



BACKGROUND REPORT

for the

RRPD DEVELOPMENT PLAN UPDATE PROJECT

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1. INTRODUCTION

1.1. Introduction

Since being established on May 25, 1977, the Red River Planning District has had the primary goal of providing sound land use planning and development services throughout the District. This is evident in the Planning District's 1979 Basic Planning Statement (By-law No. 6) to its current Development Plans (Selkirk and District Development Plan By-law No. 190/08; Village of Dunnottar Development Plan By-law No. 8202/05; East St. Paul Development Plan By-law No. 2007-14). In order to continue on with this goal, the Red River Planning District Board has initiated the 2017 Development Plan Update project, which includes this background report.

1. INTRODUCTION

1.2. Development Plan Update Background

In January 2007, the Red River Planning District (RRPD) commenced a project to develop a district-wide development plan for its member municipalities. At that time the Planning District's member municipalities included the City of Selkirk, RM of St. Andrews, RM of St. Clements, and RM of West St. Paul. After an extensive planning process, including a Development Plan By-law adoption process and public hearing, the Development Plan was approved by the Minister of Local Government and adopted by the Planning District Board on July 20, 2011. The Development Plan adopted in 2011 is titled the Selkirk and District Development Plan By-law No. 190/08, which reflects the Planning District's previous name. Since 2011, the RRPD has been using its Development Plan to provide guidance on land use and planning applications.

Section 59(1)(b) of *The Planning Act* outlines that a detailed review of a development plan must be completed within five (5) years after it is adopted. The current Development Plan was given 1st Reading in 2008 and adopted in 2011, and the five year timeframe as come and gone. Therefore, a review of the Selkirk and District Development Plan By-law No. 190/08 is warranted. In addition to the timeframe requirement, other significant events have taken place that support undertaking a review of the Development Plan. These events include:

- The Village of Dunnottar joining the Planning District in 2010, bringing with it the Village of Dunnottar Development Plan By-law No. 820/05 (adopted January 16, 2006);
- The RM of East St. Paul joining the Planning District in 2012, bringing with it the Rural Municipality of East St. Paul Development Plan By-law No. 2007-14 (adopted June 4, 2008);
- The RM of West St. Paul obtaining piped municipal services (sewer from City of Winnipeg; drinking water from Cartier Regional Water Co-op);
- The RM of St. Andrews and RM of St. Clements extending piped municipal sewer and water to parts of their municipality and making plans for extension to additional areas;
- Name and logo change to the Planning District; and
- Completion of the RRPD Board's first Strategic Plan.

Taking into account these significant events, that there are currently three development plans used within the Planning District and not one district-wide plan, and the timeline of when these Development Plans were adopted, a review of the Development Plan is warranted.

Knowing that a review of the three Development Plans are required and needed, the RRPD Board's objectives for this project have been organized into two major components:

OBJECTIVE 1: INCORPORATE ALL RRPD MUNICIPALITIES INTO ONE DEVELOPMENT PLAN

- Include the Village of Dunnottar and the RM of East St. Paul into the RRPD Development Plan.
- Standardize land use designations and policies.
- Include new land use designation maps for Dunnottar and East St. Paul areas.

OBJECTIVE 2: COMPLETE UPDATES AND IMPROVEMENTS TO THE DEVELOPMENT PLAN

- Update background information.
- Confirm Planning District objectives and goals.
- Identify and complete improvements to existing policies (based on current legislative requirements, Planning District objectives and goals, market demand, statistical trends and projections, engineering studies, local infrastructure improvements, etc.).
- Identify and include new needed policies (based on current legislative requirements, Planning District objectives and goals, market demand, statistical trends and projections, engineering studies, local infrastructure improvements, etc.).
- Update Development Plan maps to reflect recent approved amendments (land use designations), new designation areas, and supplementary info (e.g. transportation mapping, development constraints, etc.).

It should be noted that this project is considered an update of the District Development Plan, rather than “starting from scratch”. This means that the scope of work will involve using the current Selkirk and District Development Plan By-law No. 190/08 document, including its vision for future development, policies, content, and format, as a foundation and updating, improving, and refining it to reflect current trends and needs.

The Development Plan update project has been organized into four components, as illustrated in Figure 01.

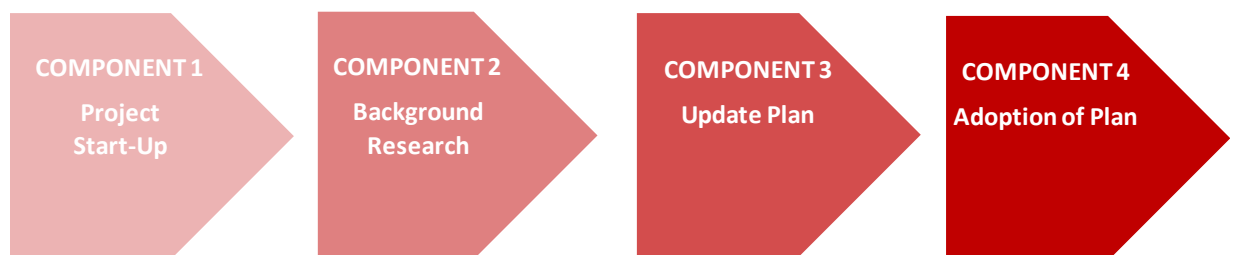


Figure 01 Development Plan Project Update Components.

1. INTRODUCTION

1.3. Purpose of the Background Report

A development plan is a regulatory by-law that outlines a planning district's future vision for land use and development, which is articulated and implemented through related policies and policy maps. The creation of a development plan, and its policies, need to be informed by the findings of relevant research and analysis. This is substantiated by Section 41 of *The Planning Act* that outlines that a development plan must be generally consistent with provincial land use policies, and, Part 4 Policy 4(1) of the provincial land use policies (called the Provincial Planning Regulation) that lists the range of analysis which must be undertaken. Therefore the purpose of the background report is to provide a summary of relevant research and analysis findings, which will assist the RRPD Board with updating its Development Plan.

2. COMMUNITY PROFILE

2.1. Introduction

In order to gain insight into the RRPD a community profile was completed for each of the Planning District's six member municipalities. The community profiles provide a brief history of each RRPD municipality with present-day insights into the land uses that make up these communities, as well as the people and families who live there. In addition, by conducting analysis and comparing indicators related to demographics, the RRPD is able to gain insight into how the area has changed, and the implications of these changes as they relate to the Development Plan update. This section outlines the findings from the community profile.

2. COMMUNITY PROFILE

2.2. Red River Planning District

2.2.1. History and Character

The Red River Planning District (RRPD), which was formerly called the Selkirk & District Planning Area, was established on May 25, 1977 and at that time included the Town of Selkirk, the RM of St. Andrews and the RM of St. Clements (Selkirk & Area Planning Board, 1997, 1). In 1989 the Planning District expanded to include the RM of West St. Paul, which brought the total land area of the Planning District up to 1,580 square kilometers (approximately) and its population to over 32,000 people (Selkirk & Area Planning Board, 1997, 2). The Planning District expanded two more times throughout its history, with the addition of the Village of Dunnottar in 2010, and the RM of East St. Paul in 2012.

Throughout the Planning District's forty years of existence seven community plans / development plan have been in use at various times. Currently, three development plans are in effect. The Planning District's past and current plans are as follows:

- Selkirk & District Planning Area Board Basic Planning Statement By-law No. 6 (adopted in 1980)
- Selkirk & District Planning Area Board Development Plan By-law No. 15 (adopted in 1981)
- West St. Paul Community Plan By-law No. 2833/80 (adopted 1981)
- Selkirk & District Planning Area Board Development Plan By-law No. 122 (adopted in 1997)
- Village of Dunnottar Development Plan By-law No. 820/05 (adopted in 2006)
- East St. Paul Development Plan By-law No. 2007-14 (adopted in 2008)
- Selkirk and District Development Plan By-law No. 190/08 (adopted in 2011)

Today the RRPD encompasses approximately 1,640 square kilometers, with a population of over 48,000 people (Statistics Canada, 2016), and includes urban and suburban neighbourhoods, employment lands (business parks and industrial areas), resort and tourist areas, rural residential areas, agricultural lands, and areas transitioning from rural to urban. Being comprised of six municipalities that includes a range of land uses it is difficult to attribute the RRPD into one typical land use characterization.

2.2.2. Municipal Government

The RRPD provides community planning and land development services for its six member municipalities, which include: the adoption, administration and enforcement of the development plan for the entire district; the administration and enforcement of the member municipal zoning by-laws and secondary plans; and the building by-laws of the member municipalities.

