseed oil finishes.
- Preferred roofing materials are asphalt shingles in red, grey or dark brown and grey tones; dark coloured metal; slate or slate-like materials in grey and greenish tones.
- Acceptable building materials are cut brick and pavers in natural tones; wood panelling with natural finishes; cut stone; stucco used in combination with wood or asphalt shingles; finishes - semi transparent stains, limiting bright colours to accents; concrete - when given a textured finish (eg. rough board forms or exposed aggregate), vinyl siding, and aluminum frame - anodized or brown colours.
- Not recommended materials are artificial stone or brick; composition or hardboard siding; metal siding; reflective glass; concrete block, and other artificial-looking materials.
- Unacceptable materials are uncoated aluminum or galvanized metals, large areas of glass, spanish tiles or imitations, and wood shingles or shakes unless treated to inhibit fire spread.
- Any preservative treated lumber used is to be of the C.C.A. chromated copper arsenate type only. Creosote and phenol wood preservatives are not permitted.

Colours

- Colour schemes should be unobtrusive and relate to adjacent buildings and neighbouring buildings. Primary colours (yellow, blue and red) are used sparingly.
- Colour of signage is coordinated with the buildings.

DESIGN PARAMETERS FOR DEVELOPMENT

Commercial Development - Design Parameters

- All development on a commercial lot shall comply with the National Building Code (NBC), National-Fire Code (NFC) and all other Park documents and directives.
- All commercial development will be required to blend in with neighbouring buildings in order to maintain the streetscape and street view.
- All development abutting a street will be treated as a frontage and be given the appropriate attention to street presentation, character and detail.
- The maximum commercial floor area ratio (F.A.R.) per lot will be:
 - 0.60 for each commercial lot zoned as "Commercial - Mixed Services".
 - 0.30 for each commercial lot zoned as "Commercial - Bungalow Accommodations".
 - 0.60 for each commercial lot zoned as "Commercial - Lodge Accommodations".

Commercial floor area ratio (F.A.R.) includes the total area of ground beneath a building divided by the lot area. In addition to maximum floor area ratio (F.A.R.), parking and setback requirements will be taken into account during site planning. On-site parking, pool areas and landscaping are not considered part of the footprint.

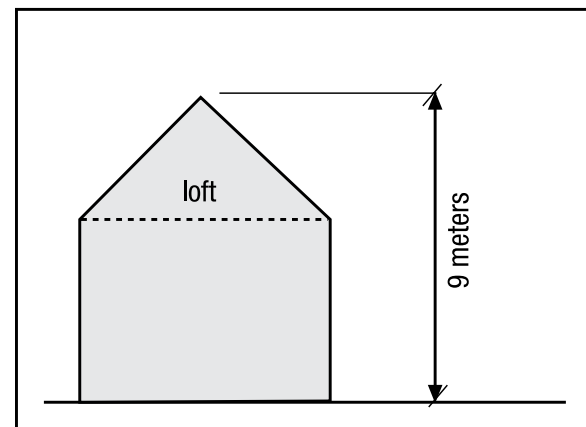


Figure A1-1: Maximum Height for Commercial Buildings



Figure A1-2: Example of Cottage Development

- The height of all structures within a lot will not exceed 2 storeys or 9 meters (29 ft .6 in.).
- Sloped gable roofs (minimum 6:12) will be evident in all development. Broken gable and hip roof design may be acceptable.
- Development of the roof line will be permitted provided that the maximum roof height and minimum roof pitch is not compromised.
- On-site parking for users of the premise(s) will meet Parks Canada directives.
- The Superintendent must approve all relaxations of parking or other departures which are requested as matters of urgency or potential hardship.



Figure A1-3: Example of Cottage Development

Cottage Development - Design Parameters

- All development on a cottage lot will comply with the NBC, NFC and National Parks Cottage Regulations (NPCR).
- The total amount of development within a cottage lot will not exceed 167 sq. m. (1,797 sq. ft.). This includes the gross floor area of all roofed structures, such as the cottages, loft spaces, storage buildings, garages, etc. Open sun decks (nonroofed or screened-in) are not included in this square footage.

The footprint of a cottage will not exceed 130 sq. m. (1,399 sq. ft.) pending amendments to the NPCR. Within this area, all living spaces, lofts, screened-in or roofed decks/porches must be accommodated. Buildings may take the form of:

- a cottage which does not exceed 130 sq. m. (1,399 sq. ft.); or
- a combination of a cottage and “guest area”. The gross floor area of a “guest area” shall not exceed 19 sq. m. (204 sq. ft.). The maximum gross floor area allotted to a cottage will be adjusted accordingly when a guest area exists or is constructed. A “guest area”: (a) may be apart, but shall not to be construed as separate from the main cottage, but rather a part of the main cottage and overall living space; (b) shall be used as sleeping quarters only - no cooking or kitchen facilities will be permitted; and (c) shall not, under any circumstances, be let for profit.

