

# [2017]

**R.M. of East St. Paul  
Development Plan By-law 2007-14**

An Office Consolidation of  
**The R.M. of East St. Paul  
Development Plan By-law**  
By-law No. 2007-14



## [NOTICE:]

All persons making use of this Consolidation are reminded that it has no legislative sanction; that the Amendments have been embodied only for the convenience of reference; and that the original By-law and Amendments should be consulted for all purposes of interpreting and applying the law.



**RURAL MUNICIPALITY  
OF EAST ST. PAUL  
DEVELOPMENT PLAN  
BY-LAW NO. 2007-14**

**PREPARED BY:**

 **Landmark**  
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**PREPARED FOR:**

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East St. Paul, Manitoba  
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**RURAL MUNICIPALITY OF EAST ST. PAUL  
DEVELOPMENT PLAN BY-LAW NO. 2007-14**

BEING a By-law of the Rural Municipality of East St. Paul,  
in the Province of Manitoba, to adopt a Development Plan.

**WHEREAS** Section 40 of The Planning Act provides authority for the preparation of a  
development plan;

**AND WHEREAS** Section 45 of The Planning Act provides authority for the adoption of a  
development plan by By-law;

**AND WHEREAS** pursuant to the provisions of The Planning Act, the Minister of  
Intergovernmental Affairs approved the Rural Municipality of East St. Paul Development Plan on  
the \_\_\_\_ day of \_\_\_\_\_, A.D. 200\_\_;

**NOW THEREFORE** the Rural Municipality of East St. Paul, in meeting duly assembled, enacts as  
follows:

1. The Rural Municipality of East St. Paul Development Plan By-law No. 93-7, and all  
amendments thereto is hereby rescinded.
2. The Rural Municipality of East St. Paul Development Plan, attached hereto and marked as  
“Schedule A” is hereby adopted.
3. The Rural Municipality of East St. Paul Development Plan shall take force and effect on the  
date of Third Reading of this By-law.

**DONE AND PASSED** 4th day of June A.D. 2008.

Lawrence Morris

Mayor

Jerome Mauws

Chief Administrative Officer

Read a First Time this 17th day of October A.D. 2007.  
Read a Second Time this 19th day of December A.D. 2007.  
Read a Third Time this 4th day of June, A.D. 2008.

Certified a true copy of By-law No. 2007-14 of the Rural Municipality of East St. Paul.



**RURAL MUNICIPALITY OF EAST ST. PAUL**

**DEVELOPMENT PLAN**

**BEING SCHEDULE "A"**

**ATTACHED TO BY-LAW NO. 2007-14**

**OF**

**THE RURAL MUNICIPALITY OF EAST ST. PAUL**

**NOTICE OF AMENDMENTS TO BYLAW- 2007-14**

<b>BYLAW NUMBER</b>	<b>AMENDMENT</b>	<b>DATE OF THIRD READING</b>
209-13	Replaces Part 13 – Rural Limited Land Use Designation, Policy 13.3.8 (f)	January 22, 2014
210-13	Amends section 5.1 to remove text related to lot size.	January 22, 2014
213-13	Map amendment from R1 to COM (Tax Roll #22455)	January 22, 2014
238-15	Map amendment from Commercial to Mixed Use Business / Limited Residential (Tax Roll # 92850)	June 15, 2016





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## **1.0 INTRODUCTION**

As part of *The Planning Act* requirements, the Rural Municipality (RM) of East St. Paul has prepared a new Development Plan document in order to provide the public with a set of fundamental planning policies that will apply to the current and future development of lands in the community. The objectives in the Development Plan seek to preserve and develop what is desirable in the RM of East St. Paul. The policies are courses of action to be followed by the RM Council to attain the objectives.

The RM of East St. Paul is committed to:

- Continuing to enhance the social and physical character of the community by providing a wide range of opportunities for housing, employment, commerce, recreation, transportation and education;
- Actively seeking and encouraging new development in the community that is consistent with the principles of sustainable development;
- Maintaining the health of existing neighbourhoods and businesses; and
- Creating a positive environment that promotes the orderly growth and diversification of employment opportunities in the commercial, business, recreational and institutional sectors.

This Development Plan represents an integral component in this process. With the preparation of an updated Development Plan, the RM of East St. Paul wishes to put in place the proper regulations and policies to coordinate the various elements that impact upon the community's physical, social and economic growth. As such, the overall goal of this Development Plan is to build on local strengths and opportunities while ensuring that land uses do not conflict with each other.

### **1.1 Format of the Development Plan**

This development plan is divided into five general sections. The first part deals with the plan mandate and the current planning context in East St. Paul. Part two presents the basis for the plan and presents a summary of factors that have been examined in developing this plan. Following this, part three outlines the overall community goals, policies and land use plan. Part four deals with specific planning components such as residential, commercial and industrial land uses. The final section of the plan, part five provides information on implementation and administration of the development plan.

### **1.2 Mandate**

*The Planning Act* establishes the mandate for communities in Manitoba to prepare a development plan. The purposes of a development plan are:

- to serve as a framework to guide development policies and decisions.
- to identify growth factors.
- to review issues and opportunities.
- to provide a growth scenario dealing with social, environmental and economical matters.
- to establish an implementation strategy.
- to coordinate growth on a regional basis.

### **1.3 Scope of the Plan**

This Development Plan affects all land within the boundaries of the R.M. of East St. Paul, which are illustrated in Figure 1. The objectives, policies and schedules cover a 25 year planning period until 2032. The plan should be monitored on an on-going basis and amended as required. The East St. Paul Development plan will be formally reviewed on a 5 year basis.

The Development Plan deals with both public and private sector issues. Any public works undertaken within the municipality and all municipal by-laws should conform to this plan. In regards to private sector actions, this plan serves to provide general directions and policies for the maintenance, development and redevelopment of land. This plan shall be adhered to by the private sector.

### **1.4 Planning Studies**

Since its implementation in December 1994, the previous RM of East St. Paul Development Plan By-law No. 93-7 had been monitored on an on-going basis by the RM of East St. Paul Council in consultation with Landmark Planning & Design Inc. and the residents of the community. During its most recent review that was initiated in 2004, updated background data on various socio-economic, land use and development characteristics and trends in the community was collected and analyzed.

In addition, in 2004 and 2005, staff from Landmark Planning & Design Inc. and the RM of East St. Paul facilitated a number of meetings with the East St. Paul Planning Advisory Committee (PAC), the members of which represent a cross-section of community stakeholders. The purpose of the PAC meetings was to review development-related issues, statistics as well as land use policy challenges and opportunities.

### **1.5 Community Strengths and Opportunities**

The RM of East St. Paul has a number of strengths and opportunities to build upon. These include the following:

- A strong growth rate that has seen the RM of East St. Paul increase in population from 5,810 people in 1991 to 8,733 people in 2006. This represents a positive growth rate of 35 percent over this ten-year period.
- Its proximity to the City of Winnipeg and easy access to the resort communities of Lake Winnipeg.
- A sound Municipal financial base to meet future growth requirements.
- The local residents take pride in their community.
- The picturesque Red River bounds the RM of East St. Paul to the west.
- The RM of East St. Paul has larger semi-urban and rural residential lots that provide greater separation space between residents and creates a semi-rural living environment.
- The RM contains a full range of top quality public services including schools, police and fire protection as well as public open space areas and community recreation facilities.
- East St. Paul has the lowest combination of property taxes and utility charges in the Manitoba Capital Region.
- The RM of East St. Paul has a sound transportation system.

- A progressive and effective Municipal Council and Administration, which reviews proposed developments in light of: Development Plan and Zoning By-law regulations; Council policy; compatibility with surrounding development in terms of land use function and scale of development; and the relationship to, and impacts on, Municipal infrastructure and community services.
- The RM of East St. Paul employs a *user-pay* approach to development through the use of capital levies and various development charges, thereby ensuring that development-related costs are borne by the developer and not the Municipality.

### 1.6 Community Issues

While the RM of East St. Paul is fortunate to have a number of strengths to build upon, there are community issues that must also be addressed. These include the following:

- A heavy reliance on residential taxes to support Municipal expenditures.
- Limited local employment opportunities due to a lack of commercial and industrial business growth.
- The need to balance growth within a sustainable framework.
- Municipal water supply and land drainage concerns.
- The on-going need to strengthen the Bird's Hill Townsite as a community commercial area to ensure its long-term viability.

### 1.7 Planning Context

As stated earlier, the existing RM of East St. Paul Development Plan has been in effect since December 1994. Following the approval of the RM of East St. Paul Development Plan, the RM of East St. Paul Zoning By-law was prepared and passed by Council under By-law No. 96-22. It has been in effect since December 1996. On-going planning and development matters are dealt with by the RM of East St. Paul's Development Officer.

### 1.8 Provincial Land Use Policies

Of equal importance to the land use provisions in *The Planning Act* are the role of *Provincial Land Use Policies*, which are utilized when undertaking amendments or statutory reviews of Development Plans. *Provincial Land Use Policies* serve to protect Provincial interests in the areas of community planning, agriculture, renewable resources, natural and heritage resources and transportation networks. Important principles and guidelines of the *Provincial Land Use Policies* include the following:

- The integration of economic, environmental, social, cultural and human health factors into the planning process.
- The efficient use of renewable, natural and heritage resources.
- Encouraging public participation and community consensus building, understanding and respect into the planning process.
- Recognizing that Development Plans represent a partnership agreement between a Planning District or Municipal Council and the Provincial government.

- Integrating the components of sustainable development into the planning process in order to ensure that economic decisions properly address environmental impacts and that environmental measures consider economic consequences.

### 1.9 Geo-political Context

Figure 2 provides a regional location context for the RM of East St. Paul. As Figure 2 highlights, the RM of East St. Paul is bordered by the RM of St. Clements to the north, the City of Winnipeg to the south, the RM of Springfield to the east and the RM of West St. Paul to the west.

### 1.10 Capital Region Strategy

In 1989, the Provincial government, through the Manitoba Round Table on Environment and Economy, identified Manitoba's Capital Region as one of the components of Manitoba's overall sustainable development strategy. Manitoba's Capital Region currently includes the municipalities of East St. Paul, Macdonald, Rosser, Tache, Cartier, St. Francois Xavier, Headingley, St. Clements, Springfield, Winnipeg, Selkirk, St. Andrews, Rockwood, Stonewall, West St. Paul and Ritchot.

Throughout the 1990's, the Provincial government undertook numerous regional studies and established various inter-municipal committees and review panels in order to determine the means through which these communities could best work together to resolve issues of common interest, including:

- the protection of natural resources and the environment
- the use and development of land
- the planning and development of the transportation network
- the delivery of Municipal services
- sustained economic growth
- human development

More recently, the Provincial government appointed a Regional Planning Advisory Committee (RPAC) to undertake public consultation and provide advice to the Minister of Intergovernmental Affairs on regional planning policies for Manitoba's Capital Region. In October 2003, the RPAC released its final report entitled, *A Partnership for the Future: Putting the Pieces Together in the Manitoba Capital Region*. The report includes numerous recommendations dealing with strengthening regional ties and cooperation and establishing comprehensive planning and land use policy for the region. As such, it has generated considerable debate among various stakeholders in Manitoba's Capital Region. The RM of East St. Paul Council supports the concept of Municipalities working together and is willing to work towards creating a strong and vibrant Manitoba Capital Region.

The RM of East St. Paul recognizes the importance of having a strong and vibrant City of Winnipeg in Manitoba's Capital Region. East St. Paul is very pleased that the City of Winnipeg has recently offered to share services with communities such as ours. By working cooperatively and utilizing services in an efficient manner, we can expand our tax bases while limiting costs to local ratepayers.

### 1.11 Existing Land Uses

The existing primary residential development nodes in the RM of East St. Paul are generally south of Hoddinott Road and west of Lagimodiere Boulevard and are mainly characterized by Pritchard Farm Properties (South and North), Whidbey Harbour, Glen Garry West, Midford Drive and Country Villas. In addition, interspersed throughout the Municipality are local and highway commercial nodes, most notably in the Bird's Hill Townsite area, industrial lands typified by the ESSO refinery lands along Henderson Highway, institutional and government buildings, as well as recreation facilities, including the Recreation Complex along Hoddinott Road, the Soccer Complex along Raleigh Street and various neighbourhood parks, playgrounds and walking trails.

### 1.12 Interpretation of Requirements

#### 1.12.1

The general land use designations indicated on the land use plan illustrate the long-term land use and development strategy for the RM of East St. Paul. The achievement of the land use objectives and policies will take place over a period of years. The RM of East St. Paul Zoning By-law will provide one of the principal means to effect the transition.

#### 1.12.2

The boundaries for the various land designations shown on the land use plan and any lot size, distance and area requirements mentioned throughout this Development Plan are meant to serve as guidelines only. Situations may arise that will necessitate a degree of flexibility in the application of these standards, provided the intent of the Development Plan is not compromised. These standards will provide general guidelines for the preparation of the more specific performance standards and requirements of the RM of East St. Paul Zoning By-law.

#### 1.12.3

Individual policies of the Development Plan should be interpreted within the overall spirit and intent of all other objectives and policies of the Development Plan.

#### 1.12.4

Examples of general land use classifications in the land use policy areas of the Development Plan are used for explanatory purposes only. Specific Permitted and Conditional Use regulations shall be established in the RM of East St. Paul Zoning By-law.

#### 1.12.5

Unless the context clearly indicates the contrary, where a policy in the Development Plan involves two or more items, conditions, provisions or events connected by the conjunctions *and*, *or*, or *either-or*, the conjunctions shall be interpreted as follows:

- (a) *and* indicates that all the connected items, conditions, provisions or events shall apply.
- (b) *or* indicates that all connected items, conditions, provisions or events may apply singly or in combination.
- (c) *either-or* indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.





## 2.0 BASIS FOR THE PLAN

### 2.1 Introduction

A number of factors have been examined which have a bearing on the type, location and rate of development. These include:

- Population Trends
- Demographic Characteristics
- Mobility Status
- Family Structure Characteristics
- Labour Force Activity and Employment
- Farmland and Cropland Area Trends
- Residential
- Economic Base
- Municipal Services
- Community Improvements
- Commercial
- Industrial
- Transportation
- Population Projections

### 2.2 Population and Demographic Characteristics

Chart 1 provides population data for the RM of East St. Paul since 1991. The RM of East St. Paul's population increased from 6,435 people in 1996 to 8,733 people in 2006. This represents a positive growth rate of 35 percent in population over this ten-year period.