The government structure for the RRPD includes a Board made up of elected officials from each of the six member municipalities. The RRPD Board is responsible for the governance of the

Planning District. In addition the Board is the approving authority (as defined in *The Planning Act*) for subdivision applications, and the appeal body for those appealing rezoning applications within the member municipalities. Apart from the Board, the Planning District also has staff who are organized into the following departments:

- Administration
- Building Development
- Planning Services
- By-law Enforcement

2.2.3. Location & Land Use Characteristics

The RRPD is located in the northern portion of the Manitoba Capital Region. It encompasses 1,640 square kilometers with municipalities on both sides of the Red River, and stretches from the City of Winnipeg at its southern border, to Lake Winnipeg at its northern border. As already noted, the RRPD includes six municipalities with a wide range of land uses, and community nodes with their own unique character, therefore making it difficult to attribute the RRPD into one typical land use characterization.

2.2.4. Demographic Analysis

The population of the Red River Planning District has been on an overall upward trend over the past forty years between the Census periods of 1976 and 2016. Figure 02 indicates 22,411 people lived within the Planning District in 1976, and 48,570 people in 2016; representing a 116% increase in population over 40 years. Figure 02 illustrates a steady increase in population, with the exceptions of a sharper increase reflected in both the 1991 and 2016 Census. These sharper increases are attributed to the RM of West St. Paul joining the RRPD in 1989, the Village of Dunnottar joining the RRPD in 2010, and the RM of East St. Paul joining the RRPD in 2012. For context, during this same time (1976 to 2016) the South Interlake Planning District (located to the west of the RRPD) experienced growth representing a 53% increase in population.

Detailed demographic findings for each of the RRPD member municipalities are provided in the following sections.

2. COMMUNITY PROFILE

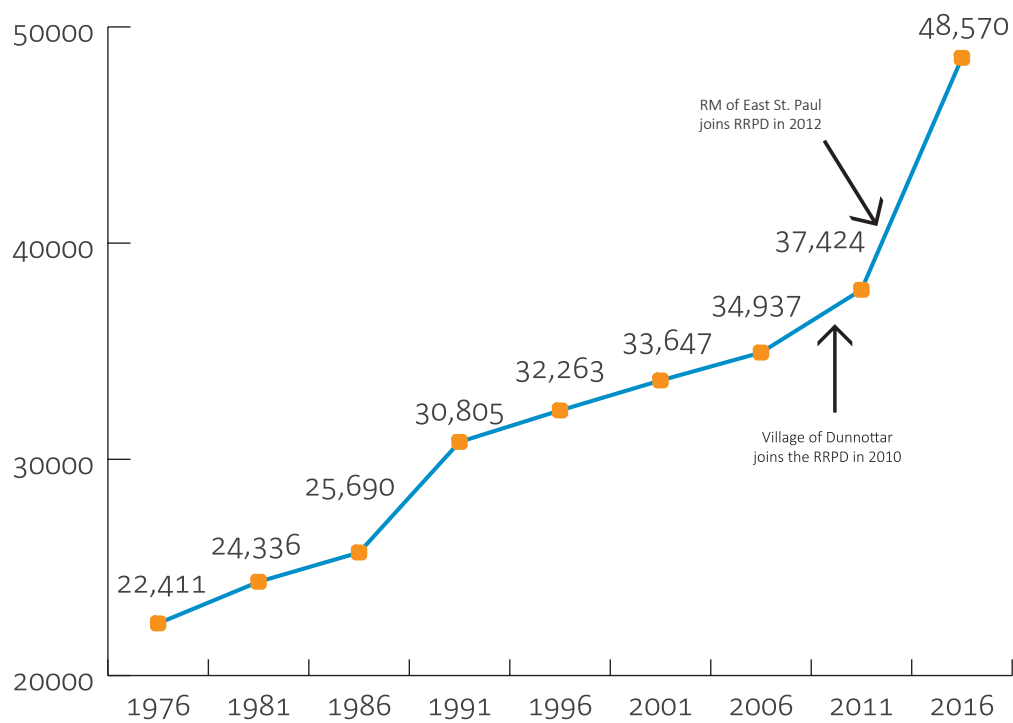
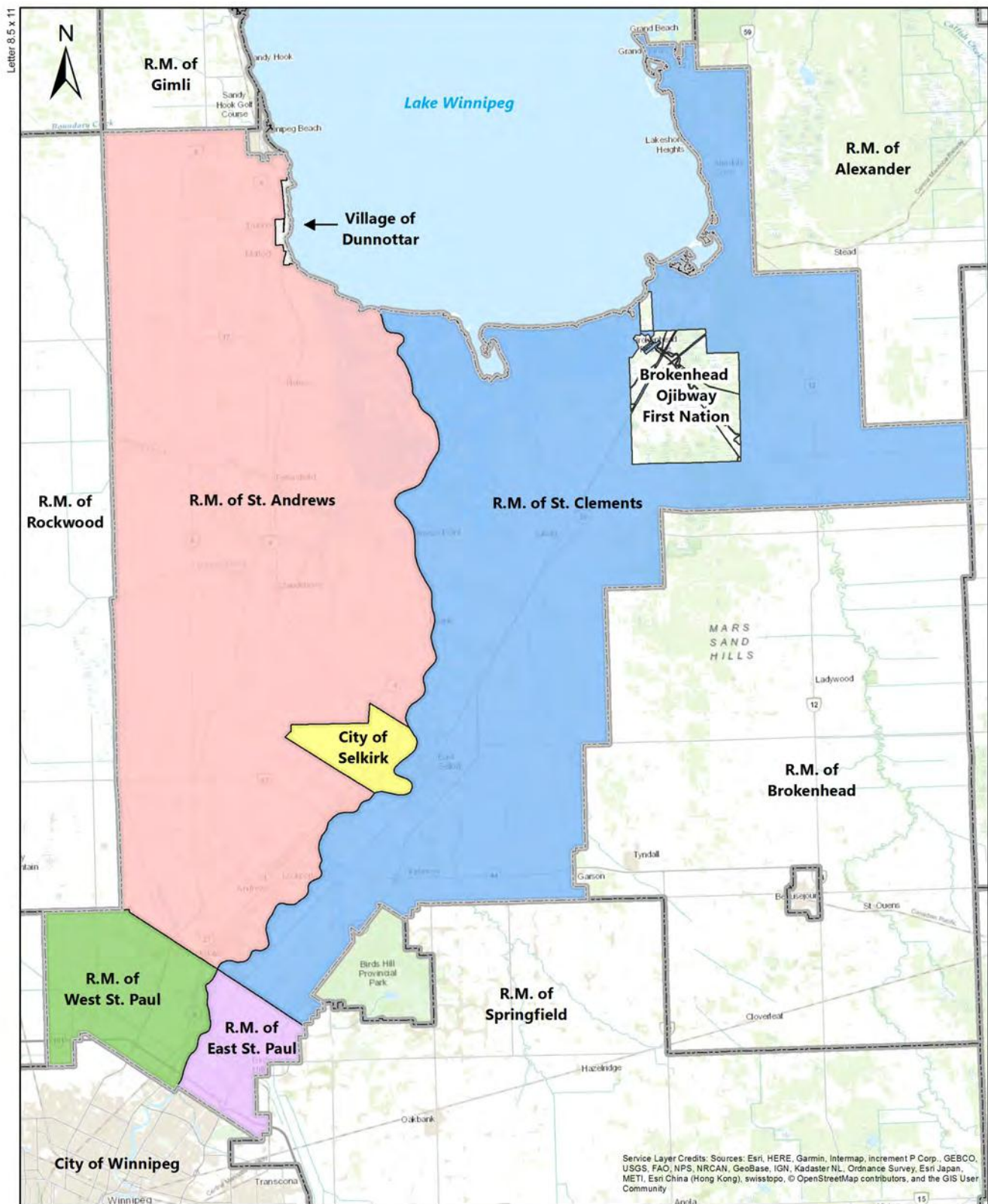


Figure 02 Red River Planning District Population Trends (Source: Statistics Canada)

2. COMMUNITY PROFILE



Map 01 Red River Planning District Location Map

2. COMMUNITY PROFILE

2.3. Village of Dunnottar

2.3.1. History and Character

The original settlement of Dunnottar dates back to 1874 with land grants given to L. and A. Vaughan, and subsequent land grants given to the Hudson's Bay Company in 1878, and other settlers under the Homestead Act in 1878, 1895 and 1900 (Village of Dunnottar, 2006, 3). In 1947 Matlock, Whytewold and Ponemah, which at the time were part of the Rural Municipality of St. Andrews, incorporated as the Village of Dunnottar, which was named after Dunnottar castle in Scotland (Village of Dunnottar, 2006, 3).

With the Village of Dunnottar being located along Lake Winnipeg, its popular public beaches, summer visitors, and cottage-style inspired single-family homes, the character of Dunnottar is typically recognized as a summer resort community.