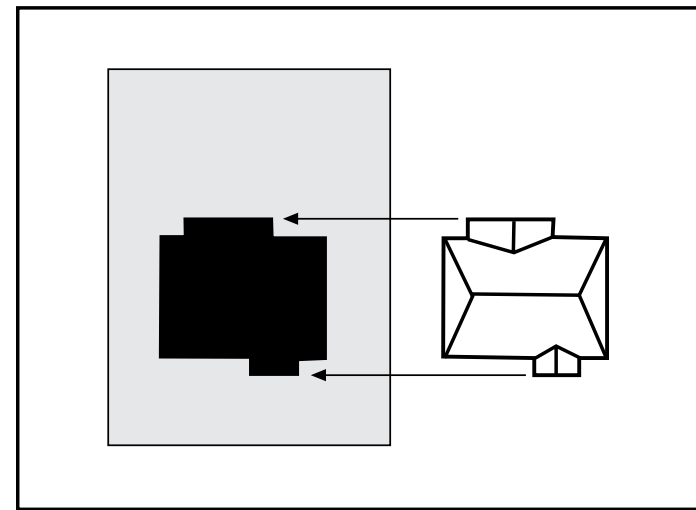


Figure A1-4: Building Footprint

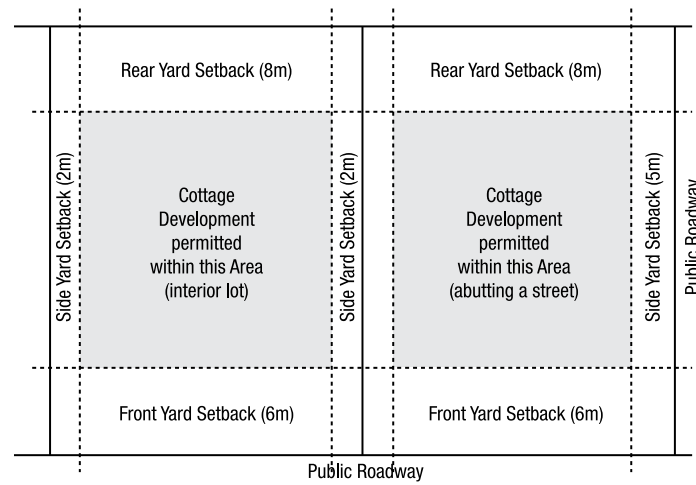
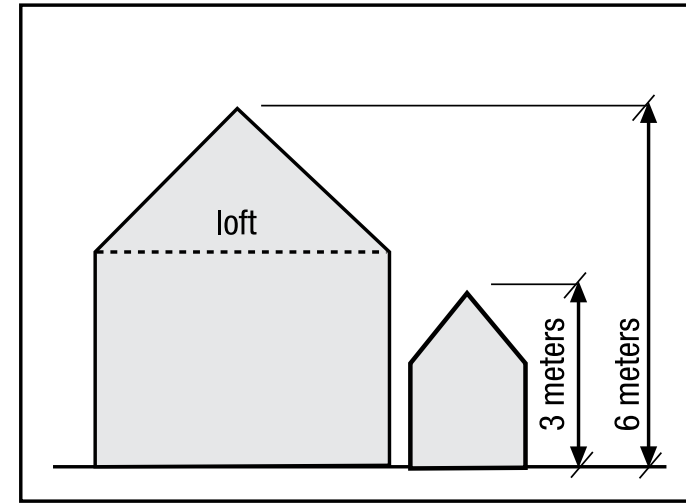


Figure A1-5: Area Available for Cottage Development



A1-6: Maximum Height for Cottages

- The footprint of an accessory building shall not exceed 37 sq. m. (398 sq. ft.). An accessory building constitutes any built and/or roofed structure, such as garages, storage and wood sheds, hot tubs, etc.
- The height of a cottage shall not exceed 1.5 stories or 6 meters (19 ft. 8 in.) to the peak, or highest point of the roof.
- The height of an accessory building and “guest area” shall not exceed 1 story or 3 meters (9 ft. 10 in.) to the peak, or the highest point of the roof. Loft spaces are not permitted in the accessory buildings or guest areas.
- Loft spaces may be provided within the cottage so long as they are in compliance with the NBC. Loft means an indeterminate floor between floor and ceiling, located above the eave line within the pitch

of the roof of the building with a floor area no more than 50% of the floor below it.

- There shall be at least one on-site automobile parking space provided for each cottage lot and sited as per the NPCR.
- Satellite dishes shall be no more than 36 in. (.9m) in diameter and located in an unobtrusive or “tucked-in” location so as not to obstruct the view of neighbours.

All buildings shall respect the following setbacks: front yard 6 meters (19 ft 3 in); side yards 2 meters (6ft 4in); side yard abutting a street 5 meters (16ft), and; rear yard 8 meters (25ft 6in). No projections or built facilities will be permitted within a setback with the exception of a) bay window at 0.4 m (1ft 3in) above average grade of the floor level of the first level b) roof overhangs of not more than 0.6m (2ft) c) 1.2 m x 1.2 m (4ft x 4ft) landings at entrance doors, or d) steps off of decks.