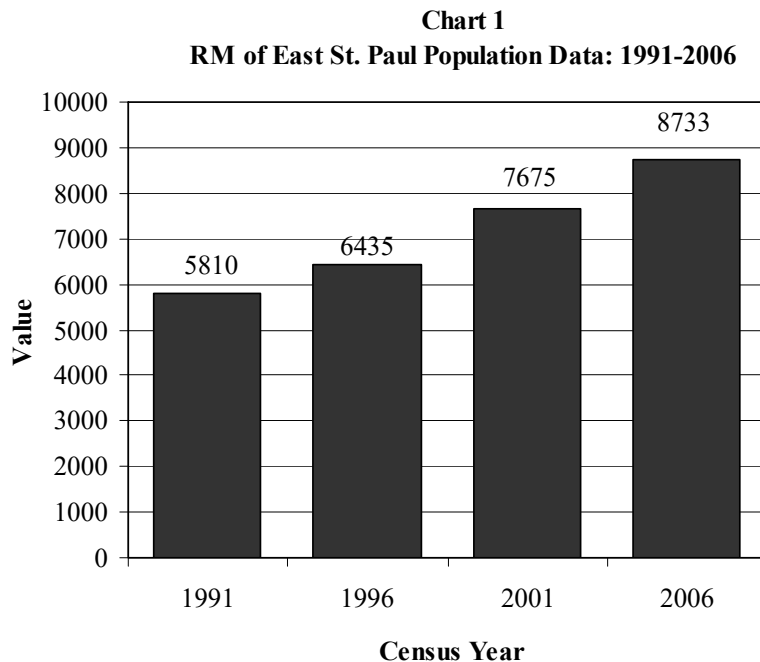
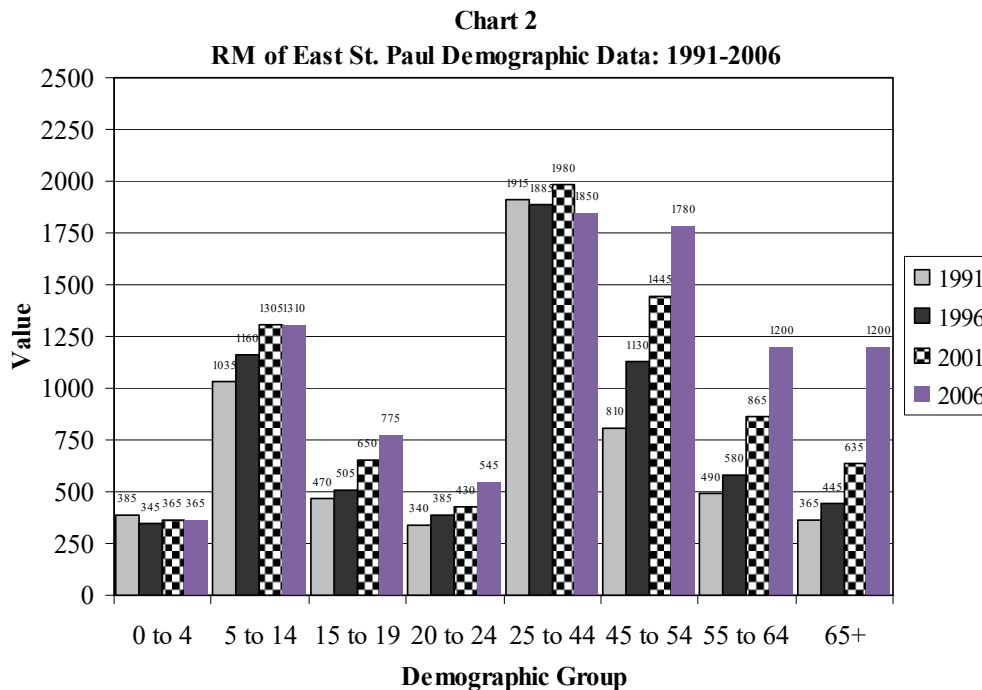


Chart 2 provides *demographic* information for the RM of East St. Paul since 1991. The positive growth rate in population has occurred across most of the age group categories. More specifically:

- The population of the *pre-school* (0 to 4) age group profile has remained relatively constant between 1991 to 2006 in the 365 range. The pre-school age group profile comprises 4 percent of the RM of East St. Paul’s total population.
- The population of the *elementary/junior high school* (5 to 14) age group profile increased from 1,035 people in 1991 to 1,310 people in 2006, constituting a 26 percent growth rate in population since 1991. The elementary/junior high school age group profile comprises 15 percent of the RM of East St. Paul’s population base.
- The population of the *secondary school* (15 to 19) age group profile increased by 64 percent since 1991 (or from 470 people in 1991 to 775 people in 2006). The secondary school age group profile represents 9 percent of the RM of East St. Paul’s total population.
- The population of the *post-secondary school* (20 to 24) age group increased by 60 percent between 1991 and 2006 (or from 340 people in 1991 to 545 people in 2006). The post-secondary school age group profile comprises 6 percent of the RM of East St. Paul’s population base.
- The population of the *early career* (25 to 44) age group profile remained relatively constant with a slight decrease in 2006. The early career age group profile constitutes 21 percent of the RM of East St. Paul’s total population.
- The population of the *mid-career* (45 to 54) age group profile increased from 810 people in 1991 to 1,780 people in 2006, constituting a significant population increase over this twenty-year period. The mid-career age group profile represents 20 percent of the RM of East St. Paul’s population base.

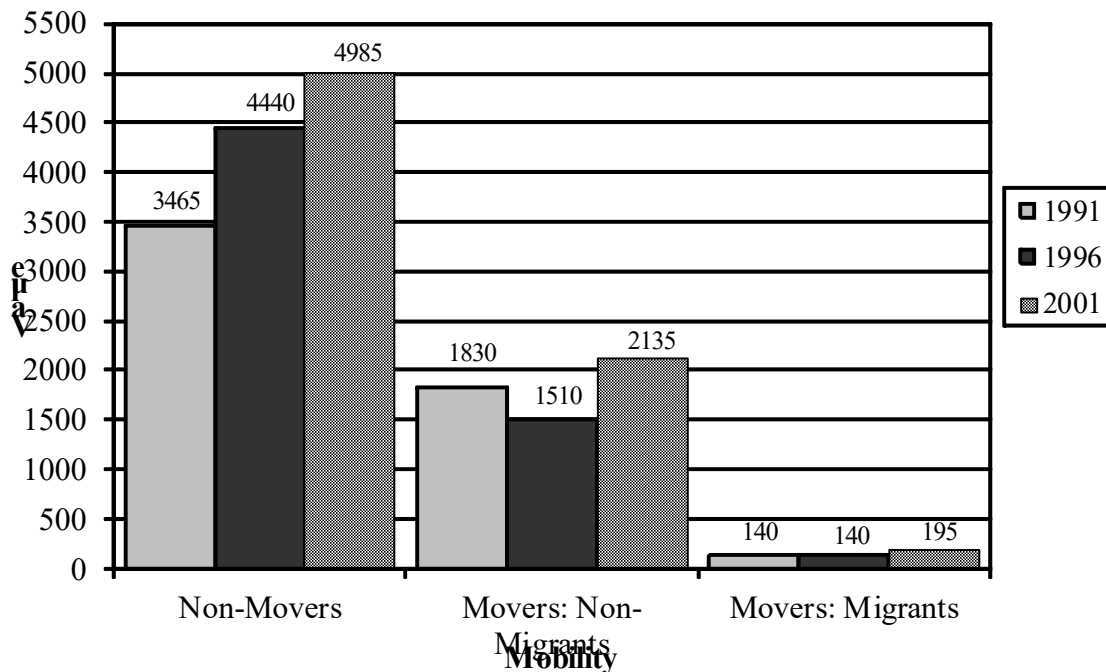


- The population in the *pre-retirement* (55 to 64) age group profile increased by 39 percent between 2001 and 2006 (or from 865 people in 2001 to 1,200 people in 2006). The pre-retirement age group profile constitutes 14 percent of the RM of East St. Paul’s total population.
- The *post-retirement* (65+) age group profile increased from 365 people in 1991 to 1,200 people in 2006. The post-retirement age group profile comprises 14 percent of the RM of East St. Paul’s population base.

**2.3 Mobility Status Characteristics**

Chart 3 provides information on mobility status characteristics for those RM of East St. Paul residents 5 years of age and older since 1991. Mobility status is a helpful tool in determining from where population growth or decline has accrued. It is categorized into three areas. Firstly, the *non-movers* category documents those who have remained in the RM of East St. Paul between census periods. Secondly, the *movers: non-migrants* category highlights those who had moved to the RM of East St. Paul from within Manitoba over the last five years. Thirdly, the *movers: migrants* category documents those RM of East St. Paul residents who had moved to the community from another Province or country between census periods.

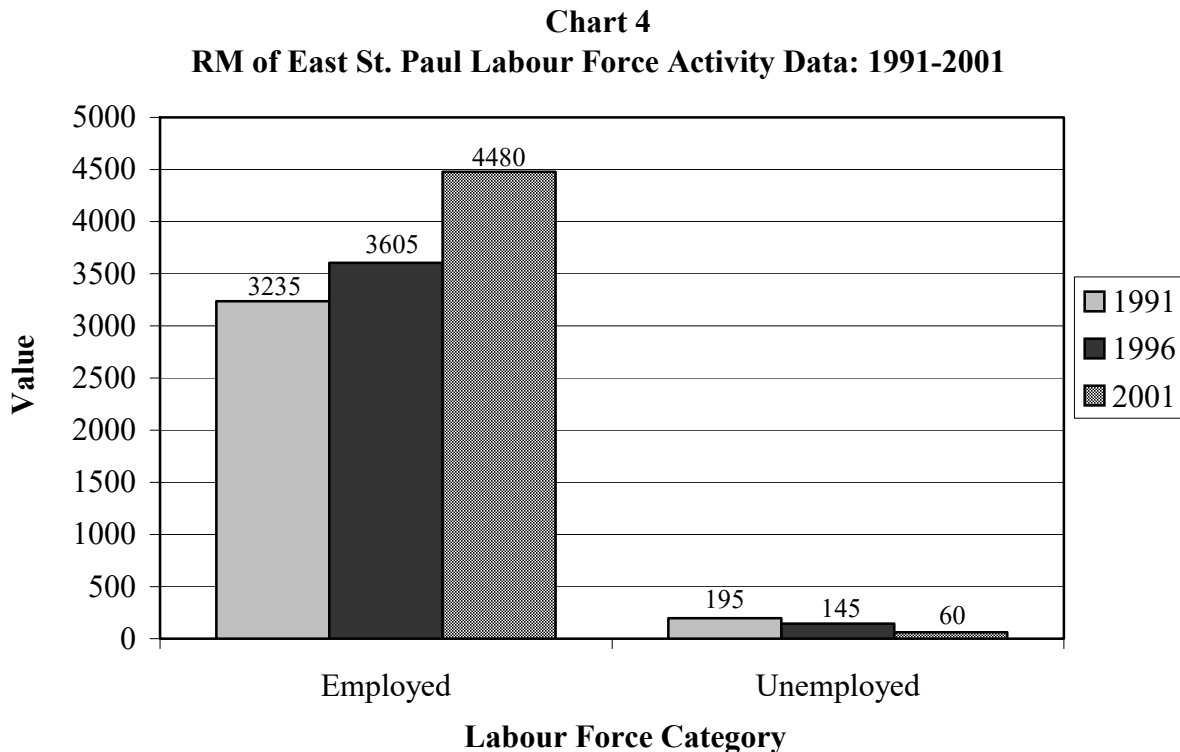
**Chart 3  
RM of East St. Paul Mobility Status Data: 1991-2001**



As Chart 3 illustrates, the *non-mover* component of the RM of East St. Paul’s population base increased by 44 percent since 1991 (or from 3,465 residents in 1991 to 4,985 residents in 2001). On the other hand, the *mover* component of the RM of East St. Paul’s population base has fluctuated since 1991, decreasing by 16 percent between 1991 and 1996 (or from 1,970 residents in 1991 to 1,650 residents in 1996), but then increasing by 41 percent since 1996 to 2,330 residents in 2001.

## 2.4 Labour Force Activity Characteristics

Chart 4 provides information on labour force activity characteristics for the RM of East St. Paul since 1991. The number of *employed* persons 15 years of age and over increased from 3,235 people to 4,480 people between 1991 and 2001, which represents a positive 28 percent growth rate over this ten-year period. On the other hand, the number of *unemployed* persons 15 years of age and over in the RM of East St. Paul decreased by 69 percent since 1991 (or from 195 people in 1991 to 60 people in 2001). In conjunction with this decrease, the unemployment rate in the RM of East St. Paul also decreased since 1991, from 5.7 percent in 1991, to 3.9 percent in 1996, to just 1.3 percent in 2001.

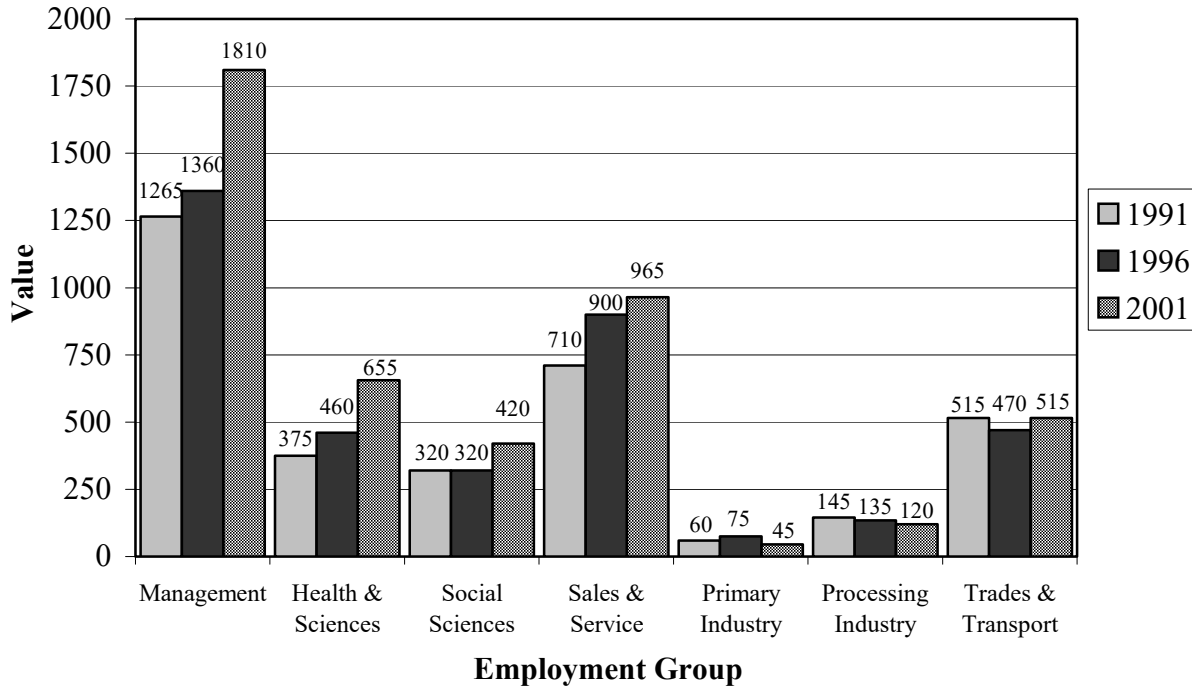


## 2.5 Employment By Occupation Characteristics

Chart 5 highlights employment by occupation statistics for the RM of East St. Paul since 1991. In a similar vein to the growth in population and employment that has occurred in the RM of East St. Paul, the number of total occupations of residents in the RM of East St. Paul has also increased, from 3,390 occupations in 1991, to 3,720 occupations in 1996, to 4,530 occupations in 2001. This constitutes a 34 percent increase in total occupations over this ten-year period. More particular highlights are as follows:

- The number of those employed in *Management* occupations (e.g. business, finance, administration) in the RM of East St. Paul increased by 43 percent between 1991 and 2001 (or from 1,265 to 1,810 employees). *Management* occupations comprise 40 percent of all occupations of RM of East St. Paul residents.