2.3.2. Municipal Government

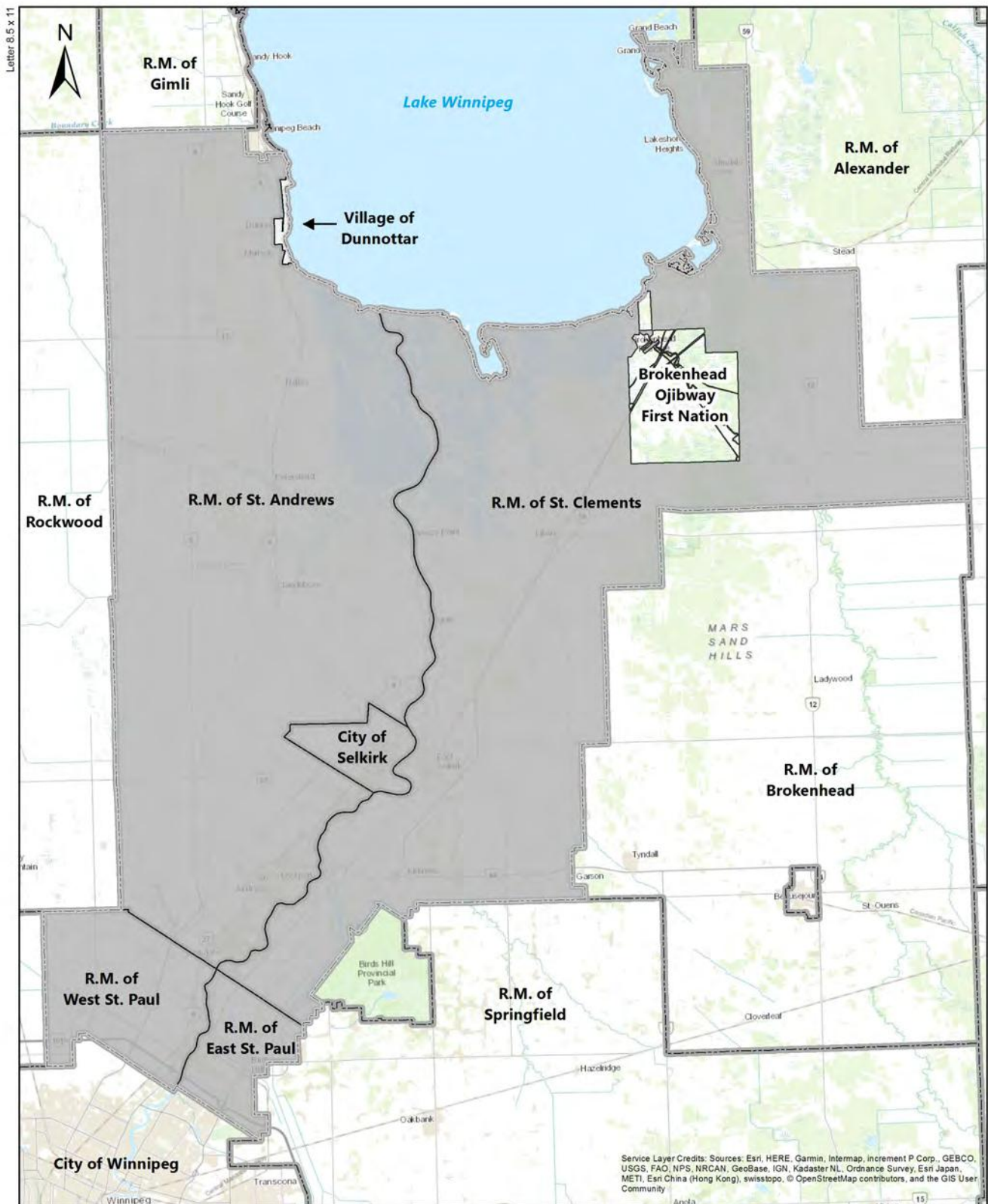
The local government for the Village of Dunnottar consists of a municipal Council (1 Mayor and 4 Councillors), who typically have one Council meeting scheduled per month. In addition to the municipal Council, the Village of Dunnottar also has a Planning Commission whose members are appointed by Council, and who are responsible to hold public hearings and make decisions on specific planning related applications (variance and conditional use). Apart from the Council and Planning Commission, the Village of Dunnottar also has municipal staff who provide the following services and functions:

- Administration (Council support services, finance, etc.)
- Public Works
- By-law Enforcement

2.3.3. Location & Land Use Characteristics

The Village of Dunnottar is located approximately 65 kilometers north of Winnipeg, with Highway 9 to the west, Lake Winnipeg to the east, the Town of Winnipeg Beach to the north, and Chalet Beach to the south.

Map 03 illustrates the general location, arrangement and pattern of land uses, major corridors connecting the community, community nodes, and vacant land that may potentially be used for new development. In addition, some photos of the area are included to provide examples of the local built form, public places and landscape. It should be noted that the land use categories mapped on Map 03 illustrates the predominant land use within a given area, and is not intended to represent a detailed inventory for every individual property. For example, "Residential Areas" will include land uses generally found within residential neighborhoods (e.g. dwellings, schools, churches, etc.). Of particular note, the areas identified as "Environmental Lands", include lands that were observed to have attributes of natural habitats (e.g. wetlands, riparian and shoreline habitat, etc.). Further, areas identified as "Vacant Land" were areas where no dominant land use or activity was observed, and / or where the land appeared to offer an opportunity for



VILLAGE OF DUNNOTTAR LOCATION MAP

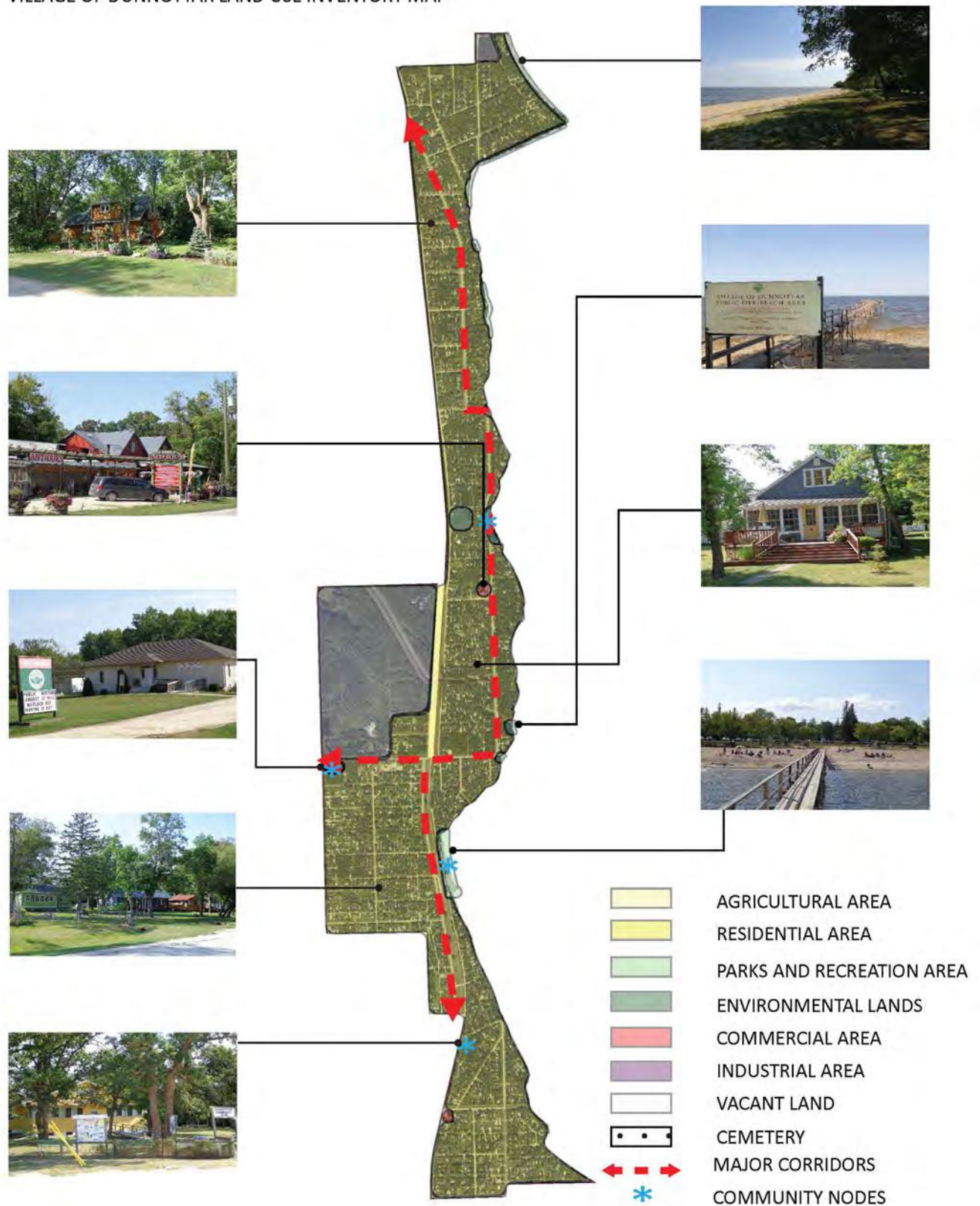
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Map 02 Village of Dunnottar Location Map

2. COMMUNITY PROFILE

VILLAGE OF DUNNOTTAR LAND USE INVENTORY MAP



Map 03 Village of Dunnottar Land Use Map

development expansion or infill. This map was completed by reviewing air photos and conducting a community tour. The purpose of this map is to: (1) illustrate the land uses that are currently occurring; (2) to assist in identifying any noteworthy land use patterns; and, (3) to use this information when reviewing the existing Development Plan policy maps in order to identify any land use / policy discrepancies that may need to be addressed.