Cabin Development - Design Parameters

- All development on a cabin lot shall comply with the NBC, NFC and other Parks Canada Directives.
- The maximum gross floor area will not exceed 71.3 sq. m. (768 sq. ft.). All living areas, loft spaces, roofed and screened-in structures, storage areas, sun decks, portable toilets, landings and additional parking areas must be accommodated within this space.
- The maximum footprint of the cabin will not exceed 4.8 m x 9.7 m (16 ft. x 32 ft.) or 47.6 sq. m (512 sq. ft.). In the situation of steep grading or placement of trees, a variance shall be permitted by the Development Officer to allow the 47.6 sq. m (512 sq. ft.) area to be applied in a suitable dimension so long as it does not exceed the setbacks.
- An external storage shed will not exceed 4.45 sq. m (48 sq. ft.) and the maximum gross floor area permitted for the cabin will be adjusted accordingly. External storage sheds will be located in rear half of the lot; will not compromise the side setbacks; and be used solely for the purposes of storing seasonal equipment and materials. It will not be used as a sleeping area.
- Only one cabin and external storage shed will be permitted per lot.



Figure A1-7: Example of Cabin Development

- Trailers, which have been deemed a legal non-conforming structure will be permitted to exist and not replaced.

Building Height

- The height of a cabin will not exceed 6.09 m or (20ft) to the peak from the finished floor.
- Loft spaces may be provided within the cabin so long as they are in compliance with the NBC. Loft means an indeterminate floor between floor and ceiling, located above the eave line within the pitch of the roof of the building

Building Setbacks

- All structures will respect the following setbacks: front yard 2.44 m (8ft), side yards 1.21 m (4ft 0in).
- No cabin, deck, ground level patio, shed or other construction will be permitted a front yard setback unless it is: a) bay window at .4 m (1ft 3in) above average grade of the floor level of the first level b) roof overhang of not more than .6 m (2ft) and will be within the lot line c) 1.2 m x 1.2 m (4ft x 4ft) landing at an entrance door provided it is at ground level only and d) in one side yard only, a ground level patio constructed of non-combustible materials such as concrete patio blocks or interlocking pavers laid on grade up to the side lot line.
- An owner may store, in the rear yard of his/her cabin lot, any items normally associated with the enjoyment of a cabin on the condition that such items are stored in a manner that does not detract from the appearance of the cabin lot and does not interfere with the use and enjoyment of neighbouring lots.

Parking

- Cabin occupants will park vehicles on their own lots. The front yard setback will serve as the designated parking area for at least one vehicle and will be no smaller than 18.6 m² (200 sq ft). The front yard will remain as natural as possible, for example, avoiding concrete blocks, gravel or pavement. Hard surfacing, such as paving stones or wood chips, may be permitted by the approval of the Development Officer where natural ground cover does not survive.
- Where access to the rear portion of the lot is possible and space is available on the lot, a vehicle may be parked in that space provided that it is parked within the confines of the cabin lot.

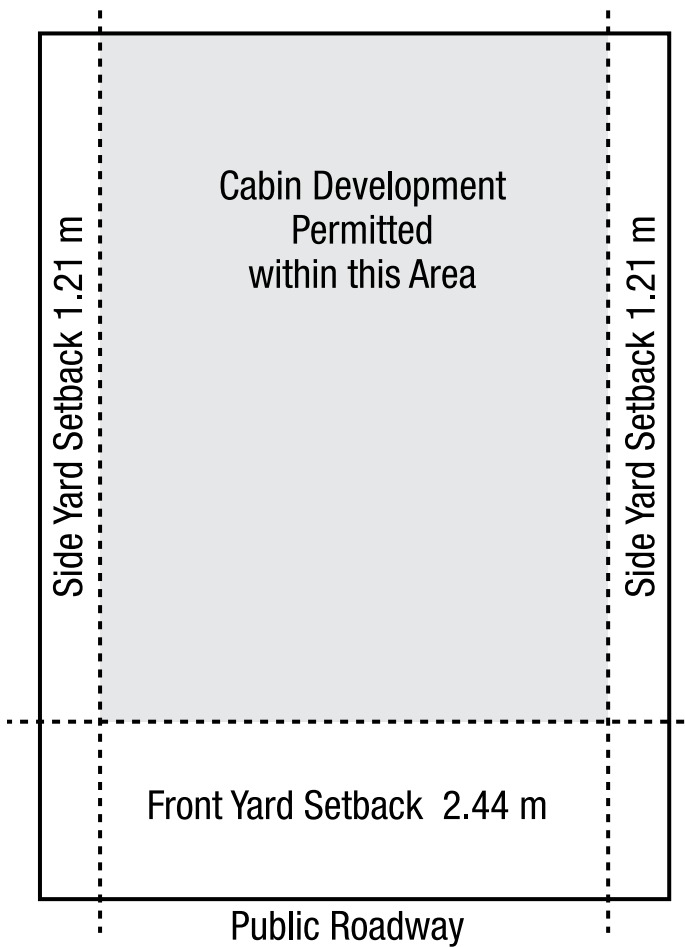


Figure A1-9: Area Available for Cabin Development

- Under no circumstances is natural vegetation in green space areas or adjacent lots to be removed or disturbed to provide additional parking or recreational areas.
- Extra parking for vehicles and water craft will be provided in the parking lots to the east and west of Clear Lake Cabin Area and will be used whenever possible for visitor vehicle and boat parking.