**Chart 5**  
**RM of East St. Paul Employment By Occupation Data: 1991-2001**



- The number of those employed in *Health & Sciences* occupations (e.g. nurses, doctors) in the RM of East St. Paul increased by 75 percent since 1991 (or from 375 to 655 employees). *Health & Sciences* occupations represent 14 percent of all occupations of RM of East St. Paul residents.
- The number of those employed in *Social Sciences* occupations (e.g. education, government, religion) in the RM of East St. Paul increased by 31 percent between 1991 and 2001 (or from 320 to 420 employees). *Social Sciences* occupations comprise 9 percent of all occupations of RM of East St. Paul residents.
- The number of those employed in *Sales & Service* occupations (e.g. retail, restaurants) in the RM of East St. Paul increased by 36 percent since 1991 (or from 710 to 965 employees). *Sales & Service* occupations represent 21 percent of all occupations of RM of East St. Paul residents.
- The number of those employed in *Primary Industry* occupations (e.g. agriculture, natural resources) in the RM of East St. Paul fluctuated somewhat since 1991, increasing from 60 employees to 75 employees between 1991 and 1996, but then decreasing to 45 employees in 2001. *Primary Industry* occupations constitute 1 percent of all occupations of RM of East St. Paul residents.
- The number of those employed in *Processing Industry* occupations (e.g. manufacturing) in the RM of East St. Paul decreased by 17 percent since 1991 (or from 145 to 120 employees). *Processing Industry* occupations comprise 3 percent of all occupations of RM of East St. Paul residents.

- The number of those employed in *Trades & Transport* occupations (e.g. construction, equipment operators) in the RM of East St. Paul remained relatively constant since 1991, decreasing from 515 employees to 470 employees between 1991 and 1996, and then increasing back to 515 employees in 2001. *Trades & Transport* occupations represent 11 percent of all occupations of RM of East St. Paul residents.

## 2.6 Farming Area

In terms of agricultural development characteristics, Table 1 below provides statistics on farming area for operations in the RM of East St. Paul since 1991. The total number of reported farms in the RM of East St. Paul has decreased from 49 in 1991 to 19 in 2001. This represents a decrease of 30 farms, or an average decrease per year of just over 6 percent over this ten-year period. The total area of reported farming operations in the RM of East St. Paul also declined since 1991, from 6,169 hectares (15,243 acres) to 684 hectares (1,691 acres) in 2001. This constitutes an average decrease per year of almost 9 percent since 1991. Similarly, the average area of farming operations decreased in size by 71 percent since 1991 [or from 126 hectares (311 acres) in 1991 to 36 hectares (89 acres) in 2001].

**Table 1**  
**RM of East St. Paul Farming Area Data: 1991-2001**

Census Year	Number of Farms Reporting	Total Area of Farming Operations		Average Area of Farming Operations	
		Hectares (Acres)	Percent Change	Hectares (Acres)	Percent Change
1991	49	6,169 (15,243)	N/A	126 (311)	N/A
1996	30	2,359 (5,829)	(62)	78 (193)	(38)
2001	19	684 (1,691)	(71)	36 (89)	(54)

## 2.7 Cropland Area

Table 2 below highlights cropland data in the RM of East St. Paul since 1991. Generally, the decline in farming area for operations in the RM of East St. Paul, as highlighted above, is reinforced by the decrease in both the number of farmers growing crops and the total area dedicated to crop production. Those farmers involved in wheat production typify this trend. The number of farmers growing wheat decreased from 22 farmers in 1991 to 4 farmers in 2001, representing an 82 percent decrease over this ten-year period. Moreover, the cropland area for wheat declined by 89 percent since 1991 [or from 2,613 hectares (6,458 acres) in 1991 to 275 hectares (680 acres) in 2001]. The only crop to increase in either the number of farmers growing it or in dedicated cropland area over the three census periods since 1991 was potatoes, which grew marginally between 1991 and 1996. Unfortunately, data for the 2001 census year for potatoes is unavailable.

**Table 2**  
**RM of East St. Paul Major Crop Data: 1991-2001**

Major Crop	Number of Farms			Total Cropland Area		
	1991	1996	2001	1991	1996	2001
Wheat	22	5	4	2,613 ha. (6,458 ac.)	624 ha. (1,542 ac.)	275 ha. (680 ac.)
Oats	3	1	2	100 ha. (247 ac.)	N/A	N/A
Barley	7	6	1	474 ha. (1,171 ac.)	252 ha. (623 ac.)	N/A
Alfalfa	10	5	1	359 ha. (887 ac.)	176 ha. (435 ac.)	N/A
Canola	4	1	2	514 ha. (1,270 ac.)	N/A	N/A
Flaxseed	7	1	NIL	645 ha. (1,593 ac.)	N/A	NIL
Potatoes	4	7	1	4 ha. (11 ac.)	10 ha. (25 ac.)	N/A

## 2.8 Livestock Production Operations

As shown on Table 3, the livestock industry in the RM of East St. Paul has been quite limited since 1991. In fact, the primary types of livestock in the RM of East St. Paul over this ten-year period have been cattle/calves and horses/ponies, both of which have declined in numbers. In regards to the former, while there were 5 cattle/calve farmers in the RM of East St. Paul in 1991 producing 427 head, there no cattle/calve farmers in both 1996 and 2001.

**Table 3**  
**RM of East St. Paul Major Livestock Production Operations Data: 1991-2001**

Livestock Type	Number of Farms			Number of Livestock		
	1991	1996	2001	1991	1996	2001
Cattle/Calves	5	NIL	NIL	427	NIL	NIL
Horses/Ponies	6	1	2	159	N/A	N/A

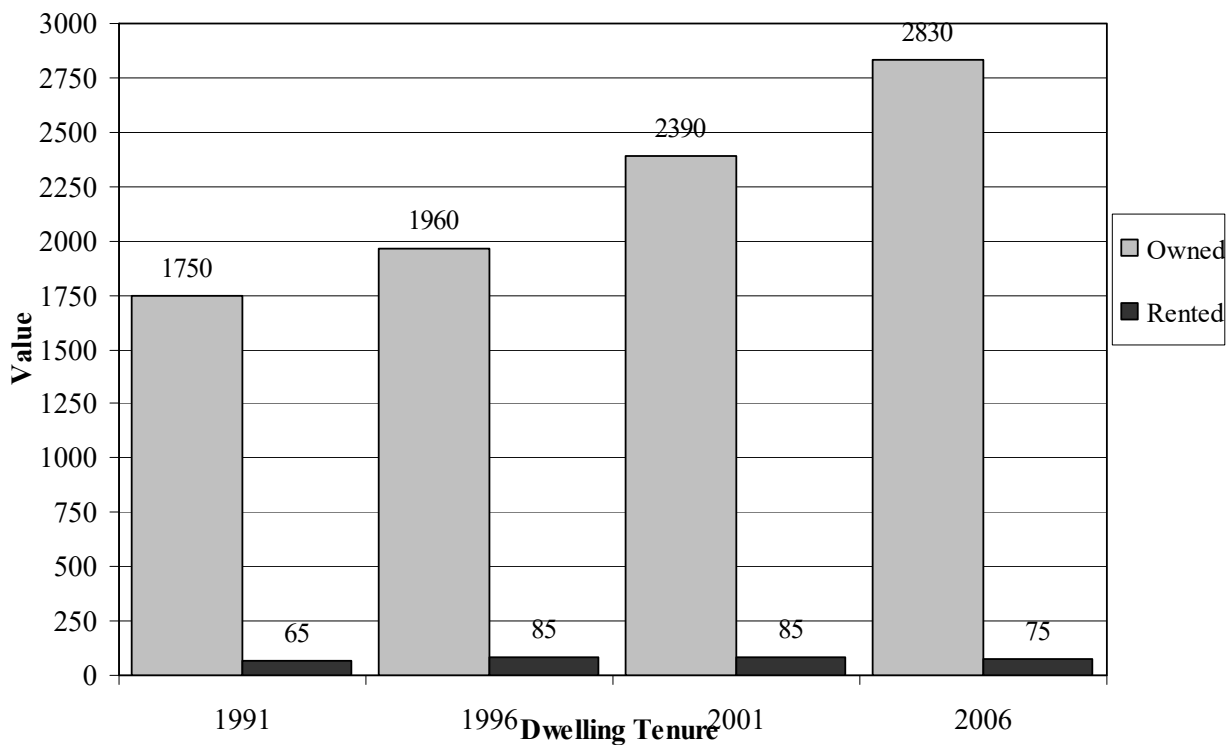
Similarly, the number of horse/pony farmers declined from 6 in 1991 (producing 159 head) to 2 farmers in 2001. Unfortunately, data for both the 1996 and 2001 census years for the number of horse/pony livestock in the RM of East St. Paul is unavailable.



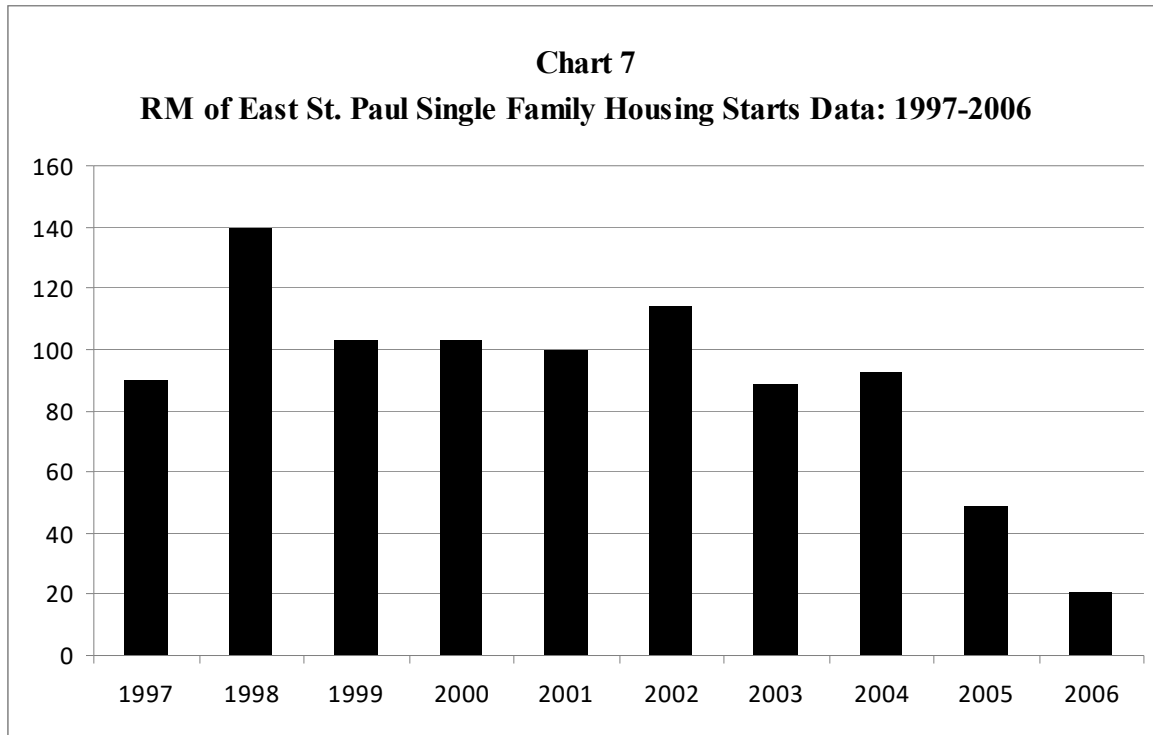
**2.9 Residential**

Chart 6 highlights dwelling tenure data for the RM of East St. Paul since 1991. The number of owned dwellings has continued to increase in the RM of East St. Paul since 1996, from 1,960 dwellings to 2,830 dwellings in 2006. This represents a 44 percent increase over this ten-year period. The number of rented dwellings has remained relatively constant between 1991 to 2006. Owned dwellings currently constitute 97 percent of the total number of dwellings in the RM of East St. Paul.

**Chart 6  
RM of East St. Paul Dwelling Tenure Data: 1991-2006**



On a related note, building permit statistics (that have been broken down in relation to the housing start data) from 1997 to the end of 2006 in the RM of East St. Paul are highlighted on Chart 7 below. The RM of East St. Paul has experienced an average of 90 housing starts per year from 1997 to the end of 2006. A significant component of the housing starts from 1997 to 2006 can be attributed to the Country Villas Plus-55 development that is located just north of the Bird’s Hill Townsite.



In addition, the information on Table 4 below outlines in which RM of East St. Paul wards the single-family housing has been built from 1997 to the end of 2006. The corresponding ward boundaries in the RM of East St. Paul are highlighted on Figure 3.

**Table 4  
Location of Single-Family Housing Starts in the RM of East St. Paul: 1997-2006**

Ward	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Total
Ward 1	50	53	39	46	54	58	59	60	22	7	448
Ward 2	9	5	10	13	14	10	5	12	12	8	98
Ward 3	5	55	38	27	27	34	17	11	7	4	225
Ward 4	26	27	16	17	5	12	8	10	8	2	131
<b>Total:</b>	<b>90</b>	<b>140</b>	<b>103</b>	<b>103</b>	<b>100</b>	<b>114</b>	<b>89</b>	<b>93</b>	<b>49</b>	<b>21</b>	<b>902</b>

Again, the existing primary residential development nodes in the RM of East St. Paul are found generally south of Hoddinott Road and west of Lagimodiere Boulevard in Pritchard Farm Properties, Whidbey Harbour, Glen Garry West, Midford Drive and Country Villas. Except for the seniors' housing in Country Villas, the single family residences in the areas noted above have been developed on lots in the range of 15,000 square feet (sq. ft.) to 17,000 sq. ft., or roughly two lots per acre. The Country Villas development has a density of approximately six residential units per acre.

As seen on Figure 4, the RM of East St. Paul currently has roughly 800 acres of vacant land reserved for future residential development. This translates into an 18 year supply of land for future

residential development, based on the average of roughly 90 to 100 housing starts per year since 1997 at a density of two lots per acre. In order to have a 25 year supply of vacant residential land, an additional 7 year supply should be provided, which translates into an additional 350 acres. However in response to changing residential market forces, servicing costs escalations, and rising municipal infrastructure demands, the RM of East St. Paul wants to encourage slightly higher residential densities. With a higher density threshold, less land is required to accommodate future growth. As such, the current inventory of vacant land should accommodate most of the growth in the community over the next 25 years. Approximately 200 acres of land has been added north of Hoddinott Road between Mowat Road and Raleigh Street. Based on land use compatibility, Municipal service provisions, land ownership characteristics and proximity to the Bird's Hill Townsite, these lands are a logical extension for semi-urban type development.