The predominant land use in Dunnottar is single-family residential homes that are located on either waterfront lots that range in size from 0.25 acres to 1.0 acres in size or smaller interior lots (approximately 6,000 square feet in size). The single-family residential homes are complemented with public parks, beaches, a series of linear parks and walkways along Lake Winnipeg, and three commercial properties (restaurant, convenience commercial, and retail) that serve the local community. With the exception of about 65 acres of land located north of Whytewold Road and Howell Avenue, overall there does not appear to be any significant opportunities to expand the existing developed area, or for infill development.

In addition to the land uses identified above, the following is a list of local amenities and services available to the Village of Dunnottar residents. The purpose is not to provide a comprehensive list, but rather to provide a sense of the range of services available.

- Limited local restaurants
- Limited local shopping and convenience commercial
- Local community club
- Local beaches and park space
- Limited places of worship (church, temple, etc.)
- No local medical services
- No local first responder services (e.g. police, fire, ambulance)

2.3.4. Demographic Analysis

Population

The population of Dunnottar has been on an overall upward trend over the past forty years between the Census periods of 1976 and 2016. It should be noted that between the Census years of 2006 and 2011 the population of Dunnottar leveled off with only an increase of 4 people. Figure 03 indicates 219 people lived in the Village in 1976, and 763 in 2016; representing a 248% increase in population over 40 years (6.2% per year average). For context, during this same time the neighbouring resort community of Winnipeg Beach experience growth representing a 96% increase in population, and the resort community of Victoria Beach (located on the east side of Lake Winnipeg) experience growth representing a 104% increase in population.

Population by Age

Combined, the 5 to 14 year old category and the 25 to 44 year old category represent children and young to middle age adults. From 2011 to 2016 these age categories increased in population. However, as a percentage of the overall population this group has held steady at around 21%.

Since the 2011 Census, the 55 to 64 year old category and the 65 to 74 year old category have been increasing in population. Similarly, those who are 55 years and older have also increased in

2. COMMUNITY PROFILE

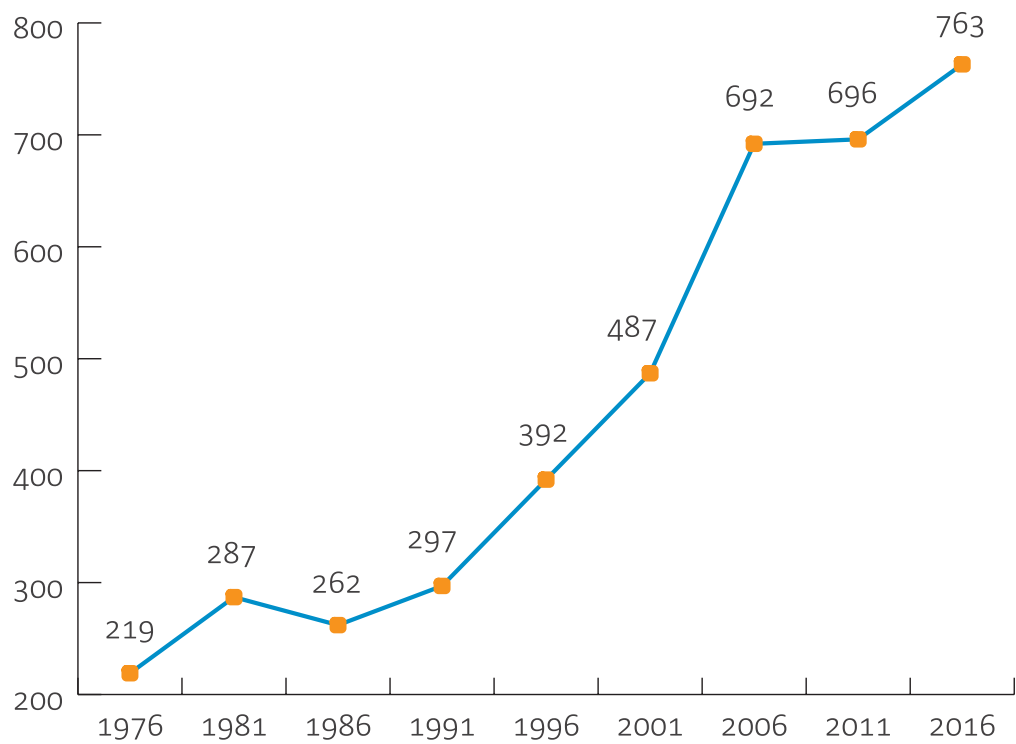


Figure 03 Village of Dunnottar Population Trends (Source: Statistics Canada)

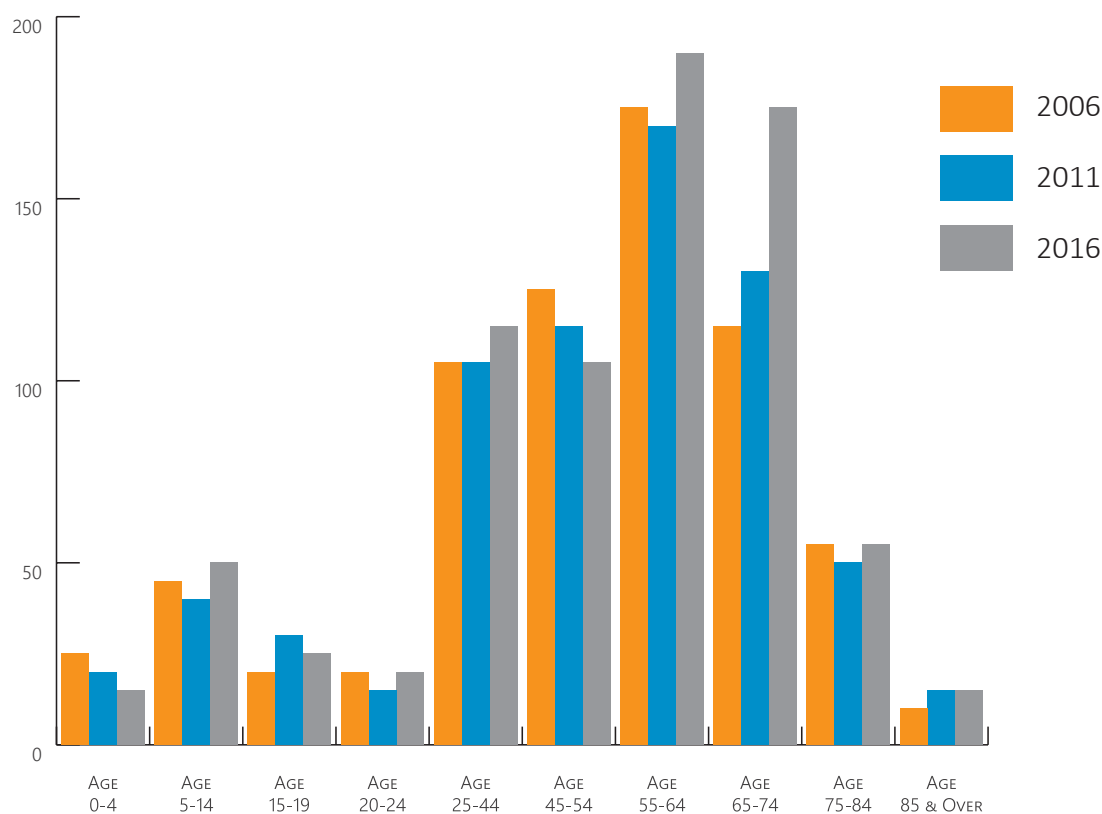


Figure 04 Village of Dunnottar Population by Age (Source: Statistics Canada)

population, accounting for 46% of the total population in 2011, and increasing to 57% of the total population in 2016. This population represents those who are already retired and those who are transitioning out of the workforce. As this population gets older there may be an increased demand for senior oriented services (e.g. assisted transportation, access to health care, etc.) and housing (e.g. assisted living).