Noise Considerations

- Electric-powered toilets should be situated in a location that minimizes the noise for adjacent neighbours
- Air conditioners, if desired, will only be located on the front or rear walls.

GENERAL AESTHETICS

Landscaping

Consideration of the existing terrain and vegetation is the basis for successful integrated development in which structures become a part of the surrounding topography and plant life. Existing natural terrain, trees and vegetation will be retained wherever possible as this prevents erosion, shades and ventilates buildings and can be used to effectively screen parking areas. Disturbed areas, as a result of new development, will be replanted with suitable landscaping materials.

Encouraged Species

Plants (trees, shrubs, grasses or flowers) that are native to this part of Manitoba are well adapted to the local climate and soils. They are hardy perennials, and they require little maintenance once established. Native trees and shrubs recommended for landscaping in Wasagaming include the following:

- white birch (*Betula papyrifera*)
- green ash (*Fraxinus pensylvanica*)
- bur oak (*Quercus macrocarpa*)
- white spruce (*Picea glauca*)
- jack pine (*Pinus banksiana*)
- tamarack (*Larix laricina*)
- mountain maple (*Acer spicatum*)
- showy mountain-ash (*Sorbus decora*)
- choke cherry (*Prunus virginiana*)
- pin cherry (*Prunus pensylvanica*)
- nanny berry (*Viburnum lentago*)
- high-bush cranberry (*Viburnum trilobum*)
- red osier dogwood (*Cornus stolonifera*)
- alternate-leaved dogwood (*C. alternifolia*)

In recent years, a wide variety of native wild-flowers and grasses has become available in Manitoba. Local suppliers can provide advice on site selection and species mixes.

Many non-native, or "exotic", plants have been introduced to Wasagaming over the years. Most of these have limited impact on the environment and have contributed to the pleasant scenery throughout the village. But some can become a problem if they tend to spread beyond their allotted garden or yard.

Discouraged Species

People should avoid using the following species: purple loosestrife (*Lythrum salicaria*) is illegal in Manitoba. Wasagaming residents can help eliminate this invader from the Province.

Caragana (*Caragana arborescens*) is an invasive, alien shrub widely used in wind-breaks and hedges across the prairies. In Wasagaming, it continues to spread on cottage lots, Parks Canada lots and along road edges and into the forest. Although it is not expected to be eliminated totally, the goal is to stop the spread of caragana within and beyond the townsite.

Non-native trees, such as Scots pine and Siberian larch, can reproduce and spread into adjacent forest areas. The planting of any elms is discouraged as these may be susceptible to Dutch Elm Disease. For more detailed information, contact the Riding Mountain National Park's Vegetation Management Officer.

Planting Near Hydro Lines

Trees should not be planted within 3 metres of a hydro line or pole. Trees growing up into wires increase the risk of fire as well as maintenance costs. When trees are heavily pruned, because they have grown up into the wires, they can become unsightly. The following shrubs may be suitable for planting under hydro lines, depending on the height of the wires:

- saskatoon (*Amelanchier alnifolia*)
- pin cherry (*Prunus pensylvanica*)
- choke cherry (*Prunus virginiana*)
- mountain maple (*Acer spicatum*)
- nannyberry (*Viburnum lentago*)
- high bush cranberry (*Viburnum trilobum*)
- green alder (*Alnus crispa*)
- speckled alder (*Alnus rugosa*)
- scrub birch (*Betula glandulosa*)
- water birch (*Birch occidentalis*)
- prickly wild rose (*Rosa acicularis*)
- long spined hawthorn (*Crataegus succulenta*)
- round leaved hawthorn (*Crataegus chrysocarpa*)
- and many species of willow (*Salix sp.*)

- Trees within a cottage, commercial or cabin lot shall be disturbed only by approval of the Park. A permit shall be obtained according to the latest edition of the Tree Removal Policy for Wasagaming Townsite.
- Sustainable wild varieties should be considered in locations where maintenance of plant material is difficult due to site topography.
- The location, design and materials to be used for fences and the cultivation of hedges on a commercial or cottage lot are subject to approval.
- Fences erected on lots shall not be spiked or barbed so as to be a potential danger to persons or animals.

Signage

It is important that the signage be integrated into the landscape and architectural setting. Each sign will be assessed on the basis of its scale, location, materials, colour, support method and to whom its directed (pedestrians or vehicles).

- Signs shall comply with the National Park Signs Regulations.
- Signs will not be obtrusive or overwhelm the surrounding landscape and architectural details. They should be compatible with finishes, materials and colours of the adjacent buildings. The size of each sign should be governed by whether it is oriented to pedestrians or drivers.
- Signs should be located within an individual's zone of vision at street level (no more than 10ft of the ground) and will not be attached to trees or on other natural features without approval.
- Aspects to consider:
 - i) the tactile quality (eg. carved wood, sandblasted concrete, cast metal plaques) of

signage aimed at pedestrians. Signs using sandblasted concrete or cast metal plaques, natural materials and which are indirectly lit have a much warmer, less commercial, and more rustic quality better suited to Wasagaming.