In addition to future residential land requirements, the need to accommodate business (i.e. commercial and industrial) expansion over the next 25 year planning horizon was also reviewed. Typically, based on market and development factors, it is assumed that future land requirements for business developments are 25 percent to 30 percent of a community's future residential land requirements. As seen above, the RM of East St. Paul requires roughly 900 acres of land for future residential growth. 25 to 30 percent of this land requirement translates into between 225 and 300 acres of land for future business growth. Currently, there are roughly 330 acres of vacant land in the RM of East St. Paul already designated for future business growth in the following areas:

- 75 acres of industrial land at the ESSO refinery.
- 100 acres of industrial land south of PTH No. 59 between Wenzel Street and Bricker Avenue.
- 100 acres of commercial land along PTH No. 101 to the north.
- 30 acres of commercial land along PTH No. 101 to the south.
- 25 acres of commercial infill areas.

In light of this vacant land inventory, the RM of East St. Paul has a sufficient supply of land to accommodate future business growth requirements to the year 2032.

## 2.10 Economic Base

Table 5 outlines 2006 taxation sources for the community.

**Table 5**  
**RM of East St. Paul Taxation Data: 2006**

Land Use	Property Class	Assessment (\$)	% Subject to Tax	Assessment - Portioned (\$)	Mill Rate (exc. Schools)	Revenue (\$)	Percent of Revenue (%)
Residential (Less than 5 dwelling Units)	10	671,957,689	45	302,380,960	9.205	2,783,416.74	36.4
Residential (More than 5 dwelling Units)	20	190,111	45	85,550	9.205	787.49	0.0
Farm (Market Value)	30	9,913,692	26	2,577,560	9.205	23,726.44	0.3
Farm (Farm Use)	31	-	26		9.205	-	0.0
Institutional	40	749,523	65	487,190	9.205	4,484.58	0.1
Pipeline	51	214,900	50	107,450	9.205	989.08	0.0
Railway	52	1,164,920	25	291,230	9.205	2,680.77	0.0
Commercial/Industrial	60	24,363,677	65	15,836,390	9.205	145,773.97	1.9
Designated Recreational	70	1,039,600	10	103,960	9.205	956.95	0.0
Residential 3 (Condo)	80	31,840,667	45	14,328,300	9.205	131,892.00	1.7
Business Tax		2,356,900	100		2.50	58,922.50	0.8
Business Tax		1,310,300	100		0.50	6,551.50	0.1
Business Fees					N/A	10,950.00	0.1
Utility Debentures					N/A	364,544.00	4.8
Deferred Surplus Utility					N/A	51,479.00	0.7
Grants-In-Lieu	All Classes	7,490,576		4,209,140	9.205	38,745.13	0.5
Other Revenue					N/A	2,569,300.00	33.6
TSF From Reserves					N/A	1,444,257.00	18.9
<b>Total</b>		<b>752,592,555</b>		<b>340,407,730</b>		<b>7,639,457.15</b>	<b>100.000</b>

As Table 5 indicates, the RM of East St. Paul's relies fairly heavily on its residential property tax base. It is Council's desire to lessen the tax burden on residential properties by encouraging more commercial and industrial businesses in appropriate areas of the community.

## **2.11 Municipal Services**

Figures 5 and 6 show areas within the RM of East St. Paul where Municipal wastewater and water services are provided, respectively. Currently, 2,216 homes are connected to the Municipal sewer system with the remaining areas of the community being serviced with private septic fields or holding tanks. In terms of water services, only 618 homes are connected to the water system. The remaining areas of the community are served by private wells.

## **2.12 Community Improvements**

The RM of East St. Paul is able to offer a wide range of public services and community programs normally found in much larger urban centres. The RM of East St. Paul is one of the few Rural Municipalities in Manitoba to have its own police department and is recognized as having one of the best-trained and equipped volunteer fire departments in the Province. There are also various public-related facilities including two elementary schools (i.e. Bird's Hill Elementary School, Dr. F.W.L. Hamilton School), one junior high school (i.e. Robert Andrews Junior High School), various churches and Municipal facilities.

In addition, there is a wide range of sporting and recreational facilities in the RM of East St. Paul, including:

- The Recreation Complex on Hoddinott Road that contains an arena, curling club, community centre, seniors' centre, two outdoor skating rinks, two soccer pitches, three baseball diamonds, skateboard ramps and pipes, an outdoor basketball court and playground.
- The Soccer Complex on Raleigh Street that contains eight soccer pitches, five baseball diamonds and a playground.

Various neighbourhood parks, playgrounds and walking trails including Sperring Gardens Park, Memorial Park, JK Park, Hugh McDonald Park, Glengarry Park, Silver Springs Park and Pritchard Farm Properties

## **2.13 Commercial**

Commercial establishments are located along Birds Hill Road in the Bird's Hill Townsite area and along Henderson Highway. The Bird's Hill Townsite can be considered as a "Main Street" commercial development node. Various local commercial enterprises prevail (e.g. grocery store, restaurants). The commercial uses along Henderson Highway are either in the forms of highway commercial establishments or market garden/greenhouse operations. These latter establishments are the remnants of a once thriving market gardening industry in the area.

The RM of East St. Paul wants to encourage the development of high quality commercial enterprises in the community, most notably in the Bird's Hill Townsite and highway commercial areas. Such commercial uses will provide additional services to the local residents and business taxes to the RM of East St. Paul in order to support and diversify its economic base. To ensure compact and planned commercial areas, commercial uses will not be dispersed throughout the RM of East St. Paul but will be concentrated in various nodes

## **2.14 Industrial**

The only major industrial activity in East St. Paul is the Esso storage facility. This site was previously used as a refinery, but this activity was discontinued in the 1970's. Other industrial activities are small in scale and deal mainly with industrial related businesses such as welding shops and trucking establishments.

The municipality has established a long term goal of attracting light/business industrial development. Through this Development Plan this will be formalized and industrial areas designated. Council will actively promote industrial development activity which is compatible with the communities long term development objectives. This industrial development, similar to the commercial uses, will help to diversify the local economy and provide employment opportunities for East St. Paul residents.

## **2.15 Transportation**

An assessment has been undertaken of the existing transportation system in East St. Paul. To efficiently and adequately accommodate future growth, long term transportation planning is required. This will need to be done in cooperation with Manitoba Infrastructure and Transportation. This plan provides measures to deal with current problems and provides a plan to meet anticipated needs.

## **2.16 Population Projections**

Population projections are critical to any planning exercise as they provide a useful basis for understanding future demands for land and public services. In the context of this type of analysis, it is not important to project precisely accurate figures but rather to understand the implications of probable trends given the specific conditions affecting population growth.

Three general population growth scenarios have been formulated below for the RM of East St. Paul, namely, *Historic (Low)*, *Realistic (Medium)* and *Optimistic (High)*, based on population data as well as local development conditions:

- **Historic (Low) Growth Scenario:** This scenario is based on an extrapolation of population trends in the RM of East St. Paul. This trend assumes continuity between past and future growth patterns. The RM of East St. Paul's population increased from 6,435 people in 1996 to 8,733 people in 2006. This represents a positive growth rate of 36 percent over this ten-year period, or an average increase of roughly 3.6 percent per annum. Based on this historic trend, the RM of East St. Paul's population is projected to increase from 8,733 residents in 2006 to approximately 16,050 residents by the end of 2030 using the low growth scenario. This comprises a 3.5 percent growth rate (or an increase of roughly 305 people) per annum.

- **Realistic (Medium) Growth Scenario:** This scenario uses the low growth scenario as a base, but assumes increased economic growth, other than what the RM of East St. Paul has historically seen, as well as greater pull forces, such as the community's proximity to the City of Winnipeg, semi-urban living environment and appeal to young families. Based on these factors, the RM of East St. Paul's population could grow to approximately 17,100 residents by the end of 2030 using the medium growth scenario. This constitutes a 4 percent growth rate (or an increase of roughly 350 people) per annum.
- **Optimistic (High) Growth Scenario:** This scenario also uses historic trends in the RM of East St. Paul as a base, but assumes that the community will have experienced more rapid economic expansion. This in turn will have created an increased demand for residential, commercial, industrial, institutional and recreational development activities. Based on these factors, the RM of East St. Paul's population could grow to approximately 19,200 residents by the end of 2030 using the high growth scenario. This represents a 5 percent growth rate (or an increase of roughly 435 people) per annum.

### **3.0 OVERALL GOALS, POLICIES AND LAND USE PLAN**

This part of the report presents overall Goals, Policies and a Land Use Plan for the community. It presents the overall basis for the more detailed components of the plan that follow.

#### **3.1 Overall Goals**

- 3.1.1 To protect and improve the economic well being of the community by encouraging and/or participating in programs that will promote new jobs, new capital investment, and increases in the economic base and municipal tax base.
- 3.1.2 To ensure the orderly growth of the community in a manner beneficial to the people living in the municipality.
- 3.1.3 To provide for a pleasant and healthy residential environment.
- 3.1.4 To ensure adequate recreational opportunities for the health and enjoyment of residents.
- 3.1.5 To develop a level of municipal services which are consistent with the safety and well being of the public.
- 3.1.6 To protect and improve the quality of the physical environment of the community.
- 3.1.7 To maintain and strengthen commercial development activities in order to encourage viable and enjoyable shopping areas.
- 3.1.8 To develop efficient, attractive and well-planned industrial areas serving the interests of industry, the municipality and its residents.
- 3.1.9 To ensure the availability of an adequate supply of land to meet present and future land use requirements.
- 3.1.10 To ensure development occurs in a manner that is harmonious with surrounding land uses.
- 3.1.11 To encourage and promote the use and development of land in a manner that is consistent with the principles and guidelines of sustainable development.
- 3.1.12 To provide a measure of protection for investments in public and private infrastructure, including utilities and transportation networks in order to maintain cost-effective operations of new, upgraded or extended infrastructure services.
- 3.1.13 To encourage that the development review process includes careful consideration of the short and long-term costs and benefits that may result from proposed developments.



### **3.2 Overall Policies**

- 3.2.1 Provide municipal piped sanitary sewer and piped water from a remote source to all serviced residential, commercial and industrial areas within the "Urban Centre Area" as shown in Figure 7.
- 3.2.2 Pave all municipal roads in the serviced residential, commercial and industrial areas.
- 3.2.3 Where feasible, provide curbs, gutters and land drainage sewers on all roads within the serviced residential, commercial and industrial areas.
- 3.2.4 Provide street lighting on all roads.
- 3.2.5 Provide sidewalks where required in all commercial, residential, industrial and institutional areas.
- 3.2.6 Council shall endeavour to increase the ratio between industrial/commercial assessment and residential assessment.
- 3.2.7 Council, recognizes that new development or redevelopment of lands may result in increased municipal expenditures (for roads, schools, parks and similar municipal services), so it will assess the immediate and long term costs to the municipality.
- 3.2.8 Prior to development approval a development proponent may be required to provide information that is satisfactory to the RM of East St. Paul in order to establish:
  - (a) That the proposed land use(s) will be developed in such a manner that will eliminate or minimize conflicts with adjacent land uses.
  - (b) That consideration has been given to the current and projected demand for the type of development being proposed.
  - (c) That the land is physically suited for the purpose intended and in particular that the soil and drainage conditions are adequate for the proposed development.
  - (d) That appropriate arrangements have been made for the provision of water supply, sewage disposal, solid waste disposal, storm drainage, recreation facilities, schools, police and fire protection as well as any other necessary infrastructure services.
  - (e) That the land has legal access to a public road.
  - (f) That the land is not subject to an environmental hazard or that appropriate remedial measures have been or will be taken to protect public health, safety and property.
- 3.2.9 Essential activities of government and public and private utilities shall be allowed in any land use designation subject to the RM of East St. Paul Zoning By-law. Such uses shall be located and developed in a manner that minimizes any conflict with adjacent land uses.

3.2.10 The *Provincial Land Use Policies*, as set out in the regulations to *The Planning Act*, will be utilized as broad policy guidelines when undertaking amendments or statutory reviews of the Development Plan.

3.2.11 No subdivision of land shall be permitted unless it conforms to the general intent and provisions of this Development Plan and *The Planning Act*

### **3.3 Overall Land Use Plan**

Figure 8 provides a land use plan for East St. Paul. This land use plan takes into consideration the present location of land uses, ease of servicing future areas, market trends, preferences of Council and the public, recognized planning principles, development constraints and opportunities, the regional planning context, and Provincial Land Use Policies.

Seven general land use categories have been identified, including Residential, Commercial, Industrial, Mixed Use, Rural Limited, Recreation and Open Space, and Transfer Station. Within each general category the following land use districts have been developed:

#### ***Residential:***

- Serviced Residential 1 (SR1)
- Serviced Residential 2 (SR2)
- Serviced Residential Reserve (SRR)

#### ***Commercial:***

- Commercial

#### ***Industrial:***

- Industrial

#### ***Mixed Use:***

- Mixed Use Residential/Institutional (RI)
- Mixed Use Limited Commercial/Residential (LCR)
- Mixed Use Townsite (TMU)
- Mixed Use Business/Limited Residential (BLR)

#### ***Rural Limited:***

- Rural Limited

#### ***Recreation and Open Space:***

- Recreation and Open Space (ROS)

#### ***Transfer Station:***

- Transfer Station (TS)

These various land use districts are further reviewed and discussed in the following sections of this plan. As previously outlined, the objectives/policies of this Development Plan and the boundaries of the various land use designations shown on the Land Use Plan Map are meant to serve as a guide for preparation of more precise requirements in the Zoning By-law. Individual policies of this Development Plan should not be viewed or interpreted in isolation but should only be interpreted within the overall spirit and intent of all other objectives and policies of this Development Plan.

While the plan has identified a significant amount of vacant, undeveloped land for future more intensive development, it will take many years for the land to be developed. However as a development plan is a long range planning document future uses should be identified to avoid land use conflicts.

Even though the land use plan designates a vacant, undeveloped parcel of land for a use such as serviced residential, it does not mean that the area can be immediately developed for that use. Through the rezoning and subdivision approval processes Council, in consultation with Provincial government agencies, will consider various factors such as ease of servicing, costs to the municipality, local residents concerns, environmental implications, and supply and demand information to determine the appropriateness of the proposed development.

Figure 7 divides the municipality into urban and rural areas. It is intended that the urban area will eventually be serviced by municipal sewer and water and accommodate a variety of uses such as residential, commercial, industrial and institutional developments. The rural area will focus mainly on rural residential uses, limited farming operations and other compatible land uses.