Employment & Income

The Village of Dunnottar is a small resort community, and with few employment opportunities available, the local labour force needs to seek employment outside of the community. This would explain why in 2016, of those who commuted to work, 100% did so to a destination outside of the community (Statistics Canada). In 2016 (Statistics Canada), Dunnottar residents who are in the labour force are mostly employed within the occupation classifications of Sales and Services (20%); Trades, Transport, and Equipment Operators and Related Occupations (15.4%); Education, Law and Social, Community and Government Services (15.4%); Management (13.8%); and, Business, Finance and Administration (13.8%).

Statistics Canada indicates that in 2016 the median family income in Dunnottar was \$78,763 compared to the Manitoba average of \$104,116, and had an unemployment rate of 3.1% compared to the Manitoba average of 5.5%. The unemployment rate in Dunnottar has steadily improved since 1996 when it was at 14.8%. Figure 05 illustrates the historical median family income trend for Dunnottar. When compared to another local resort community (Victoria Beach \$78,648) Dunnottar appears to be similar in terms of having a median family income lower than the provincial average.

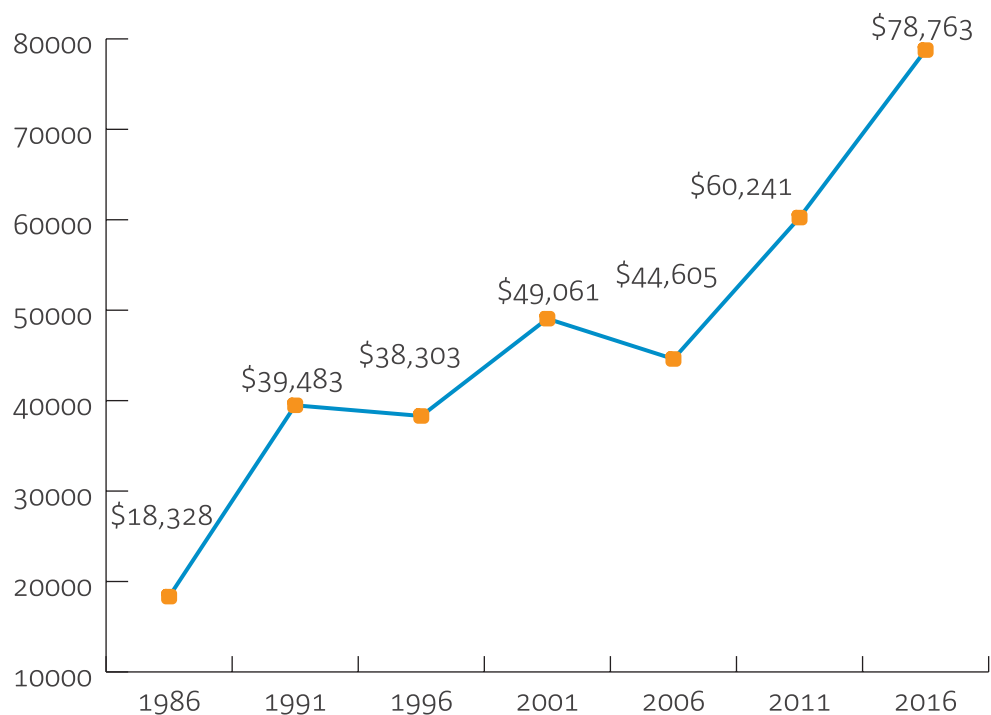


Figure 05 Village of Dunnottar Median Family Income (Source: Statistics Canada)

2. COMMUNITY PROFILE

Household Size & Family Type

Looking back to the 2001 Canada Census, the data illustrates that the average number of people living in a dwelling has been on the decline. In 2016 it is estimated that there are approximately 1.88 people per dwelling unit. This is lower than the Manitoba average of 2.61 people per dwelling unit and the national average of 2.49 people per dwelling unit. Generally speaking, household sizes in Canada have been decreasing over the past few decades.

Table 30 Village of Dunnottar Average Persons per Dwelling

	2001	2006	2011	2016
Total Population	487	692	696	763
Total Dwelling	240	345	366	406
Persons per Dwelling	2.03	2.01	1.90	1.88

Of the total households in Dunnottar, 37% are one-person households, and 48% are two-person households, which is higher than the Manitoba average of 20% for one-person households and 38% for two-person households (2016 Statistics Canada). Figure 06 illustrates the household family types within Dunnottar, 90% are families with children.

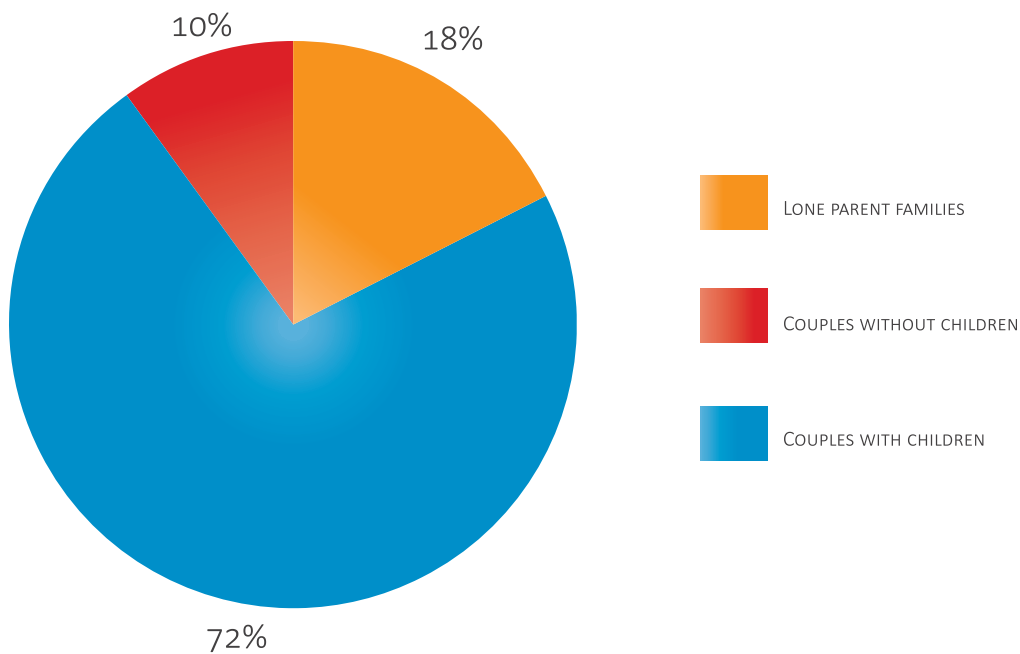


Figure 06 Village of Dunnottar Household Family Type (Source: Statistics Canada 2016)

Dwellings

The majority of housing in Dunnottar is comprised of single detached homes, which account for 96% of all dwelling units. Figure 07 quantifies the types of dwelling units found in the community. The remaining 4% of the dwelling type is attributed to “moveable dwellings” (e.g. mobile homes). In addition, in 2016 Statistics Canada estimated the average value of dwellings in Dunnottar at \$215,297. Figure 08 illustrates that since 2001 the percentage of owned dwelling units within the Village of Dunnottar has remained above 90%.

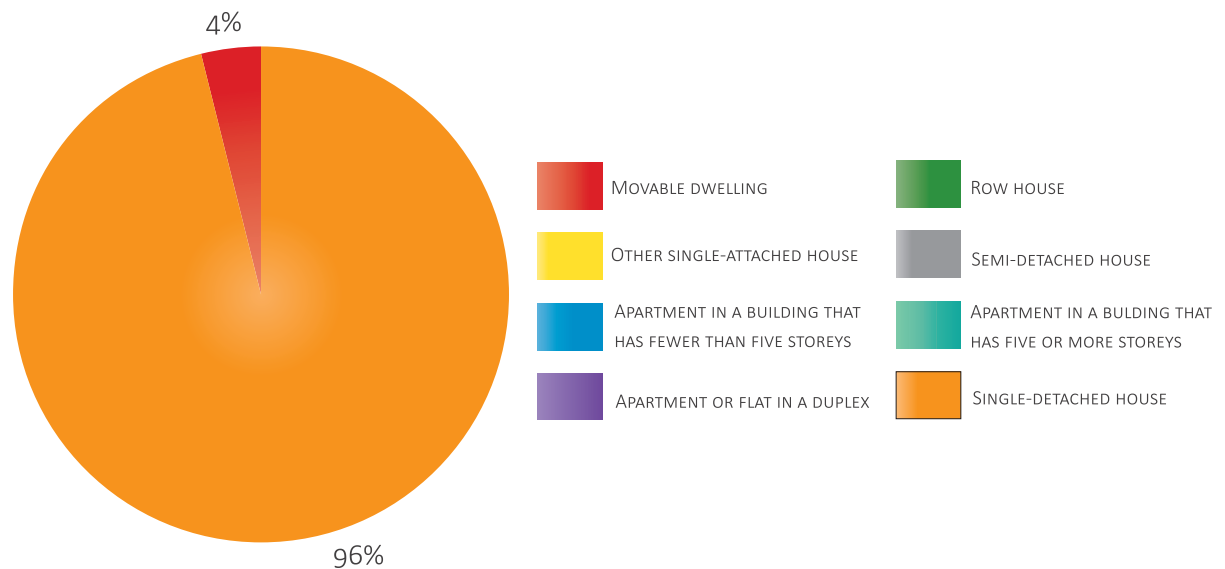


Figure 07 Village of Dunnottar Household Type (Source: Statistics Canada 2016)