- ii) the inappropriate use of letter styles which are trendy and easily dated. Consider the application of historical letter styles which complement the architecture and use of the facility.

Lighting

The purpose of lighting is to provide security, safety and accent. Lighting can be used as an architectural feature to direct attention to buildings, shops and public gathering places.

- Gear lighting intensity to its purpose. Do not detract from natural light sources when available (i.e. clear night, sky full of stars, full moon). Lighting will be directed primarily downward, not up to the sky.
- Choose the type of lighting which is consistent with the scale of the building.
- Use energy efficient luminaires, but not at the expense of good colour rendition.
- Pole mounted lighting for pedestrians and parking areas shall be mounted no more than 3.6 meters (12ft) above the ground.
- Security lighting that is visible from pedestrian areas should be activated by heat or motion detectors.

GLOSSARY OF TERMS

Words and terms used in this document shall have the same meaning as given to them in the National Building Code and the *Manitoba Planning Act* unless otherwise defined in this section.

A

abut or abutting means immediately contiguous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches another lot or site or development and shares a property line with it;

accessory building means a detached building which does not accommodate the principle use of a site and which is not attached above grade to a principle building;

act means the *National Parks Act*;

adjacent means land that is contiguous to a lot or site and includes land that would be contiguous if not for a public roadway, stream, pipeline, public utility lot, power line, railway, or similar feature but does not include a river;

alteration means a modification but does not include normal or routine maintenance or painting provided the colour scheme remains the same;

architectural guidelines means those guidelines established by Parks Canada to define acceptable exterior materials, finishes and colours, building massing and proportions, architectural and other details, and landscaping for new development, redevelopment and any changes made to the exterior of an existing building;

awning means a retractable roof-like covering of canvas or similar fabric material that projects outwards from a building, being supported entirely from the exterior wall of a building;

B

barrier free means that a building, facilities and a path of travel can be approached, entered, and used by persons with physical or sensory disabilities, including those in a wheelchair;

basement means a storey or storeys of a building located below the first storey;

bay window means an area projecting from the exterior of a building which is an architectural feature primarily with a window comprising not more than 20% of the area of the exterior wall in which it is located;

building means any thing constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway. It includes a structure and a sign;

building area means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls;

Building Permit means a document authorizing construction of development issued pursuant to these regulations and issued by Parks Canada; **business** means a commercial activity located within a leased or owned space and which is regulated by the National Parks Business Licence Regulations;

C

cabin means a building with facilities for sleeping located on a lot in the Clear Lake Campground Area.

clearance means the distance an object, such as a canopy, clears another object or the clear space between the ground or floor and a canopy, awning, or ceiling;

community means limits of the Wasagaming townsite;

consensus means all those who have a stake in the outcome aim to reach an agreement, participants are free to define the terms, and the goal of all participants is a unanimous agreement; **consultation** means the act of consulting, sharing information and seeking advice;

conversion means a change in use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the use of such land or building with or without major structural alterations;

cottage means a building with facilities for sleeping, cooking, eating and sanitation;

D

deck means an un-enclosed roofless structure adjoining a building;

demolition means the removal or tearing down of a structure and constitutes an act of construction;

density means a measure of the intensity of development to the area of a site, the number of units on a site in units per hectare, or floor area ratio;

development means a) signs; b) an excavation or stockpile and the creation of either of them; c) a building, or an addition to, or replacement, or major renovation or repair of a building and the construction or placing in, on, over or under land of any of them; d) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or; e) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building; f) the cutting or removal of trees in whole or part, and; g) repainting or refinishing buildings to a substantially different colour or finish;

Development Permit means a document authorizing a development ;

dwelling, duplex means a single building containing two dwelling units, one above the other, side by side, or front to back, each having a separate entrance at or near grade. It includes semi-detached housing;

dwelling, four-plex means a single building comprised of four dwelling units, each having a separate direct entrance from grade;

dwelling, single-family dwelling means a detached building containing only one dwelling unit and designed solely for occupancy by one household and does not include a mobile home;

dwelling unit means two or more rooms connected as a separate housekeeping unit in the same structure and constituting an independent unit for residential occupancy by a family, or one or more persons, with facilities for persons to sleep, cook and eat and with its own sanitary facilities;

E

eaveline means the line formed by the intersection of the wall and roof of a building;

enclosed means a space which has a roof or building over it and which has less than 50% of its perimeter open to the outside;

environment means the components of the earth including land, water and air; organic and inorganic matter and living organisms; and the related interacting natural systems;

erect means to construct, excavate ground for a foundation, lay a foundation or remove or change the location, orientation of a building or any part thereof;

existing grade means the actual geodetic elevation of any point on a site representing the existing topographical elevation prior to development;