Figure 8 also shows arrows that identify Future Expansion Areas within the municipality. It is envisioned that as land is developed within the Urban Area as shown in Figure 7, future expansion will take place in a northerly contiguous direction. Prior to these lands being developed, detailed land use studies as well as a Development Plan amendment will be required.

#### **4.0 DETAILED PLANNING COMPONENT**

This part of the plan deals with various planning components including: Residential; Commercial; Industrial; Parks, Recreation and Open Space; Transportation; Institutional; Mixed Use; Rural Land; Urban Design; Municipal Services; Cultural/Heritage Resources; Sustainable Development; and Hazard Lands.

The format for each component includes a discussion on the planning context, general objectives, specific policies, and where warranted implementation measures.

#### **5.0 SERVICED RESIDENTIAL LAND**

##### **5.1 Planning Strategy**

The primary intent of the Serviced Residential Land section is to promote, protect and enhance existing neighbourhoods through the accommodation of a mix of residential, local commercial and community service developments. In addition, a subordinate role is to accommodate limited opportunities for community commercial initiatives, subject to meeting design and development criteria, and other compatible developments. Three land use classifications have been proposed. These are: Serviced Residential 1, Serviced Residential 2 and Serviced Residential Reserve. Each of these classifications is discussed below.

**Serviced Residential 1:** A significant factor that makes the RM of East St. Paul such an attractive area to live in is that most serviced residential lots developed to date are a minimum of 15,000 sq. ft. to 17,000 sq. ft. in size. This lot size creates a semi-urban environment as it provides greater separation between residences and allows the retention of native trees or the opportunity for more tree planting/landscaping. It is the preference of Council that this living environment be promoted throughout most of the community **(BL 210-13)**.

**Serviced Residential 2:** At the same time, the RM of East St. Paul also recognizes the need to encourage alternative housing forms and densities, other than the typical 15,000 sq. ft. to 17,000 sq. ft. single family lots, as a reflection of lifestyle considerations, housing choice and market affordability by allowing higher density development in the areas identified as Serviced Residential 2. **(BL 210-13)**

Within both the Serviced Residential 1 and 2 areas seniors' housing (generally referred to as those 55 years or older) will be allowed subject to a rezoning. The seniors' housing can take the form of single family lots or attached housing through condominium ownership.

**Serviced Residential Reserve:** East St. Paul is creating a Serviced Residential Reserve category for the former Esso refinery lands located north of Pritchard Farm Road and west of Raleigh Street. To date there have been no discussions with the landowner on the possible development of these lands for residential purposes. While East St. Paul does not want to preclude these lands from being developed for residential purposes at some point, there are other lands in the community that can more readily accommodate short term growth needs. As such, these former Esso refinery lands have been designated as Serviced Residential Reserve. These lands will not be

considered for residential development by the municipality or Province until a comparable acreage of Serviced Residential lands has been subdivided. Prior to this land being developed, a Development Plan amendment will be required. The landowner or development proponent will also have to have the land rezoned and subdivided.

## **5.2 Objectives**

- 5.2.1 To ensure that development takes place in an orderly manner which utilizes effectively, the municipal infrastructure.
- 5.2.2 To continue to provide a semi-urban living environment as an alternative to the urban residential lifestyle.
- 5.2.3 To ensure that the design of new residential subdivisions does not create adverse effects for existing residential areas.
- 5.2.4 To allow for a sufficient supply of fully serviced land to accommodate future residential growth.
- 5.2.5 To accommodate the housing needs of seniors in the community.
- 5.2.6 To protect and enhance existing neighbourhoods through the accommodation of residential, local commercial and community service developments.
- 5.2.7 To ensure land uses are compatible with adjacent areas and reflect the demographic and market profile of the community.
- 5.2.8 To ensure attractive, affordable and compatible housing choices are available to meet changing socio-economic and demographic needs.
- 5.2.9 To ensure that adequate sewage disposal and potable water supply are available and that it meets Municipal and Provincial standards.

## **5.3 Policies**

- 5.3.1 All new major developments in the serviced residential areas shall be serviced by the municipal sewer and piped water supply from a remote source.
- 5.3.2 All lots must have frontage on a publicly owned road.
- 5.3.3 The developer should ensure that adequate services can be provided.
- 5.3.4 Future serviced residential development shall be contained to the area identified as serviced residential so that services can be efficiently provided.
- 5.3.5 Subject to a detailed review during the rezoning process, non-residential uses which are

compatible and serve the surrounding residential areas may be permitted in residential designated areas without a development plan amendment. Compatible uses may include churches, schools, recreation facilities, parks, daycare centres, neighbourhood and community commercial facilities, seniors housing, and community services.

- 5.3.6 Land will only be rezoned for residential development where a general planning design has been approved by Council, servicing to municipal standards is feasible, and demand warrants the development.
- 5.3.7 New residential development will only be approved when it is demonstrated by the developer that the lots are needed to maintain a five (5) year supply of vacant serviced and unserviced lots.
- 5.3.8 Priority for development of residential lots shall be given to those areas already serviced or which can be serviced most economically.
- 5.3.9 On lands being reserved for long-term residential development, the existing use (primarily limited agricultural activities) will continue until the land is required, and the zoning shall reflect this.
- 5.3.10 In order to prevent piecemeal land fragmentation and to ensure that facilities are properly located and provided for, a sector plan for new residential areas shall be prepared before the subdivision is permitted.
- 5.3.11 Home occupations, subject to meeting the provisions of the zoning bylaw, are considered acceptable in serviced residential areas.
- 5.3.12 Wherever possible, the infill of existing residential areas and those areas already serviced shall be encouraged.
- 5.3.13 For proposed seniors' housing, local and community commercial and community service developments, the RM of East St. Paul shall consider the following criteria:
  - (a) The adequacy of lighting, parking, universal access and noise attenuation measures.
  - (b) Local impacts regarding building scale, street relationships, pedestrian safety, traffic volumes and movements as well as compatibility with surrounding developments.
  - (c) The cost and feasibility of providing Municipal services.
  - (d) The relationship to Municipal land, rights-of-way or easement regulations.
  - (e) Storm drainage patterns.
  - (f) The protection or enhancement of existing treed or natural areas.
  - (g) The proximity to, and availability of, shopping areas, public open space as well as recreational and other activity centres.
  - (h) The use of transition space, including berms, walls, fencing, landscaping, plantings or a combination thereof, between adjacent or incompatible land uses.
  - (i) If the proposed development is adjacent to single family residential areas, the built

form and use of exterior building finishing materials as a means for the proposed development to blend in with adjacent developments

- 5.3.14 Lot size and density regulations for residential developments in the Serviced Residential 1, Serviced Residential 2 and Serviced Residential Reserve areas shall be regulated through the RM of East St. Paul Zoning By-law and by the following criteria:
- (a) For single-family lots within new residential subdivisions in the Serviced Residential 1 area, the maximum density should not exceed two (2) residential lots per gross acre.
  - (b) For single-family lots within new residential subdivisions in the Serviced Residential 2 area, the maximum density should not exceed three (3) residential lots per gross acre
  - (c) For new seniors' housing in the Serviced Residential 1 or 2 areas, the maximum density should not exceed five (5) residential units per acre.
- 5.3.15 The responsibility for internal roads associated with bare land condominium developments shall be stipulated in the development agreement between the Council of the Municipality in which the proposed development is located and the development proponent, pursuant to *The Planning Act*.
- 5.3.16 For proposed residential subdivisions, the RM of East St. Paul shall consider the following criteria:
- (a) The development proponent's demonstration that the proposed development reflects the demographic and socio-economic characteristics of the area.
  - (b) Local impacts regarding street relationships, pedestrian safety, traffic volumes and movements.
  - (c) The adequacy of lighting and noise attenuation measures.
  - (d) The cost and feasibility of providing Municipal services.
  - (e) Storm drainage patterns.
  - (f) The protection or enhancement of existing treed or natural areas.
  - (g) The proximity to, and availability of, public open space as well as recreational and educational facilities.
  - (h) The use of transition space, including berms, walls, fencing, landscaping, plantings or a combination thereof, between adjacent or incompatible land uses.
- 5.3.17 Seniors' housing shall be allowed in the areas designated as Serviced Residential 1 or 2. In order to ensure that the housing is owned and occupied by seniors, a condominium declaration dealing with age restrictions should be caveated to the property prior to enacting any rezoning or development agreements.
- 5.3.18 In order to protect, promote and enhance valuable wildlife and aquatic values, the retention of tree cover, woodlots and existing riparian habitat along waterways will be encouraged.

- 5.3.19 The retention of tree cover and woodlots will be encouraged to try and protect significant wildlife habitat areas.
- 5.3.20 Council will work with Manitoba Health and Manitoba Water Stewardship to ensure that municipal water and sewer system projects meet provincial standards.
- 5.3.21 Natural areas and habitats will be protected from incompatible or potentially incompatible land use activities where:
- (a) Rare and/or endangered flora and fauna have received designation and protection under the Manitoba Endangered Species Act.
  - (b) Lands have received Provincial designation and protection under the Protected Areas Initiative.
  - (c) Lands have been identified as Wildlife Management Areas.
  - (d) Lands have been voluntarily protected by landowners under the Conservations Agreement Act.

#### **5.4 Implementation Measures**

As part of the zoning bylaw review following the approval of the Development Plan, Council will further define the definitions of the various residential districts as well as develop appropriate development regulations. The zoning map will also be amended to reflect existing uses and future long term planning considerations.





## **6.0 COMMERCIAL LAND**

### **6.1 Planning Strategy**

East St. Paul's proximity to Winnipeg, with Winnipeg's shopping centres and commercial core area, has reduced the opportunities for commercial development activities. Most of the municipality's commercial enterprises provide either day to day type goods or services or highway commercial facilities. While these types of commercial services will continue to be promoted, Figure 8 identifies areas where there are opportunities to expand the commercial sector in East St. Paul. Specifically this includes:

- promoting a "Main Street" commercial precinct in the Bird's Hill area as part of the Mixed Use Townsite area;
- allowing the development of a commercial office business park;
- creating a community commercial shopping area along Henderson Highway; and
- encouraging the development of further highway commercial enterprises.

So as not to create problems such as incompatible adjacent land uses or reducing roadway efficiencies, new commercial developments will have to be carefully reviewed and assessed. Commercial facilities should be built to high quality standards and well landscaped. In areas where commercial establishments are grouped together, architectural and landscaping themes should be promoted which will make for a more harmonious and appealing development. This could include architectural details, finishing materials, species of tree planting, and signage.

Council will concentrate its initial efforts on promoting the "Main Street" Commercial precinct within the Mixed Use Townsite area. This will include organizing a business improvement association and retaining consultants to undertake a revitalization/streetscaping study.

### **6.2 Objectives**

- 6.2.1 To encourage efficient traffic flows, adequate parking, good pedestrian access and safety within commercial areas.
- 6.2.2 To ensure that commercial areas are aesthetically pleasing and viable economic assets to the community.
- 6.2.3 To ensure that the massing, design and bulk of development are compatible with adjacent buildings and uses.
- 6.2.4 To develop a full range of commercial and business services to meet market needs.
- 6.2.5 To encourage and assist local businesses to upgrade and revitalize the Main Street (Bird's Hill Road) commercial area.
- 6.2.6 To respect the transition area between incompatible land uses.

6.2.7 To ensure that commercial land uses are managed in such a fashion that respects the needs and values of the community regarding odour and noise

### **6.3 Policies**

6.3.1 Appropriate types of uses in the commercial districts will be determined in the Zoning By-law.

6.3.2 The Main Street commercial area shall provide the greatest variety of shopping and business opportunities.

6.3.3 Small scale commercial enterprises can be located in residential neighbourhoods providing that they are intended to serve the day to day needs of surrounding residents and they do not create negative impacts. Such uses shall be identified in the Zoning By-law.

6.3.4 Highway commercial developments will primarily be located adjacent to highway or arterial roads.

6.3.5 Commercial developments that front onto residences or adjacent to highways and arterial roads shall be attractively designed and well landscaped.

6.3.6 Highway commercial developments shall be subject to the following criteria:

- (a) Access shall be provided by the way of either a frontage road or internal road.
- (b) The sites should be serviced by the Municipal sewer system.
- (c) The width and depth of lots shall respect the need for adequate separation from the highway as well as buffer any adjacent residential areas.
- (d) The location and size of signs and building, parking features, architectural design and other features shall respect adjoining land uses, and be subject to Manitoba Infrastructure and Transportation requirements.

6.3.7 As the lands identified for future commercial use may take years to develop, the interim existing use (primarily limited agriculture) will continue until the areas are required for commercial use and the zoning shall reflect this.

6.3.8 New commercial developments shall be designed to ensure safe pedestrian movements linking shopping, parking and recreation services.

6.3.9 Commercial lot sizes shall be of a sufficient size to provide adequate space for the needs of the development, particularly with respect to exterior display, storage and service areas. This shall be regulated through the RM of East St. Paul Zoning By-law.

6.3.10 For proposed commercial developments, the RM of East St. Paul should consider the following criteria:

- (a) The development proponent's demonstration that the proposed development is in response to market demand and reflects the demographic and socio-economic characteristics of the area.
- (b) Local impacts regarding building scale, street relationships, pedestrian safety, traffic volumes and movements as well as compatibility with surrounding developments.
- (c) The adequacy of lighting, parking, universal access and noise attenuation measures.
- (d) The availability and proximity to commercial and community services as well as public open space and school facilities.
- (e) The cost and feasibility of providing Municipal services.
- (f) The relationship to Municipal land, rights-of-way or easement regulations.
- (g) Storm drainage patterns including the provincial highway drainage system.
- (h) The protection or enhancement of existing treed or natural areas.
- (i) The use of transition space, including berms, walls, fencing, landscaping, plantings or a combination thereof, between adjacent or incompatible land uses.

6.3. 11 Council will consider financing or partially financing the extension of sanitary sewer and water lines to designated undeveloped commercial areas.

#### **6.4 Implementation Measures**

The municipality, in association with local businesses, will investigate creating a business improvement zone in the Main Street commercial area. The municipality and/or the business improvement association will retain the services of a consultant to prepare a commercial revitalization strategy and streetscaping enhancement program.



## **7.0 INDUSTRIAL LAND**

### **7.1 Planning Strategy**

As illustrated by Figure 8, East St. Paul has designated an area located east of Lagimodiere Boulevard for future industrial development. Also to reflect its existing use part of the site owned by Esso Resources and used as an oil storage and warehouse has been designated industrial.

It is felt that East St. Paul must become more than a bedroom community and create its own economic base. However, East St. Paul will focus mainly on environmentally friendly industries which blend in with its semi-urban living environment.

Two types of industrial classifications have been identified. This includes General Industrial and Light Industrial. The general purpose of the General Industrial classification is to establish an area for those manufacturing, processing, assembly, distribution, service and repair uses which carry out a portion of their operation outdoors or require outdoor storage areas. In general, any nuisance factor (e.g., noise, dust) associated with uses in this district, should not extend beyond the boundaries of the site.