The 2016 Statistics Canada data indicates that almost half (45%) of the housing stock was built before 1970. This is shown on Figure 09 which illustrates the number of dwellings built within a specific construction period. While almost half of the existing housing stock is aging, since 1980 the Village of Dunnottar has experienced a steady rate of new housing construction from year to year. While dwelling age is sometimes correlated to dwelling condition, specifically poor dwelling condition, that doesn't appear to be a factor in Dunnottar. Between 1996 and 2016 (Statistics Canada), the percentage of dwellings in Dunnottar that are in need of major repairs decreased from 21.9% to 8.6%. Correspondingly, the percentage of dwellings in Dunnottar that are only in need of regular maintenance increased during this same time period from 51.2% in 1996 to 91% in 2011. It should be noted that this second figure (“in need of regular maintenance”) is artificially inflated because in 2011 Statistics Canada (2011 National Household Survey and 2016 Statistics Canada) combined two dwelling condition categories into the “in need of regular maintenance” category.

2. COMMUNITY PROFILE

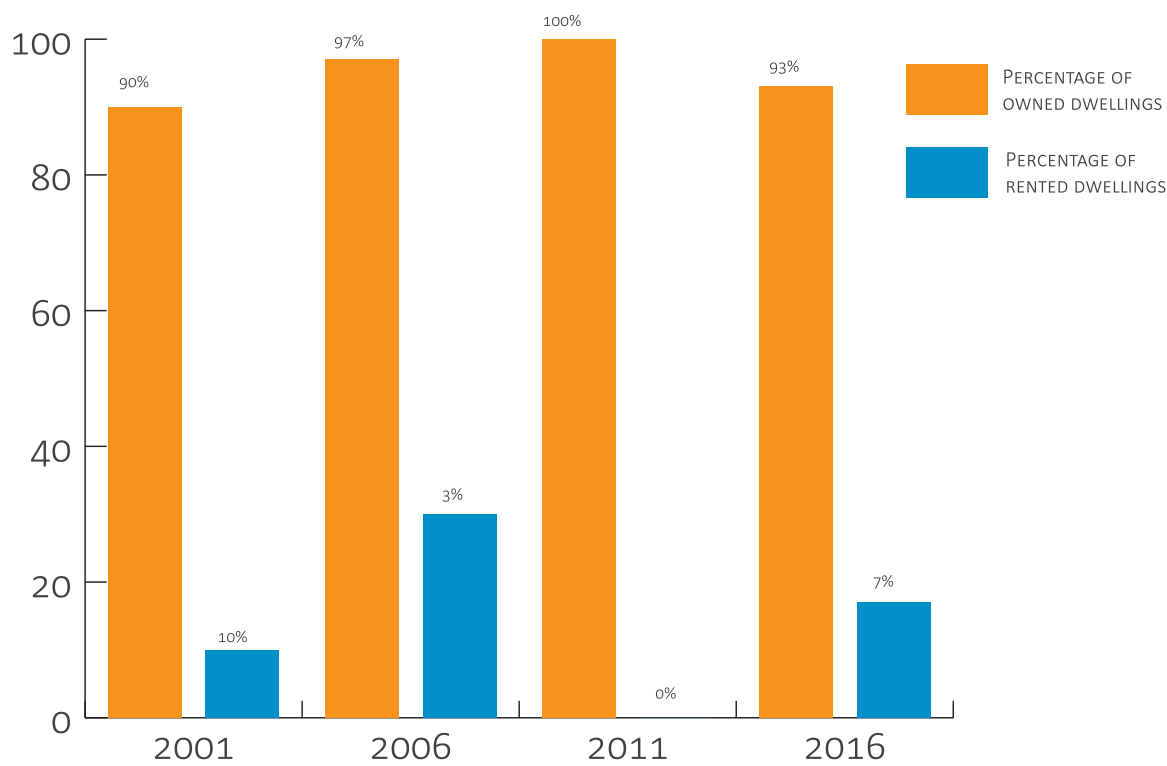


Figure 08 Village of Dunnottar Dwelling Tenure (Source: Statistics Canada)

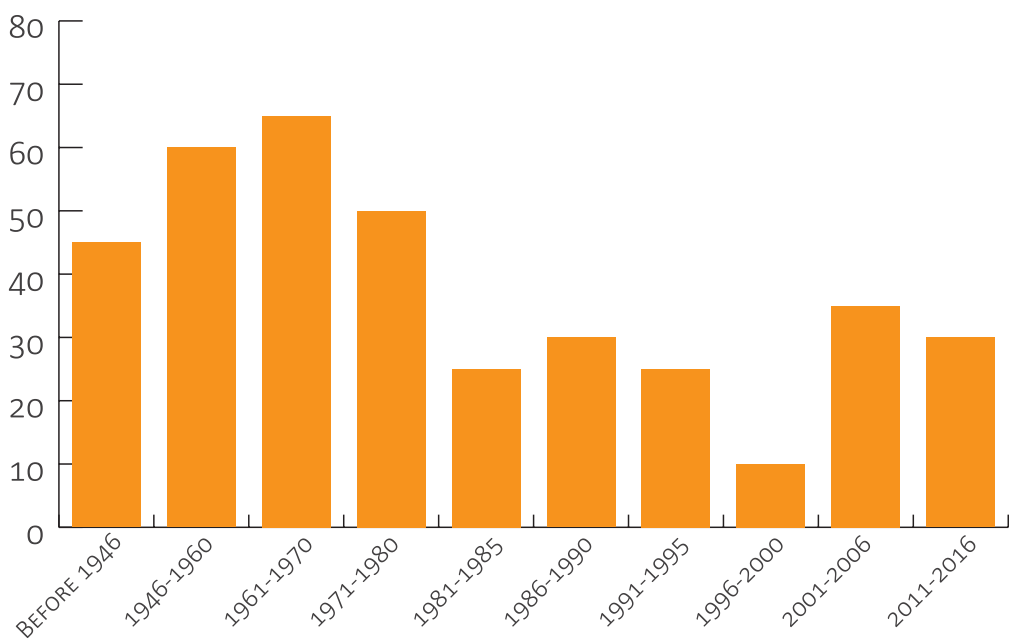


Figure 09 Village of Dunnottar Dwelling Age by Construction Period (Source: Statistics Canada)

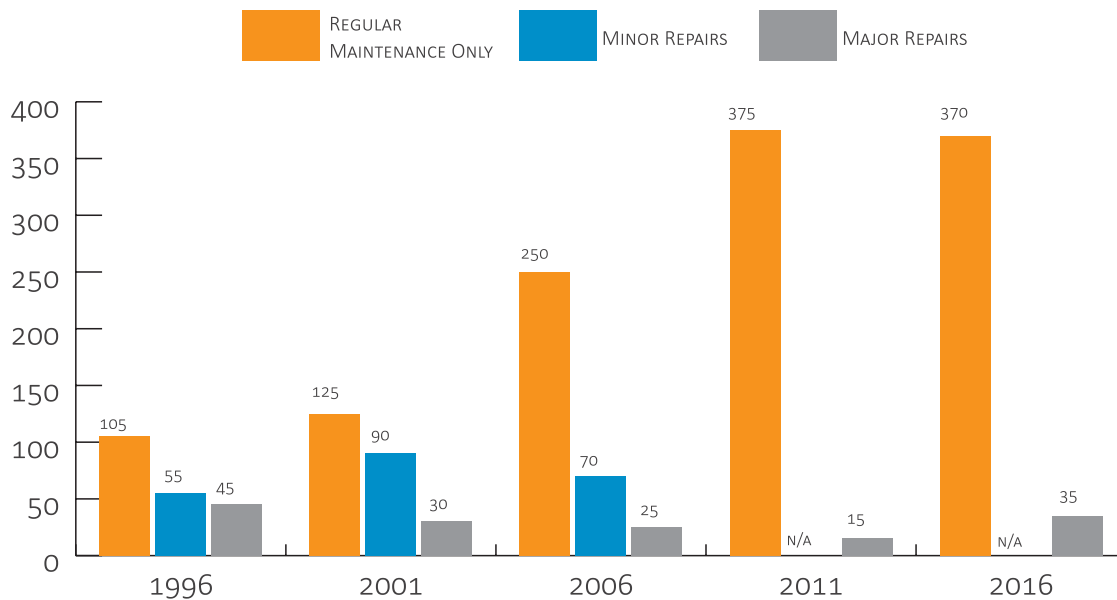


Figure 10 Village of Dunnottar Dwelling Condition (Source: Statistics Canada)

2.3.5. Conclusions for Dunnottar

After reviewing the data collected, the following findings stand out for the Village of Dunnottar:

- Population is increasing at a greater rate than other comparable communities;
- Seniors and those nearing retirement make up the majority of the population;
- Persons per household is decreasing;
- Single-family dwellings are in good maintenance and are the dominant form of housing; and
- There are limited community services and amenities.