F

fence means a vertical physical barrier constructed to provide visual screening or to prevent unauthorized access;

finish grade means the actual geodetic elevation of any point on a site representing the final design elevation;

first storey means the storey of a building closest to the grade along the front of the building and having a finish floor elevation within 0.6m of finished grade;

floor area means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing ensembles;

floor area ratio or F.A.R. means the quotient of the gross floor area of a building divided by the gross site area;

footprint means the total area of ground that is beneath a building;

front means the main street access, except as noted for waterfront lots;

frontage means the lineal distance measured along a lot or a site where it abuts a street excluding a lane;

G

garage means an accessory building used for the shelter or temporary storage of vehicles of the occupants of the principle building;

grade means a) with reference to the determination of building height, the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground, or b) with reference to a street or lane, the finished level of that street or lane;

gross floor area means the total floor area of all levels of a building or structure with a clear ceiling height of 1.8 meters or more, contained within the outside of the exterior and basement walls or glazing line or windows, but excluding enclosed or open parking areas, garbage and loading rooms, and floor areas devoted exclusively to mechanical or electrical equipment servicing the development;

gross lot area means the area of land contained within the property lines of a lot;

ground cover means low-profile vegetation, commonly used for landscaping purposes which includes grass and herbaceous perennials and flowers;

guest area means a part of a cottage utilized for extra sleeping quarters. May be attached to a cottage or may be a separate building;

Guidelines for Development means the process and criteria used to evaluate private development and redevelopment proposals in National Parks and the material that must be submitted at each stage in the approval process;

H

habitable room means a room, other than a space in a dwelling which provides a service function and is not intended primarily for human occupancy such as bathrooms, entry ways, corridors, or storage areas. Habitable rooms include bedrooms, kitchens, dens, living rooms, family rooms, dining rooms, and the like which are normally used for habitation;

historic site or building means a site or building, or both, designated to be of historical significance by the Government of Canada, through the National

Historic Sites Policy, the Federal Heritage Building Policy, or the Heritage Railway Stations Policy, or by the Province of Manitoba;

hotel means the provision of rooms or suites for temporary sleeping accommodation where the rooms have access to a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include the following accessory uses including eating and drinking establishments, meeting rooms, indoor participant recreation services, gift shops, convenience retail stores, personal service shops, and staff housing when on the same site;

I

infill or **infill development** means development or redevelopment occurring on a vacant site following completion of the initial development of an area;

L

land includes freehold land, land with revisionary title, land held under a lease, sublease or license of occupancy from the Crown;

landscaped area means that portion of a site which is required to be landscaped;

landscaping means the modification and enhancement of a site through the use of any or all of the following elements: a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood, excluding monolithic concrete and asphalt, and; c) architectural elements consisting of wing walls, sculpture and the like. It may include sidewalks, pathways and amenity areas;

lane means a public roadway no more than 9.0m in width intended chiefly to give access to the rear of buildings, lots, sites, and associated parking;

leasehold boundary means the limit of the property held under tenure of a lease for accommodation purposes. The right of use and occupancy of the property is by virtue of the lease agreement;

lessee means the lessee of a cottage, cabin or commercial leasehold;

loading space means a space, a) on the same lot with a building or contiguous to a group of buildings, b)

intended for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and c) that abuts upon lane or other means of access;

loft means an indeterminate floor between floor and ceiling, located above the eaveline within the pitch of the roof of the building. As per the NBC, if half of the left area (excepting 1.4m on either side) is at least 2.4m in height, this space shall be deemed habitable and shall follow the requirements of the NBC in terms of access;

lot means a parcel of land abutting on a public street as shown on a plan of subdivision or by license of occupation;

lot area means the total horizontal area within the boundary lines of a lot as shown on a plan of subdivisions or lease;

lot coverage means that portion of the lot area covered by the principle building, accessory buildings, or other similar covered structures;

lot depth means the average horizontal distance between the front and rear lot lines;

lot line means the legal boundary of a lot and means the same as a property line;

lot line, front means, a) in the case of an interior lot, the boundary line of the lot separating the lot from the streets, and b) in the case of a corner lot i) with equal frontage, the front boundary line of the lot, and ii) with unequal frontage, the boundary line of the lot separating the narrowest street frontage of the lot from the street;

lot line, rear means either the property line of a lot which is furthest from and opposite the front lot line, or where there is no such property line, the point of intersection of any side lot lines which is furthest from and opposite the front lot line;

lot line, side means any property line of a lot other than a front lot line or a rear lot line;

lot line, waterfront means any property line of a lot that roughly parallels the lake shore line;

lot width means the width of a lot where it abuts a street except in the case of a pie shaped lot, when it means the average distance between the side boundaries of the lot;

M

m means meters;

may is used in the sense of permissive and allows discretion;

Minister means a member of the Queen's Privy Council for Canada designated by the Governor in Council as the Minister for purposes of the *National Parks Act*, or their delegate;

motel means the provision of commercial accommodation units for temporary lodging or light house-keeping, where each room or suite has its own exterior access. Motels may include the following accessory uses including eating and drinking establishments, meeting rooms, indoor participant recreation services, gift shops, convenience retail stores, personal service shops, and accessory housing when it is on the same site;