The Light Industrial classification is geared toward industrial businesses (and compatible commercial establishments) that generally carry out their operations within an enclosed building and are in areas with good exposure and easy access. The developments should be of high architectural quality and pleasantly landscaped. Industrial uses which require excessive outdoor storage or that may lessen the appeal of the overall area should be prohibited.

### **7.2 Objectives**

- 7.2.1 To accommodate a wide variety of industrial uses and to minimize potential conflicts between industrial and other types of land uses.
- 7.2.2 To ensure that industrial development does not negatively impact the natural environment.
- 7.2.3 To ensure that industrial development does not reduce the enjoyment of adjacent land uses and in particular residences.
- 7.2.4 To provide increased opportunities for economic expansion and development by encouraging the physical infrastructure to accommodate industrial development.
- 7.2.5 To encourage industries with similar characteristics to be grouped together to avoid incompatibilities and create a more pleasing environment.
- 7.2.6 To promote any existing industrial operation to relocate to industrial designated areas.
- 7.2.7 To develop industrial uses in such a manner which ensures proper servicing, minimizes conflicts with adjacent uses and protects the environment.

7.2.8 To encourage industries to develop in a character and scale which will improve the general appearance of the industrial area.

7.2.9 To discourage industries that use high amounts of water.

### **7.3 Policies**

7.3.1 Appropriate types of uses in industrial districts will be determined in the Zoning By-law.

7.3.2 Adequate setbacks and buffer areas shall be provided between industrial uses and adjacent non-industrial areas.

7.3.3 Existing industrial uses shall be encouraged to maintain an orderly appearance of their sites and buildings.

7.3.4 Industrial areas shall be designated to discourage the penetration of industrial traffic into, or through residential areas. An appropriate collector and arterial road system shall be designed to accommodate this.

7.3.5 The storage, treatment and discharge of all effluents and emissions and disposal of all waste must meet with the approval of Manitoba Conservation the Municipal engineer and where applicable, Manitoba Infrastructure and Transportation.

7.3.6 The servicing of industrial land will be designed and staged to ensure economical and efficient use of municipal utilities.

7.3.7 Provisions will be included in the zoning bylaw and/or site specific development agreements which require industrial developments to be attractively designed, landscaped and have screened storage areas.

7.3.8 Prior to approving subdivisions and rezonings in industrial designated areas, Sector Plans shall be prepared by the proponent for Council review. The Sector Plan will outline a tentative subdivision layout, appropriate zoning, preliminary servicing requirements, solicit input from adjoining landowners, provide provisions to deal with possible land use conflicts (e.g.. fencing, landscaping), and outline a transportation concept plan.

7.3.9 Council shall consider setting-up an Economic Development Commission to encourage and solicit compatible industrial development to locate in East St. Paul.

7.3.10 In order to protect Municipal services and the environment, the RM of East St. Paul shall evaluate new or expanded industrial businesses to ensure that:

(a) The volume of water consumption in the peak use periods will not unduly strain the Municipal water supply or distribution system.

(b) The amount and type of waste will not reduce the effectiveness of the said Municipality to collect, treat and dispose of solid or liquid wastes.

- (c) The proposed development, particularly its gas, noise or light emissions, will neither disrupt adjacent areas nor diminish the quality of the environment beyond the site being used.
- (d) The proposed development incorporates berms, walls, fencing, landscaping, plantings or a combination thereof, between adjacent or incompatible land uses.

7.3.11 The development proponent shall provide an environmental impact study, if required by the Province of Manitoba or the Council of the Municipality in which the proposed development is located.

7.3.12 Industrial lot sizes shall be of a sufficient size to provide adequate space for the needs of the development, particularly with respect to exterior display, storage and service areas. This shall be regulated through the RM of East St. Paul Zoning By-law.

7.3.13 Council will consider financing or partially financing the extension of sanitary sewer and water lines to designated undeveloped industrial areas.

#### **7.4 Implementation Measures**

The municipality will investigate servicing infrastructure requirements and financing options. The municipality will also work with local residents and businesses in setting up an Economic Development Commission.





## **8.0 PARKS, RECREATION AND OPEN SPACE**

### **8.1 Planning Strategy**

More and more people are recognizing the importance of recreation and leisure time to maintain mental and physical health. Recreation runs the gamut from passive open spaces to riverside walks to active sports facilities.

Figure 8 identifies recreational facilities in East St. Paul. These include various tennis courts, contact sport facilities and parks. The East St. Paul community is very proud of its recreation complex which includes a curling club, an arena, a senior's centre, a tot lot, 2 outdoor rinks, and a community building.

In terms of recreation areas/facilities, the municipality will concentrate on the following activities:

- a) Creating a linear park trail adjacent to the Manitoba Hydro Transmission line and abandoned railway lines.
- b) Promoting further development of the Silver Springs Fish and Wildlife Heritage Park.
- c) Undertaking further improvements and acquiring additional lands at the East St. Paul Recreation Complex site.
- d) Creating a community park south of the Manitoba Hydro Transmission Line.
- e) Investigating the merits of creating linear park trails within new residential areas, abandoned railway lines and along the Red River.

In addition to the above, the municipality will assess the need during the subdivision and rezoning processes whether or not small scale park developments are required to serve local needs.

East St. Paul also feels that the private sector should be encouraged and supported in developing recreation and leisure activities. This could include golf courses, fitness centres, and water slides. As these uses could create negative impacts for adjoining landowners, special care and consideration at the development approval stage will be required. These developments will be controlled through zoning and development agreements.

### **8.2 Objectives**

- 8.2.1 To provide residents with adequate open space to ensure a healthy and aesthetic environment.
- 8.2.2 To safeguard the health, convenience, and enjoyment of community residents and visitors by improving recreational facilities and services.
- 8.2.3 To improve the physical environment of the municipality by participating in or encouraging programs which improve physical services, facilities and streetscapes.
- 8.2.4 To encourage a variety of recreational opportunities.
- 8.2.5 To encourage the protection of healthy tree stands.
- 8.2.6 To protect the Red River shoreline from incompatible uses.
- 8.2.7 To ensure that recreation developments are designed in a manner that is in keeping with good land use practice and includes provisions for adequate open space and protection from incompatible land uses.

### **8.3 Policies**

- 8.3.1 Appropriate uses of lands in parks, recreation and open space areas are parks, recreational facilities, community facilities, curling clubs, arenas, schools and accessory buildings or structures as well as limited commercial uses.
- 8.3.2 It is intended that privately owned lands that have been designated for parks, recreation and open space will be acquired by the municipality either through the subdivision approval process, or outright purchase. Until the municipality acquires these sites, this policy does not imply that such areas are free and open to the general public.
- 8.3.3 Council shall either obtain land, money in lieu of land, or a combination thereof for new developments.
- 8.3.4 As trees are a vital component of the community, where possible, mature tree stands should be protected. Council may consider these "forest parks" as part of the parkland dedication requirement.
- 8.3.5 Council may require all developers to undertake extensive landscaping along any new street and entrance area.
- 8.3.6 For any residential development that backs onto arterial roads or highways, the developer may be required to construct an aesthetically attractive noise attenuation barrier as well as extensive landscaping.
- 8.3.7 Any proposed recreational trail systems should, where feasible, inter-connect residential neighbourhoods with commercial and community service areas.
- 8.3.8 The RM of East St. Paul shall continue to work with recreation stakeholder groups, service providers and various Provincial government agencies to encourage and promote a variety of recreation, cultural and leisure opportunities that respond to changing demographic trends.
- 8.3.8 The municipality will work with other interested parties in developing, if feasible, a proposed pedestrian and bicycle corridor along the abandoned Marconi rail line.

### **8.4 Implementation Measures**

The municipality will consider retaining consultants to prepare a linear trail system along the Manitoba Hydro Transmission Line and abandoned railway lines. Council will also meet with the various groups involved in the Silver Springs Fish and Wildlife Heritage Park project and encourage them to continue their fine work. In addition, Council will meet with private landowners whose land has been designated as Recreation/Open Space in the Land Use Plan to discuss possible acquisition options.

## **9.0 TRANSPORTATION**

### **9.1 Planning Strategy**

The purpose of the municipal transportation system is to provide for the efficient, safe and economical movement of traffic. In order to achieve this, a hierarchy of road types has been developed. Figure 9 outlines the current road system in East St. Paul and identifies future roadway requirements. These future road rights-of-way for the most part, will be acquired through the planning approval process. These future roadway requirements have been designed with the long range growth of the municipality in mind. Even though it will be a number of years before they are required, plans should be made now before other forms of development preclude their use as future road rights-of-way. This will also help in avoiding costly land acquisition and reconstruction in the future.

Future intersection improvement areas have also been identified. Proposed developments within these intersection areas will be reviewed to obtain roadway dedications, assess the location of buildings, and review access points.

### **9.2 Objectives**

- 9.2.1 To allow for efficient vehicular movement throughout the community.
- 9.2.2 To direct large volumes of commercial and automobile traffic around residential areas.
- 9.2.3 To achieve an efficient transportation system with minimal disruption to local residents and the travelling public.
- 9.2.4 To ensure safe pedestrian movement.
- 9.2.5 To protect the main function of P.T.H. #59 and the Perimeter Highway (existing and future extension) to move traffic safely and efficiently.

### **9.3 Policies**

- 9.3.1 Municipal standards for public road rights-of-way should generally be:

Major Arterial Streets -	40 meters
Minor Arterial Streets -	32 metres
Collector Streets -	24 metres
Local Streets -	20 metres
- 9.3.2 To improve the efficiency of arterial and collector streets, the municipality will discourage local streets from intersecting arterial streets, limit the number of collector intersections on arterial streets, and discourage driveway entrances onto collector or arterial streets.
- 9.3.3 Major new developments will be required to create their own collector road systems which connect with arterials, so as not to impose increased traffic on adjoining local streets.

- 9.3.4 Strip development along a PTH or PR, whereby direct connections to the roadway are continuously relied upon for providing access to abutting properties, shall not be permitted, unless approved by the Highway Traffic Board and Manitoba Infrastructure and Transportation, respectively.
- 9.3.5 Developments which would generate traffic in an amount that would unduly impair the capability of adjoining highways to carry traffic safely and efficiently, shall not be permitted unless adequate measures are undertaken to remedy the problem.
- 9.3.6 The local road network shall be designed in accordance with both existing and planned road systems of neighbouring areas.
- 9.3.7 Major new developments, as determined by the RM of East St. Paul, and in consultation with its Public Works Department and if applicable Manitoba Infrastructure and Transportation, shall:
- (a) Provide through routes that are direct, safe and pleasant for residents to walk and cycle to neighbours, schools, shops and related community services.
  - (b) Provide mid-block crossing opportunities on major roads to make it easier for residents to access commercial and community service areas.
  - (c) Prepare transportation concept plans and traffic impact studies.
  - (d) Comply with any Manitoba Infrastructure and Transportation studies including the *PTH 59 North Functional Planning Study From PTH 101 to 1km North of PR 213*.
- 9.3.8 Following approval of this plan, Council will meet with various interest groups and the Provincial Government to review and designate hazardous goods transportation routes.
- 9.3.9 Any improvements required to upgrade the existing provincial highway system deemed necessary by Manitoba Infrastructure and Transportation, which are directly associated with a development, shall be the responsibility of the development proponent.
- 9.3.10 The separation of vehicular, cycle and pedestrian traffic along major traffic routes shall be promoted by the RM of East St. Paul in cooperation with Manitoba Infrastructure and Transportation, as appropriate.
- 9.3.11 Municipal roads shall be improved at the discretion of the RM of East St. Paul and cost sharing of the improvement of unimproved road allowances or upgrading of existing improved roads may be required.
- 9.3.12 The location and construction of accesses to Municipal roads shall be subject to the approval of the RM of East St. Paul.
- 9.3.13 Any development that is to occur within the control areas of PTH's and PR's under Provincial authority shall be subject to approval by the Highway Traffic Board and Manitoba Infrastructure and Transportation, respectively.

- 9.3.14 The location and construction of an access: to a PR will be subject to approval by Manitoba Infrastructure and Transportation; and to a PTH will be subject to approval by the Highway Traffic Board.
- 9.3.15 Land uses which generate significant amounts of regional vehicle traffic and/or significant truck traffic shall be located in proximity to major roadways, including PR's and PTH's, if appropriate. Direct access to the Provincial highway system will be discouraged, whereby access to the Provincial highway system shall be via the Municipal road system.
- 9.3.16 New development, which has the potential to generate significant vehicle traffic, shall be directed away from those areas and land uses where such levels of traffic could endanger public safety. Proposed developments that may be adversely affected by noise, dust and fumes from roadways and railways shall be located where there is adequate separation from these corridors or shall incorporate measures such as sound barriers or landscaped buffers to mitigate the conflict.
- 9.3.17 The subdivision of land or development of existing land parcels in areas designated for highway widening or expansion shall incorporate provisions suitable to Manitoba Infrastructure and Transportation to accommodate future widening or expansion projects.

#### **9.4 Implementation Measures**

Council will monitor development plan amendments, rezoning, subdivision, conditional use and variance applications to ensure that future roadway requirements are met.



## **10.0 INSTITUTIONAL**

### **10.1 Planning Strategy**

Institutional uses are a vital component of a community's "quality of life". Institutional uses include places of worship, schools, cemeteries, daycare facilities, libraries, personal care homes, and other similar uses. These facilities should be carefully integrated throughout the community and primarily developed at a neighbourhood oriented scale. Institutional uses should be so designated and designed so as to mitigate concerns from adjacent land uses.

### **10.2 Objectives**

- 10.2.1 To ensure adequate land is available in appropriate locations to meet the need for institutional designated land.
- 10.2.2 To encourage institutional developments to be designed in such a manner that they respect the character of the surrounding areas and provide a visually pleasing built form.

### **10.3 Policies**

- 10.3.1 Institutional uses which generate high volumes of traffic will not be allowed within residential areas. These types of uses should be located along major traffic routes or within mixed use or industrial designated areas.
- 10.3.2 Each subdivision application will be reviewed in conjunction with the School Board to determine if land should be set aside for school purposes.
- 10.3.3 Council will assess the need of creating a cemetery in East St. Paul.

### **10.4 Implementation Measures**

Council will cooperate with the local School Board, church groups and other agencies that provide institutional facilities, to ensure that adequate land is available in appropriate locations to meet their needs.





## **11.0 MIXED USE**

### **11.1 Planning Strategy**

While in most instances it is advantageous to separate various land uses, in certain cases and with proper controls it is appropriate to allow mixed use developments. Areas in East St. Paul where mixed uses are preferred are shown on Figure 8. Four mixed use land use classifications have been proposed. These are: Townsite, Residential/Institutional, Business/Limited Residential, and Limited Commercial/Residential. Each of these classifications is discussed below.

**Townsite Mixed Use:** The intent of this designation is to allow a mixture of land uses including single family dwellings, duplexes, townhouses, walk-up apartments and a variety of commercial developments (e.g. grocery stores, restaurants), professional offices, and service uses such as printing establishments and dry-cleaning operations. Potential impact related land uses including walk-up apartments, townhouses and grocery stores should be classified as conditional uses to allow for greater scrutiny and the requirement for higher architectural and landscaping standards.