With an overall population increase, and the persons per household size getting smaller, there may be a demand for additional residential development areas. In addition, the majority of the local population is made up of seniors or those nearing retirement, and this age-group is increasing in population. That coupled with the lack of housing options and minimal community services, should this age-group wish to age and stay within the community, consideration may need to be given to allowing alternative senior oriented housing and services (e.g. lower-maintenance multi-family housing, assisted living, regular community transportation to adjacent service centers, etc.).

2. COMMUNITY PROFILE

2.4. City of Selkirk

2.4.1. History and Character

The settlement of Selkirk was initially established by investors that had envisioned Selkirk becoming Manitoba's capital, but the rerouting of the Canadian Pacific Railway to Winnipeg changed that (Potyondi, 1981). In 1882, Selkirk incorporated as a town and held its first election (Potyondi, 1981).

Today, the City of Selkirk can be described as a regional service center, providing a wide range of services and opportunities on a scale that can serve its own residents and the residents of the surrounding rural communities.

2.4.2. Municipal Government

The local government for the City of Selkirk consists of a municipal Council (1 Mayor and 6 Councillors), who typically have two Council meetings scheduled per month. Apart from the Council, the City of Selkirk also has municipal staff who provide the following services and functions:

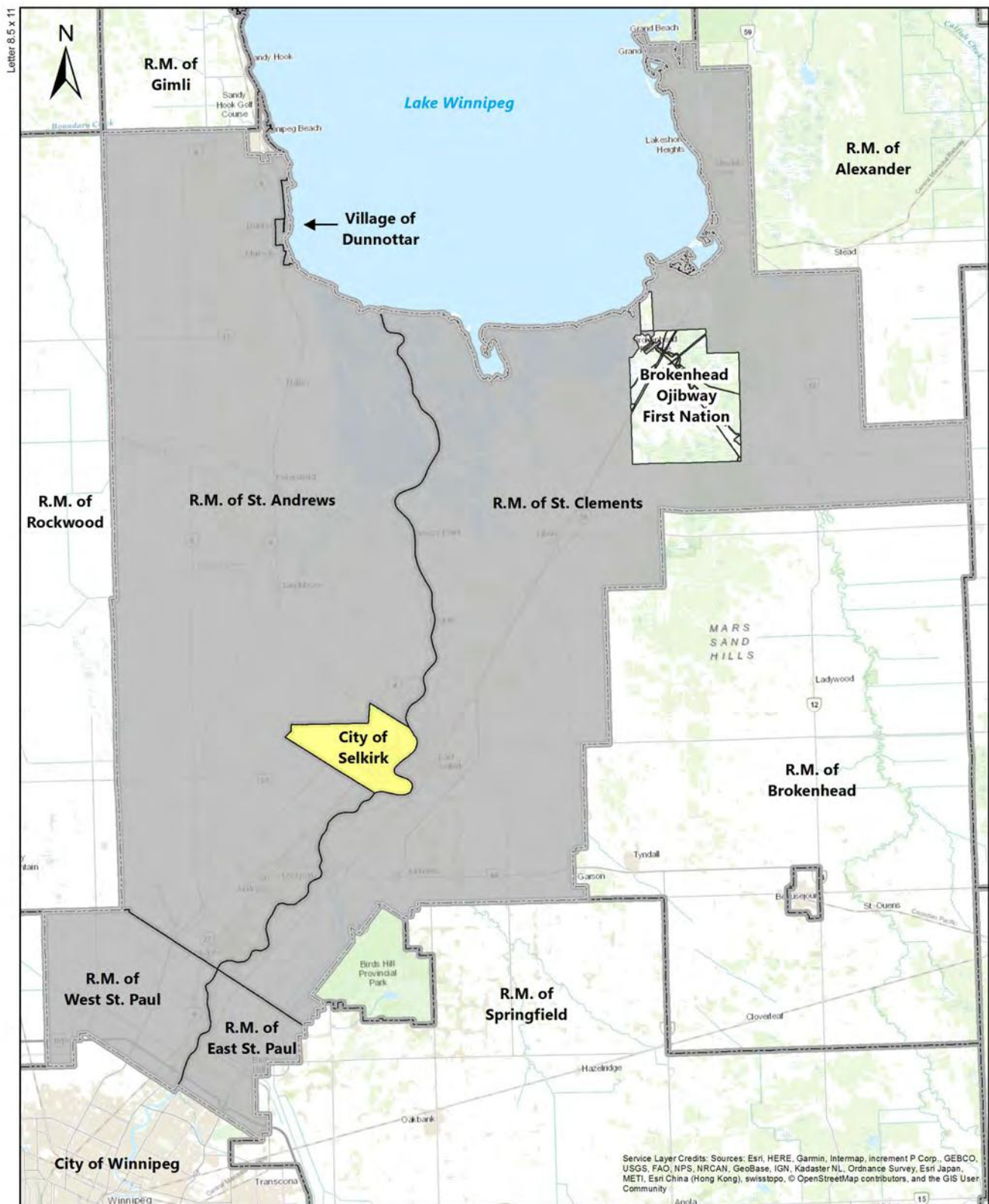
- Administration (Council support services, finance, etc.)
- Public Works & Infrastructure (maintenance of roads, sewage & water treatment, etc.)
- Community Services
- Economic Development
- Culture & Recreational Programs
- Parks and Recreation
- Public Transit
- Emergency Preparedness
- Fire Department
- By-law Enforcement & Animal Control
- Waste Disposal

2.4.3. Location and Land Use Characteristics

The City of Selkirk is located approximately 20km north of Winnipeg, with the Red River to the east, and the RM of St. Andrews to the north, south and west. The City of Selkirk is a regional service center, providing a wide range of services and opportunities on a scale that can serve its own residents and the residents of the surrounding rural communities. The range of services and opportunities include:

- Local public transit
- Health services & regional hospital
- Employment
- Government agencies
- Social and recreation opportunities
- Retail, commercial, and professional services
- A range of housing options (single family houses, multi-family, seniors, etc.)

2. COMMUNITY PROFILE



CITY OF SELKIRK LOCATION MAP

Note: Not to Scale
Date: May, 2018



2. COMMUNITY PROFILE

Map 06 illustrates the general location, arrangement, and pattern of land uses, major corridors connecting the community, community nodes, and vacant land that may potentially be used for new development. In addition, some photos of the area are included to provide examples of the local built form, public places and landscape. It should be noted that the land use categories shown on Map 06 are meant to illustrate the predominant land use within a given area, and are not intended to represent a detailed inventory for every individual property. For example, “Residential Areas” will include land uses generally found within residential neighborhoods (e.g. dwellings, schools, churches, etc.). Of particular note, the areas identified as “Environmental Lands”, include lands that were observed to have attributes of natural habitats (e.g. wetlands, riparian and shoreline habitat, etc.). Further, areas identified as “Vacant Land” were areas where no dominant land use or activity was observed, and / or where the land appeared to offer an opportunity for development expansion or infill. This map was completed by reviewing air photos

CITY OF SELKIRK LAND USE INVENTORY MAP



Map 06 City of Selkirk Land Use Map

and conducting a community tour. The purpose of this map is to: (1) illustrate the land uses that are currently occurring; (2) to assist in identifying any noteworthy land use patterns; and, (3) to use this information when reviewing the existing Development Plan policy maps in order to identify any land use / policy discrepancies that may need to be addressed.

The predominant land use within Selkirk is residential. The residential land use in Selkirk's neighborhoods consists mainly of urban type single-family lots (approximately 50ft wide, and 6,000 square feet in size). However, with Selkirk's available urban infrastructure (e.g. piped water and sewer) a variety of multi-family dwellings can be found throughout the City. Selkirk's residential land uses are complemented with public spaces (neighbourhood parks, community park, skateboard park, etc.), community recreational complexes (curling and hockey rinks, Selkirk Park), and schools for all school-aged children.

The commercial lands are separated into two distinct areas: (1) local retail and services located along Main Street, which culminate into the City's downtown area; and (2) a regional retail area with national chains (e.g. Walmart, Canadian Tire, etc.) located at the western edge of the City. Similarly, Selkirk's industrial lands area also separated into two areas with the steel mill taking up the industrial land along the City's southern border, and a business park located in the northern portion of the City.