N

National Building Code or **NBC** means the National Building Code of Canada 2010, or as amended from time to time;

National Fire Code or **NFC** means the National Fire Code of Canada 2010, or as amended from time to time;

natural landscape means native grasses, plants and trees as may naturally exist in the community without on-going maintenance;

net floor area means the total of the floor area of all floors of a building measured from the glass line or the interior wall dimensions, excluding stairways, elevators, mechanical floors or rooms, vertical service shafts, common corridors, lobbies, washrooms, internal garbage storage and internal vehicular areas;

non-conforming structure means, with reference to a building or land, the use to which the building or land was lawfully put in a zone prior to the coming in force of the Community Plan, but which use does not comply with the requirement of the regulations and guidelines applicable to that zone;

O

Occupancy Permit means a type of development permit issued by Parks Canada confirming that the requirements and conditions of a Development and /

or Building Permit have been satisfactorily completed;

one-half storey (1/2 storey) means a storey under a gable, hip or gambrel roof, the walls plates of which, on at least two opposite walls, are not more than 0.6m above the floor of such storey. The maximum floor area for a half storey shall be no more than 50% of the floor area of the floor below and located above the eave line;

owner also includes a person who is the lessee of Crown land and that person's successors and assignees;

P

parking stall means a space not less than 2.7m X 6.0m, either within a building or on a lot or public parking area, intended for the temporary parking or storage of one automobile and with adequate provision for the ingress and egress of an automobile;

patio means any surface that is on grade i.e. not raised and does not require handrails under the National Building Code;

permit holder means anyone occupying a lot under a camping permit;

playground means an area set aside as a public playground for the use of children of pre-school age and elementary school age;

principle building means a building that accommodates the principle use of a site and may accommodate one or more accessory uses;

property line means a legal surveyed boundary of an area of land and means the same as lot line;

public means when used as an adjective, means any facility, structure, or institution established by government or by a company operating pursuant to public utility legislation. Where the context requires, public refers to those persons elected to the Wasagaming Advisory Board;

public parking area means a structure or an open area, other than a street, used for the temporary parking of more than four automobiles and available for public use without charge or for compensation or as an accommodation for clients or customers;

public roadway means a thoroughfare, street, trail, lane, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic, parking and pedestrians. This includes sidewalks, curbs, boulevards, ditches, and traffic lanes;

R

raised deck means any habitable surface that requires handrails or guards under the National Building Code;

real property report means a legal survey performed by a Dominion Land Surveyor to determine building locations, side yards, roof overhangs, surface improvements (i.e., decks, driveways), accessory buildings, and all legal survey evidence (i.e., iron posts);

recreational facility means the use of a building or site for the purpose of active recreation or athletic activities where patrons are predominantly participants and any spectators are incidental;

recreational vehicle means a portable structure designed and built to be carried on a vehicle or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes such vehicles as a motor home, a camper, a travel trailer, a tent trailer, and a boat but does not include a prefabricated or modular home;

regulations means any of the general development regulations;

regulations, specific use means zoning regulations; and any subdivision, development and design regulations and guidelines contained on any portion of the Wasagaming Community Plan;

re-release means to once again make available;

restaurant means an establishment where food is prepared and served on the premises for sale to the public, and may include entertainment which is ancillary to the preparation and service of food;

retail store, convenience means the retail sale of those goods required by area residents or employees on a day-to-day basis. Typical uses include small food stores, drug stores, and variety stores selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter;

retail store, general means the retail sale of groceries, bakery, beverages, liquor store, household goods, clothing, jewellery, furniture and appliances, video rentals and sales, hardware, printed matter, confectionery, arts and crafts studios, gifts and souvenirs, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationery and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots are permitted within general retail stores. General retail stores includes convenience retail stores;

ridge line or **roof peak** means the uppermost point of a roof;

Riding Mountain Round Table means the eighteen representatives from stakeholder groups from inside and outside of the Park who were responsible for developing the 1996 RMNP Management Plan;

S

screening means the total or partial concealment of a building, structure or activity by a fence, wall, berm or soft landscaping;

set back means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the property line;

setback, front yard means the required horizontal distance that a development or a specified portion of it, must be set back from the front property line;

setback, rear yard means the required horizontal distance that a development or a specified portion of it, must be set back from the rear property line;

setback, side yard means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the side property line;

setback, waterfront means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the waterfront property line;

shall is an operative word that means mandatory compliance with these Regulations and confers no discretion, except where a variance may be granted; **should** is an operative word meaning that, in order to achieve the Community Plan's objectives, it is strongly advised that the action be taken;

sign means any visual medium, including its structure and other component part, illuminated or not illuminated, which is used or capable of being used, on a permanent basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Without limiting the generality of the foregoing, signs shall include banners, fixtures, representations, emblems, placards, painted messages, and other devices. Signs painted on or attached to a motor vehicle or trailer intended for use on a public roadway may be considered signs or portable signs when in the opinion of Parks Canada, they are located or parked to function primarily as advertising;