**Residential/Institutional Mixed Use:** The Residential/Institutional Mixed Use has been designated for lands adjacent to the Perimeter Highway. The types of uses, which are considered appropriate, include institutional facilities such as religious assemblies and extended medical treatment services, as well as multiple family housing, limited commercial uses and institutional residences. Single detached housing is allowed, however, special care and consideration should be taken to avoid future land use conflicts. Access to those designated sites adjacent to the Perimeter Highway should be provided by an internal road or service road.

**Business/Limited Residential Mixed Use:** The Business/Limited Residential area focuses on land to the north of Pritchard Farm Road between Gateway Road and Sperring Avenue. This area had at one time been designated for industrial, residential and agricultural related uses. Current land uses include single family homes, horse stables, general storage, equestrian centre, indoor horse arena, dog kennel with retail sales, trucking establishment, and light industrial establishments. In recognition of existing land uses and the Council's desire to encourage more business related development, the area has been designated as Business/Limited Residential. Residential related development will primarily be directed along Sperring Avenue.

**Limited Commercial/Residential Mixed Use:** This land use category has been identified for the area immediately south of the Perimeter Highway to the east of PTH No. 59. This land use category provides an area where small scale business operators can work and reside in the same location.

## **11.2 Objectives**

- 11.2.1 To encourage different land uses to locate together if they are compatible and complimentary.
- 11.2.2 To allow for the joint use of facilities (e.g.; parking), by uses which cater to different markets/clients.
- 11.2.3 To respond to a demand for mixed use sites.

## **11.3 Policies**

- 11.3.1 Appropriate types of uses in the Mixed Use Districts will be determined in the Zoning By-law.
- 11.3.2 Applicants in the Townsite Mixed Use, Business/Limited Residential Mixed Use and Residential/Institutional Mixed Use Districts may be required to undertake a site study to assess possible conflicts with local residences and the municipal and provincial transportation system. This study shall propose measures to mitigate any concerns raised by Council or Manitoba Infrastructure and Transportation.
- 11.3.3 Applications for rezonings in mixed use areas will be circulated to various government agencies, including Manitoba Infrastructure and Transportation, to assess the appropriateness of the development.
- 11.3.4 No direct access will be allowed onto the Perimeter Highway or PTH No. 59.
- 11.3.5 Institutional and residential uses within the Townsite Mixed Use, Business/Limited Residential Mixed Use and Residential/Institutional Mixed Use Districts should be serviced by municipal sewer and piped water from a remote source.
- 11.3.6 Lot sizes, density regulations and development standards for institutional residences and multiple family housing will be regulated through the Zoning Bylaw.
- 11.3.7 For any mixed use developments, the RM of East St. Paul should consider the following criteria:
- (a) The development proponent's demonstration that the proposed development is in response to market demand and reflects the demographic and socio-economic characteristics of the area.
  - (b) Local impacts regarding building scale, street relationships, pedestrian safety, traffic volumes and movements as well as compatibility with surrounding developments.
  - (c) The adequacy of lighting, parking, universal access and noise attenuation measures.
  - (d) The cost and feasibility of providing Municipal services.
  - (e) Storm drainage patterns including the provincial highway drainage system.

- (f) The protection or enhancement of existing treed or natural areas.
  - (g) The use of transition space, including berms, walls, fencing, landscaping, plantings or a combination thereof, between adjacent or incompatible land uses.
- 11.3.8 New commercial developments shall be designed to encourage safe pedestrian movements linking shopping, parking and recreation services.
- 11.3.9 Home occupations, subject to meeting the provisions of the zoning bylaw, are considered acceptable in mixed use areas.



## **12.0 URBAN DESIGN**

### **12.1 Planning Strategy**

The community of East St. Paul recognizes the importance of creating a well designed and attractive living environment. This includes not only residential areas, but in particular activity nodes, highway entrance areas and municipal buildings and facilities. Council also recognizes that there are costs involved in creating good urban design, but it is felt that the long term benefits of the initial expenditures will result in a sound investment for the landowner and the community

To demonstrate the municipality's commitment to good urban design, the municipality will undertake an extensive landscaping program at the East St. Paul recreation complex and municipal offices. The municipality will also consider creating attractive entrance features to identify/promote East St. Paul to the travelling public along Henderson Highway and Lagimodiere Boulevard.

### **12.2 Objectives**

- 12.2.1 To promote and maintain an attractive appearance of the municipality, particularly in the most visible areas such as along major transportation routes, the "Main Street" commercial area, civic buildings, and the recreation complex.
- 12.2.2 To recognize the long-term benefits of urban design as a sound investment for the development proponent, landowner, purchaser, tenant and general public.
- 12.2.3 To encourage flexibility in the application of the urban design policies so as not to stifle creativity in the development process.

### **12.3 Policies**

- 12.3.1 The siting of buildings should accommodate, wherever possible, views of parks, as well as natural and landscaped areas both on and off-site.
- 12.3.2 Local environmental effects of new developments, particularly view blockage and sunshadow, should be minimized.
- 12.3.3 New or expanding seniors' housing and commercial development projects shall consider with the following design criteria:
  - (a) All exterior finishing materials should be of good quality, durable and attractive.
  - (b) Exterior finishing materials of exposed faces of the building(s) in a proposed development should be of compatible standard and appearance.
  - (c) Consideration should be given to whether the proposed building design maintains the character of the surrounding area.
  - (d) Where a proposed development is adjacent to existing residential areas, consideration should be given to the proposed location of mechanical equipment, outdoor storage and garbage collection areas to reduce any negative impacts to surrounding land uses.

- (e) The extent of the projection of a proposed building on a site should relate to neighbouring properties.
- (f) The building footprint should attempt, wherever possible, to preserve existing on-site trees or other natural features.
- (g) Building and site designs should incorporate features that address the functional needs of residents of all ages and abilities.
- (h) The appearance of a solid wall of buildings should be avoided by varying the street edge treatment through such means as the use of strategically placed open spaces and plantings, and varied building setbacks.
- (i) Major entrance points to proposed developments should be accentuated through landscaping, signage, lighting, and other design techniques in order to enhance security and reinforce a scale and rhythm to the street that is complimentary to local uses and pedestrian activities.
- (j) Signs should be compatible in scale and character with the building to which they relate.
- (k) All utilities should be underground, wherever possible.
- (l) Outdoor storage areas should be screened from adjacent streets by fencing or landscaping.

12.3.4 New or expanding industrial developments should comply with the following design criteria:

- (a) All buildings should be constructed and finished with durable materials and designed to maintain the initial appearance of the development throughout the life of the project.
- (b) Any exposed projections outside the building, such as mechanical and electrical equipment, should be screened from public view if such projections are inconsistent with the character and appearance of surrounding developments.
- (c) Outdoor storage areas should be screened from adjacent streets by fencing and landscaping.
- (d) Setbacks and building placements should be consistent with other buildings in the area.

12.3.5 New or expanding recreation facility developments should comply with the following design criteria:

- (a) A diversity of tree species should be encouraged to increase the survival ratio of new landscaping.
- (b) Indigenous or native trees should be used, wherever possible.
- (c) New tree plantings should be clustered to divide open spaces into smaller, more intimate areas for residents, while avoiding heavily partitioned elements and may be subject to approval by Manitoba Infrastructure and Transportation.

12.3.6 Parking areas should incorporate appropriate landscaping, fencing and other treatments in order to improve the appearance of the lots and contribute to the continuity of the street edge.

#### **12.4 Implementation Measures**

The municipality will consider retaining consultants to prepare landscape design plans for the recreation center and highway entrance areas.





## **13.0 RURAL LIMITED**

### **13.1 Planning Strategy**

East St. Paul once had a thriving agricultural industry that included market gardening, mink ranches and fox farms. The farm economy was labour intensive which provided significant job opportunities and provided tax revenues to the municipality. This however is not the case today. Due to fragmented land holdings and demand for non-farm residences, the farming community found it more profitable to subdivide or sell their land for non-farm development. As seen in the statistics outlined in Subsection 3.0 of the Development Plan, farming activities in East St. Paul are quite limited.

Areas within the northern and eastern portions of the municipality have been identified as Rural Limited areas as shown in Figure 8. The Rural Limited areas have been identified to accommodate rural residences and other compatible uses such as small scale commercial developments, greenhouses, and churches as identified in the East St. Paul Zoning By-law.

### **13.2 Objectives**

- 13.2.1 To ensure land uses are compatible with adjacent areas.
- 13.2.2 To ensure that the development of rural residential areas occurs in a logical manner and on an economically sound basis.
- 13.2.3 To encourage the efficient use of land resources.
- 13.2.4 To ensure that proposed developments can be service to an appropriate rural standard and in a cost-effective manner with respect to road access, water supply and wastewater disposal.

### **13.3 Policies**

- 13.3.1 Any new livestock operations will not be permitted in the municipality as these operations will lead to land use conflicts with the semi-urban nature of the community.
- 13.3.2 Farming activities will be limited to the production of crops, specialized agricultural operations and hobby farms including market gardening, horticultural operations, tree nurseries, orchards and horse stables.
- 13.3.3 Rural residential development shall be planned in a manner that will not produce unacceptable social or economic costs.
- 13.3.4 Rural residential development shall accommodate adequate drainage, the proper function of a septic field or other acceptable method of domestic effluent disposal, and a potable water supply, pursuant to *The Environment Act*, *The Public Health Act* and *The Drinking Water Safety Act*.

- 13.3.5 It shall be the responsibility of the development proponent to demonstrate that:
- (a) There is sufficient demand for developed lots to justify the subdivision of land.
  - (b) The proposed development is compatible with existing land uses and natural areas in proximity thereto.
- 13.3.6 Rural residential subdivisions shall be designed to accommodate urban-sized lots in the future. This policy will be implemented through concept plan, secondary plan, development agreement, and building permit measures and methods.
- 13.3.7 Residences shall not be permitted within 400.00 m. (1,312.00 ft.) of the decommissioned waste disposal ground unless approval has been given by Manitoba Conservation. Adequate buffering provisions should be provided so as to visually screen the landfill site from any adjoining residences.
- 13.3.8 The subdivision of land in the Rural Limited areas for residential purposes shall be subject to the following criteria:
- (a) Municipal services such as roads, drainage, school busing, fire protection or other infrastructure services should be available to the proposed subdivision or can be provided without undue cost to the RM of East St. Paul.
  - (b) Residential lots shall be of such dimensions so as to maintain the rural character of the land and take into consideration physical and natural features.
  - (c) Proposed developments should protect or enhance existing treed acreage.
  - (d) Proposed development shall be directed away from the fringe or periphery of the urban areas unless the proper planning measures are put in place to accommodate semi-urban-sized lots in the future.
  - (e) If applicable, the subject property shall be rezoned to an appropriate zoning district.
  - (f) **The Minimum lot size should generally be 5.0 acres with the exception of those areas currently zoned for 1.0 acre or 2.0 acre lots, or, unless a conservation subdivision is employed that serves to increase development density on a smaller land base.**
    - (i) **A conservation subdivision means a subdivision designed to cluster housing development on smaller lots in order to preserve the surrounding natural area, wild life habitat or corridors, sensitive areas or farmland” (BL 209-13).**
- 13.3.9 Home occupations, subject to meeting the provisions of the zoning bylaw, are considered acceptable in rural limited areas.

## **14.0 MUNICIPAL SERVICES**

### **14.1 Planning Strategy**

The municipality has the overall responsibility to ensure that the necessary services to protect the health, safety and general welfare of its residents are provided. These services include the collection, treatment and disposal of wastes, water supply, land drainage, roads, fire and police protection, and ambulance service. The services should be provided in an efficient, economical and effective manner. As stated earlier, Figures 5 and 6 show areas within the RM of East St. Paul where Municipal wastewater and water services are provided, respectively. Currently, over 2,220 homes are connected to the Municipal sewer system with the remaining areas of the community being serviced with private septic fields or holding tanks. In terms of water services, approximately 618 homes are connected to the water system. The remaining areas of the community are served by private wells. Municipal water supply shortages has been an issue in the RM of East St. Paul in recent years. The RM of East St. Paul is currently undertaking a Municipal water management plan to address short-term and long-term water requirements. An important component of this plan is promoting and implementing water conservation programs throughout the community.

There will basically be two levels of service provided in East St. Paul. For the areas identified as serviced residential, commercial, industrial and institutional within the "Urban Centre Area", a fully piped underground sewer and water system will be required. In certain instances, Council may relax this requirement, however, any other systems will only be allowed as a short term interim measure. This will be regulated and controlled by agreements executed between the municipality and the developer.

The second level of services pertains to the areas identified as rural limited and limited commercial/residential mixed. For these areas, individual sanitary septic systems and private wells will be allowed. These systems will be subject to approval of Manitoba Conservation. Land drainage will generally be dealt with through surface ditching provisions.

Police, fire and ambulance protection will be expanded in response to growth and new technology in order to maintain effective and economical systems.

The current RM of East St. Paul transfer station which was previously used as a waste disposal site is highlighted on Figure 10. This landfill is being decommissioned. The RM of East St. Paul has recently entered into a third party contract to have domestic household waste removed to a Class 1 waste disposal facility. As part of this initiative, a weekly limit of three bags of domestic waste per household has been imposed for curbside collection, with extra bags disposed of on a 'pay-as-you-dispose' basis. The RM of East St. Paul is also planning to expand its composting and recycling programs, thereby reducing waste and the tipping fees as part of the third party contract.

**14.2 Objectives**

- 14.2.1 To provide a high level of municipal services in order to protect the health, safety and welfare of the community.
- 14.2.2 To provide an adequate level of service which does not negatively impact the environment.
- 14.2.3 To develop an efficient, effective and economical servicing system.
- 14.2.4 To ensure that developers pay their fair share of servicing costs and not to burden the taxpayers unfairly.
- 14.2.5 To recognize that proper stewardship of the Municipal water supply involves a partnership between the RM of East St. Paul and its residents.

**14.3 Policies**

- 14.3.1 Any costs to the municipality to undertake an up-to-date review of servicing in response to a proposed development will be passed on to the developer.
- 14.3.2 The installation of major facilities such as a lift station and forcemain should be appropriately designed to accommodate long term development. Where these costs are incurred by developer(s), the municipality will endeavour to collect funds in a reasonable time frame from future benefiting owners and repay the developer(s) who front ended the costs.
- 14.3.3 The municipality will regularly monitor the waste disposal grounds to ensure there is no groundwater or surface water contamination.
- 14.3.4 Residential, most institutional and commercial uses will not be allowed within 400.00 m. (1,312.00 ft.) of the decommissioned sanitary landfill site, which has been converted to a transfer station, unless permission has been granted by Manitoba Conservation.
- 14.3.5 As part of the development approval process, Council will ensure that there is adequate police and fire protection to meet the needs of future residents or businesses.
- 14.3.6 The RM of East St. Paul shall initiate public awareness programs and explore alternative water conservation measures as a means to assure an adequate future Municipal water supply.
- 14.3.7 All new developments requiring the construction of sewer and water facilities will be required to enter into a development agreement with the municipality.