site means an area of land on which a building or use exists, or which is vacant, for which an application for a development permit is made. A site may be one lot or several lots as shown on a plan of subdivision or lease;

site, corner means a site situated at the intersection to two or more streets;

site, interior means a site other than a corner site;

site, through means a site having frontage on two parallel or approximately parallel streets;

site, waterfront means a site with at least one frontage facing the lake unobstructed by other sites or lots;

site area means the same as gross site area;

site coverage means that percentage of the site covered by or beneath all buildings or structures on a site which are 1.0 m or more in height, including accessory buildings or structures. Site coverage does not include projections permitted by these Regulations, driveways, surface parking areas, unenclosed courtyards, terraces and patios;

site depth means the average horizontal distance between the front and rear site lines;

site line means the legal boundary of a site and means the same as property line;

staff accommodation means a single or attached building consisting of one or more dwelling units operated for the sole purpose of housing employee staff for business operations located within Riding Mountain National Park and may contain private or semi-private sleeping units with washing and sani-

tary facilities and common social and kitchen-cafeteria areas;

storage means an accessory room or contiguous rooms within a building or use for the keeping or holding of goods and merchandise, and which is not accessible to the public. This excludes the repair or rental of equipment, offices, and other accessory uses;

storage area/enclosure means the area of a building or site set aside for the storage of products, goods, or equipment;

storey means that portion of a building with a clear ceiling height of 1.8m or more which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is that portion of the building which is situated between the top of any floor and the ceiling above it. If the top of the floor above a basement is more than 0.6m above grade, such basement shall be considered a storey or half-storey;

street means an improved thorough fare 9.0m or more in width, which has been dedicated or deeded for public use, and is accessible to fire department vehicles and equipment;

structure means anything constructed or erected that requires location on the ground or is attached to something having a location on the ground and includes walls, light standards, fences and signs;

structural alteration means any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams and girders;

Superintendent means the Superintendent of Riding Mountain National Park or delegates;

T

trailer means a vehicle or portable structure having no foundation other than wheels, jacks, or skirtings and constructed for dwelling purposes or the carrying of goods;

U

use means the purpose or activity for which a site and its development are designed, arranged, developed or intended, or for which it is occupied or maintained. Use may include development;

use, accessory means a use which is subordinate or incidental to the principle use of the site;

use, commercial means any land use, except residential, institutional, or government service, which is the principal use of the building and is a permitted or discretionary use in a commercial district;

use, discretionary means those uses, development or structures for which Development Permits may be issued at the discretion of Parks Canada;

use, non-conforming means, with reference to a building or land, the use to which the building or land was lawfully put in a zone prior to the coming in force of the Community Plan, but which use does not comply with the requirement of the regulations and guidelines applicable to that zone;

use, permitted means those uses, developments, or structures for which development permits shall be issued by an Approving Authority, provided such developments conform to all the provisions of these Regulations;

use, primary means the main or primary activity for which a site or its buildings are designed, arranged, developed, intended, or for which it is occupied or maintained;

V

vehicle means a vehicle as defined in the *Provincial Highway Traffic Act*;

visitor accommodation means a lodge, inn, motel, hotel, or other establishment which includes commercial accommodation units. It does not include home accommodation;

visitor accommodation unit means a room or suite of rooms containing at least one bed in accommodations normally rented on a short term basis for the accommodation of the public;

visitor services means those activities which provide the visitor with (a) information on activities and attractions within Riding Mountain National Park, and (b) information which help the visitor understand and appreciate Riding Mountain National Park and its heritage resources.

W

waterfront means sites that have at least one property line facing the water edge;

water frontage means the lot line of a property that directly parallels a shoreline of the lake;

Y

yard means the setback space between the lot or site line, or waterfront and any structure;

yard, front means the area of a lot or site fronting on a street, extending across the full width of the lot or site, and from the front property line of the lot or site to the main structure. Its depth shall be measured at right angles to the front property line;

yard, rear means that area extending the full width of a site from the rear property line of the site to the rear of the principle building, and its depth shall be measured at right angles to the rear of the property line;

yard, side means that portion of the site extending from the front yard to the rear yard and between the side property line of the site and the closest side of the principle building, and its width shall be measured at right angles to the side property line; **yard, waterfront** means the setback space between the waterfront lot line and any structure;

Z

zone or **zoning** means an area of Wasagaming as described in Chapter Five of the Wasagaming Community Plan;

zone, cabin means "Cabin" as designated by the Wasagaming Community Plan;

zone, commercial means "Commercial - Mixed Services" and "Commercial - Bungalow Accommodations" and "Commercial - Lodge Accommodations" as designated by the Wasagaming Community Plan;

zone, cottage means "Cottage" as designated by the Wasagaming Community Plan;

zone, public parking means "public parking" as designated by the Wasagaming Community Plan;

zone, parks means "Facilities & Services", "Recreation/ Green Area", "Natural Green Area" and "Wasagaming Campground", as designated by the Wasagaming Community Plan.