## **15.0 CULTURAL/HERITAGE RESOURCES**

### **15.1 Planning Strategy**

Architectural, archaeological, and cultural sites and buildings are of tremendous value to any community's sense of identity. In this light, Council intends to work towards the preservation and enhancement of significant heritage resources within East St. Paul. These actions will serve to develop a stronger appreciation of these assets within the overall community in addition to protecting these sites for future generations.

### **15.2 Objectives**

15.2.1 To preserve, protect, and enhance heritage resources within the municipality.

15.2.2 To encourage and promote the awareness and appreciation of East St. Paul's heritage resources.

### **15.3 Policies**

15.3.1 The municipality will encourage and facilitate the identification of heritage resources.

15.3.2 Significant heritage sites will be protected and where appropriate either Municipal or Provincial designation shall be pursued.

15.3.3 A heritage resource advisory committee may be established.

15.3.4 The subdivision or development of those areas or sites that either have been formally identified by the Historic Resources Branch, or are in the process of receiving Municipal or Provincial heritage designation, may be considered only after consultation with the Historic Resources Branch and an examination of the site or area to determine if the heritage resources would be endangered.

15.3.5 The development, designation and preservation of heritage resources shall be coordinated with other heritage and recreational resources in the RM of East St. Paul to maximize interpretive and tourism potential.

### **15.4 Implementation Measures**

The municipality in conjunction with the Manitoba Historic Resources Branch will undertake an inventory of all heritage sites. Applications for Municipal or Provincial designation should be taken out for all sites with a significant local or regional presence.



## **16.0 SUSTAINABLE DEVELOPMENT AND WATER STEWARDSHIP**

### **16.1 Planning Strategy**

East St. Paul has an opportunity to benefit from the knowledge and experience of other rapidly growing municipalities with respect to the effects of this growth on the surrounding natural physical environment. Clearly, the emphasis should go beyond minimizing serious negative environmental consequences to the incorporation of broad sustainable development principles into all aspects and levels of everyday decision-making. Council intends to ensure that economic decisions properly address environmental impacts, and environmental measures consider economic consequences.

Council will examine the potential consequences of all development proposals on the surrounding environment as a means of identifying proactive courses of action that will both meet the needs of individual land owners and retain the integrity of natural ecological systems. In this light, special consideration shall be given to the effects of continuous development on the quality of the groundwater resource, the sustainability of natural wildlife habitats, and the overall suitability of the environment for present and future habitation.

### **16.2 Objectives**

- 16.2.1 To protect and enhance the integrity of the natural and built environment.
- 16.2.2 To promote and incorporate the concepts of environment and sustainable development within all aspects of municipal decision making and government.
- 16.2.3 To promote environmentally friendly business and resident practices.
- 16.2.4 To promote the concept of reduce, reuse and recover.
- 16.2.5 To promote the principle of thinking globally and acting locally.
- 16.2.6 When reviewing development applications, Council will consider efficiency, cost effectiveness, full cost accounting, and long term cost and benefit analysis.
- 16.2.7 To promote water conservation and water protection in cooperation with Manitoba Water Stewardship.
- 16.2.8 To protect rare or endangered flora and fauna that have received designation and protection under *The Manitoba Endangered Species Act* or the Federal government *The Species At Risk Act*.



### **16.3 Policies**

- 16.3.1 In consultation with Provincial government agencies, Council may require major development proposals to be accompanied by an environmental impact statement carried out by a qualified professional that explains the potential consequences of development on the surrounding site and municipality. This impact statement should include but not be limited to information on drainage effects, air quality, natural vegetation and habitat, human environmental changes, proper stewardship of land, and mitigative measures.
- 16.3.2 Council will evaluate existing environmental and economic concerns and develop a long range action plan for addressing these problems together with local businesses, landowners, and residents.
- 16.3.3 Council will maintain waste disposal and sewage treatment operations within acceptable environmental standards.
- 16.3.4 Council will assess the merits of instituting various recycling programs.
- 16.3.5 Developments will be encouraged in a manner, which ensures that waterways, water bodies, riparian areas and groundwater resources are sustained.
- 16.3.6 Proposed developments located near waterways or water bodies, within the Municipality, will be subject to review by Manitoba Water Stewardship and Department of Fisheries and Oceans.
- 16.3.7 The preservation and reintroduction of native vegetation will be encouraged in sensitive environmental areas and riparian areas along waterways to filter run-off and to maintain water quality.
- 16.3.8 Waterways, water bodies and riparian areas in the Municipality may require protection to limit impacts of development. This may be achieved through site-specific planning programs and cooperation with Manitoba Water Stewardship. The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, water body or riparian areas; the need for public access; environmental characteristics; and economic potential will all have a bearing on the method of protection adopted. In order to provide protection, shoreland reserves may be created.
- 16.3.9 Land should not be cleared, cultivated or developed to the waters edge of creeks, streams, rivers, lakes or water supply reservoirs. A minimum 15.00 m. (49.21 ft.) wide buffer of undisturbed native vegetation should be retained to reduce erosion and sedimentation, protect water quality, fish habitat and provide wildlife cover. Developments near active erosion areas should be setback from the erosion scarpe by the expected erosion over a fifty year period.

16.3.10 For development proposals requiring the diversion of water, the proponent is required to investigate the need for a Water Rights Licence. Development approval may be withheld until such time as a development authorization or groundwater exploration permit is issued.

16.3.11 The preferred locations for major developments or activities that may cause pollution under normal operating conditions or by accident are outside sensitive environmental areas as defined by locations displaying soil characteristics associated with high risks for groundwater impacts and slope conditions where erosion risks have the high potential of surface water impacts.

#### **16.4 Implementation Measures**

East St. Paul will consider retaining a consultant to investigate potential environmental problems within the municipality. An environmental advisory committee should be established to work with the consultant and Council in preparing a long range environmental plan for the municipality. This plan should propose various means of remediating or averting environmental hazards, presenting environmental standards for development that could be managed at the municipal level within the development control process, and reviewing options for recycling programs.



## **17.0 HAZARD LANDS**

### **17.1 Planning Strategy**

Hazardous lands are those lands along the Red River or other areas as identified by the RM or province subject to potential flooding, erosion and bank stability problems. In order to avoid personal loss and hardship it is necessary to avoid development of hazard lands or to ensure that adequate measures are taken to reduce or eliminate the hazard.

### **17.2 Objectives**

- 17.2.1 To control activities which may accelerate or promote damages arising from hazards such as flooding, erosion and/or bank instability.
- 17.2.2 To encourage the preservation of natural vegetation along the banks of the Red River.
- 17.2.3 To minimize property damage, personal hardship and public expenditure for relief and protection associated with development on hazard lands.
- 17.2.4 To maintain the natural capability of the river to convey flood flows.

### **17.3 Policies**

- 17.3.1 Development shall not be permitted on lands subject to bank instability, landslides or subsidence unless measures are taken to address the problem.
- 17.3.2 All structures and services shall be protected against damage and shall be functional under hazard conditions.
- 17.3.3 Activities such as dumping, excavation, or clearing which could accelerate or promote dangerous erosion or bank instability should be discouraged.
- 17.3.4 Developments within known hazard areas should be permitted only where a detailed analysis of the specific site by the developer has shown that the development is feasible and if Manitoba Water Stewardship approves such development. The developer shall be responsible for undertaking the study and any site improvements required.
- 17.3.5 Where erosion control or protection of the natural vegetation is required, Council through the zoning by-law or a development agreement shall designate an appropriate building setback from the high water mark and impose any other appropriate measures.
- 17.3.6 Stream alterations should not be undertaken without the approval of Manitoba Water Stewardship and the Department of Fisheries and Oceans.

#### **17.4 Implementation**

Developments within hazard areas should be controlled through the zoning by-law, subdivision control procedures, development agreements, the issuance of development permits, and public works.

## **18.0 IMPLEMENTATION AND ADMINISTRATION**

### **18.1 General**

This section of the Development Plan outlines the actions that are required in order to facilitate the overall community growth objectives and development policies of the Development Plan. The Development Plan is based on short and long range policies, regulations and criteria for the area to grow and prosper in a sustainable manner that reflects a diversity of interests and needs. However, a Development Plan does not in itself manage and control development. Rather, it is used in conjunction with other planning controls such as Zoning By-laws, development agreements, and subdivision plans. With this in mind, the policies outlined in the Development Plan will be implemented by the measures and methods provided below.

#### **18.1.1 Adoption of the Development Plan**

Adoption of this Development Plan by the RM of East St. Paul by By-law will give the plan the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Development Plan that is inconsistent or at variance with the proposals or policies set out in the Development Plan, pursuant to *The Planning Act*. *The Planning Act* also states that adoption of a Development Plan does not require the RM of East St. Paul to undertake any proposal suggested or outlined in the Development Plan.

The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions within the RM of East St. Paul. The Development Plan may be amended at any time when considered appropriate or necessary by the RM of East St. Paul. Should it be necessary to amend the Development Plan, the public should be given adequate notice to respond to the proposed changes. *The Planning Act* provides notification procedures for informing the public regarding Development Plan amendments

#### **18.1.2 Zoning By-law**

A major planning tool to implement Development Plans is Zoning By-laws. *The Planning Act* provides that communities can enact Zoning By-laws following the preparation and approval of a Development Plan. A Zoning By-law establishes various Zoning Districts, determines both permitted and conditional uses, and provides details regarding the appropriate development standards and applicable Zoning District regulations. This can include minimum lot sizes, maximum building heights, sign controls, landscaping, and home occupation regulations.

A Development Plan is used as a guide in preparing, amending or varying the regulations of the Zoning By-law. For instance, when dealing with a Zoning By-law amendment, the RM of East St. Paul should base its decision on the objectives, policies and development regulations as laid out in the Development Plan. However, the Development Plan outlines a long-term growth strategy and there are situations where the RM of East St. Paul may allow its Zoning By-law to reflect current uses and the existing zoning regulations until specific needs or demands change or if land use conflicts arise. Having stated this, any proposed Zoning By-law amendments should generally be in conformance with the Development Plan.

### **18.1.3 Subdivision Approvals**

Subdivision is the process of altering legal property boundaries. Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving the RM of East St. Paul, utility companies and certain provincial government departments (Part VI of *The Planning Act*). This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the Development Plan. A subdivision proposal cannot proceed without the approval of the RM of East St. Paul and the approving authority. Council or the approving authority may attach conditions to a subdivision approval in accordance with *The Planning Act*.

### **18.1.4 Concept Plans**

Development Plans primarily deal with general land use and development within the overall community, while concept plans show how specific areas may develop. Concept plans are required in primarily undeveloped areas that are experiencing development pressures where landowners have not developed a strategy for the long-term development of their properties. Concept plans provide general information dealing with road layout, lot structure, parkland dedication, and servicing and topographical features. Prior to new development taking place in a concept plan area, the landowner or developer has to subdivide his/her land holdings and meet Municipal and Provincial government regulations, including legal and site surveys as well as engineering studies.

### **18.1.5 Secondary Plans**

Where appropriate, East St. Paul will consider preparing and adopting Secondary Plans as per the requirements of *The Planning Act*.

### **18.1.6 Development Agreements**

Municipal approval of subdivisions and zoning amendments can be conditional on development agreements which will protect both the applicant and the Municipality. The development agreement on subdivisions deals with the responsibilities of the applicant and the Municipality in providing services to the land in question. A development agreement on a zoning amendment may deal with such issues as the use of the land, the location of buildings on the site, the installation of services and the provision of open space. In addition, with recent changes to *The Planning Act*, municipalities can now enter into development agreements as part of conditional use approvals and variances.

### **18.1.7 Development Permits**

New development generally requires a development permit issued by the RM of East St. Paul. Before a permit is issued, proposals should be reviewed to determine their conformance with the Development Plan and the Zoning By-law.

### **18.1.8 Development Officer**

The RM of East St. Paul may authorize its Development Officer to issue development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to the requirements of the Zoning By-law.

### **18.1.9 Conditional Use Approvals**

Within a Zoning By-law, there will be provisions for the approval of various types of development as a Conditional Use in each Zoning District. This will provide the RM of East St. Paul with the flexibility to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides the RM of East St. Paul with the opportunity to establish conditions of approval appropriate for each proposal. In utilizing the Conditional Use process, the RM of East St. Paul will have an opportunity to influence the location of certain types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community.

### **18.1.10 Variation Orders**

*The Planning Act* enables the RM of East St. Paul to issue Variation Orders for the purpose of varying or altering the application of the Zoning By-law. The various ways that a Zoning By-law may be varied are outlined in *The Planning Act*. The RM of East St. Paul may attach conditions to a Variation Order in order to maintain the intent and purpose of the Development Plan or the Zoning By-law. The RM of East St. Paul may authorize its Development Officer to grant or refuse a minor Variation Orders as set out in *The Planning Act*.

## **18.2 Additional Measures**

In addition to the measures outlined above, the RM of East St. Paul may also utilize the measures provided below.

### **18.2.1 Acquisition and Disposal of Land**

The RM of East St. Paul may acquire an interest in land or sell, lease or otherwise dispose of land for the purpose of implementing the Development Plan.

### **18.2.2 Adoption of Other By-laws**

The RM of East St. Paul may adopt and administer other by-laws concerning the use, development and maintenance of land. This would include measures such as the adoption of a building by-law, property maintenance by-laws, access approval by-laws, drainage by-laws and other types of by-laws affecting the use of land.

### **18.2.3 Special Studies**

While the RM of East St. Paul wants to encourage growth and development to provide opportunities for its residents, it also wants to ensure that consideration is given to the possible effects of a development proposal. For this reason, development proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals, such as supply and demand studies. Engineering or other professional studies may be required for development proposals affected by traffic issues along Provincial highways and Municipal roads, flooding hazards, potential for groundwater and surface water pollution and general risks to public health and the environment.



**18.2.4 Public Works**

The capital works program and public improvements of the RM of East St. Paul shall conform to the policies set out in this Development Plan. This is an important implementation tool since a Municipality may influence the rate and direction of growth through the provision of Municipal services to land.

**18.2.5 Capital Expenditure Program**

The RM of East St. Paul shall consult the Development Plan when revising its annual five-year capital expenditure program.

**18.2.6 Strategic Plans for Economic Development**

As outlined in *The Municipal Act*, the RM of East St. Paul may adopt a strategic plan for economic development. Strategic plans should be consistent with the Development Plan. The RM of East St. Paul can also consider preparing community vision statements and action plans as part of a community round table process to ensure consistent objectives, policies and programs.

**18.2.7 Municipal Cooperation**

Implementation of the Development Plan may benefit from or require cooperation between one or more Municipalities. *The Municipal Act* provides for tax sharing agreements, service sharing agreements and cost sharing agreements between Municipalities.