Opportunities for new residential development in Selkirk can be found throughout the City as infill lots within existing neighborhoods as either single-family houses or multi-family developments (e.g. townhouse, apartment, etc.). In addition, there is a large area for residential expansion located in the western portion of the City (south of Manitoba Avenue and east of Hwy 9), which would represent a logical expansion of the existing residential neighborhoods and complementary land use to service residential neighbourhoods (e.g. commercial, recreation, and institutional). In preparation for future development in this area, The City of Selkirk has prepared the "Selkirk Servicing Study Future Residential Lands" (WSP, 2014).

In terms of employment lands (commercial and industrial), there appears to be undeveloped land within the regional retail area located in the western area of the City (close to HWY 9 and Manitoba Ave.), and, space to develop additional commercial pad sites around the existing underutilized parking lots. Similarly, there is also available land to develop within the exiting industrial and business park land located in the northern portion of the City (north of Easton Drive).

2.4.4. Local Amenities and Services

The following is a list of local amenities and services available to the City of Selkirk residents. The purpose is not to provide a comprehensive list, but rather to provide a sense of the range of services available.

2. COMMUNITY PROFILE

- Local restaurants
- Local and Regional Shopping (national retailers)
- Professional services
- Community recreational complexes (curling and hockey rink, swimming pool, etc.)
- Neighbourhood parks
- Golf course
- Local public school and daycare
- First responder services (fire, ambulance, RCMP)
- Places of worship (church, temple, etc.)
- Health and social services & regional hospital
- Government agencies (regional, provincial and federal offices, and law courts)

2.4.5. Demographic Analysis

Population

The population of Selkirk has been on an overall downward trend over a thirty year period with a population on 10,037 people in 1981 to a population of 9,515 people in 2006. However, since 2011 the Census data illustrates that the City's population has rebounded, with a population of 9,834 people in 2011 and 10,278 people in 2016. It should be noted that between the Census years of 1991 and 1996 the population of Selkirk leveled off. Figure 11 indicates 9,862 people lived in the City in 1976, and 10,278 in 2016, representing a 4.2% increase in population. For context, during this same time the regional service centers of Steinbach, Portage la Prairie, experienced growth representing 164% and 2.7% increase in population, while Dauphin experience a 7% decrease in population.

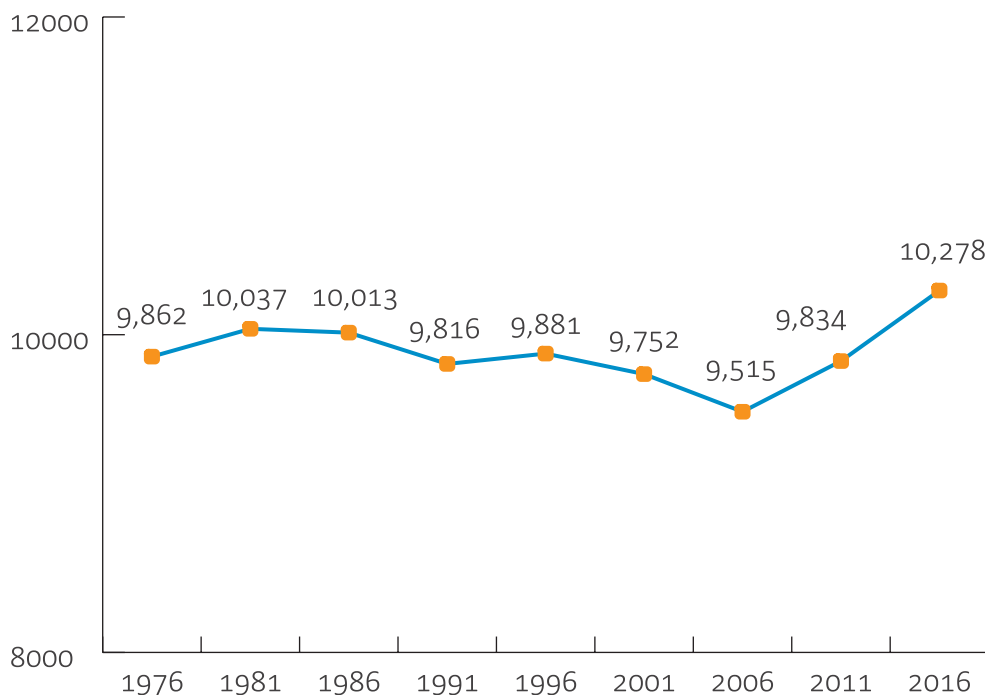


Figure 11 City of Selkirk Population Trend (Source: Statistics Canada)

Population by Age

Combined, the 0 to 14 year old categories and the 25 to 44 year old category represent children and young to middle aged adults. From 2006 to 2016 combined, these age categories decreased in population. Similarly, as a percentage of the overall population this group has also decreased from representing 41.0% of the population in 2006 to 37.8% in 2016.

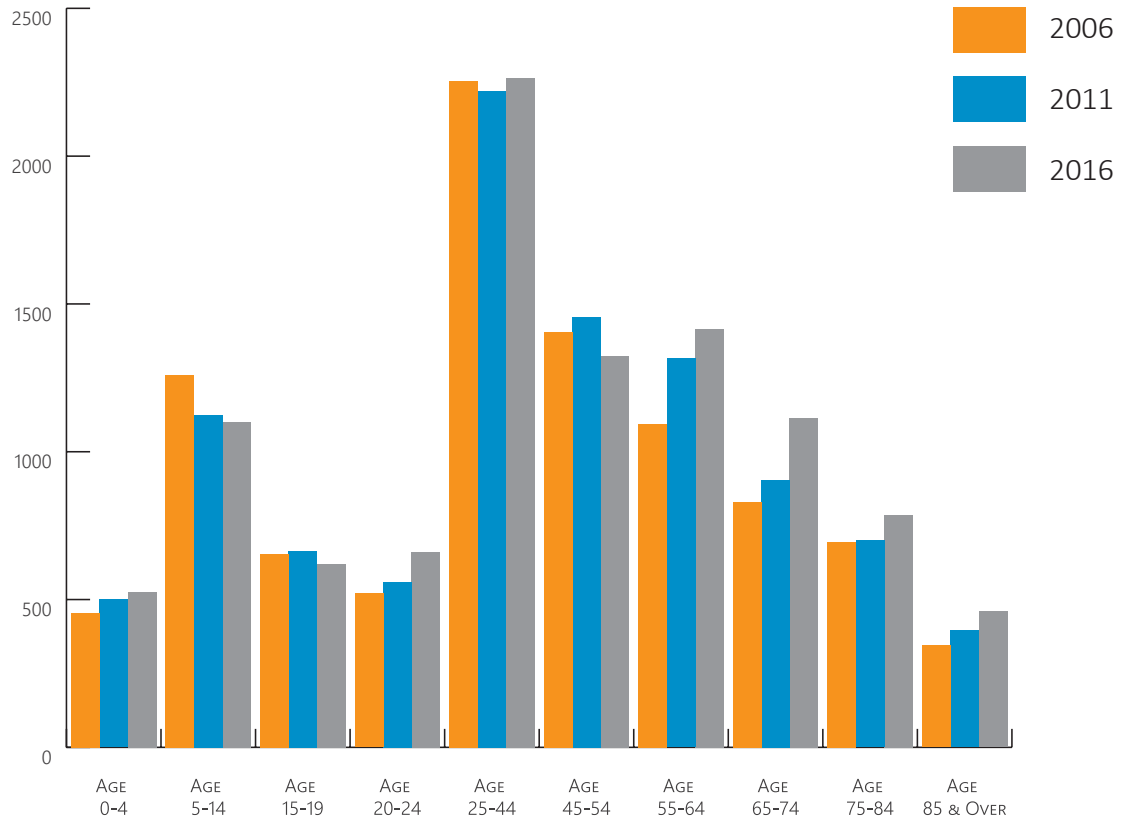


Figure 12 City of Selkirk Population by Age (Source: Statistics Canada)

The age categories for those who are of retirement age (65 year of age and older) have increased in population from the years 2006 to 2016. As a percentage of the overall population this group has also increased from 19.6% in 2006 to 22.9% in 2016. Likewise, the 55 to 64 year old category, who represent the population of those who are about to transition out of the workforce, has also increased in population and as a percentage representing the overall population, from 11.5% in 2006 to 13.7% in 2016.

As it appears that the segment of Selkirk's population that is growing (both in number and percentage of population) is represented by those who are of retirement age and nearing retirement, there may be an increased demand for senior oriented and lower maintenance housing.

2. COMMUNITY PROFILE

Employment and Income

Being a regional service center, Selkirk residents, and those who live just outside of the City boundaries, can find a range of employment opportunities within Selkirk. This would explain why in 2016, of those who commuted to work, 62% did so to a destination within the community (Statistics Canada). Such opportunities are found within the local and regional commercial businesses, the regional health related services, industrial businesses, and various government offices. In 2016 (Statistics Canada), Selkirk residents who are in the labour force are mostly employed within the occupation classifications of Sales and Services (25%); Trades, transport and Equipment Operators and Related Occupations (19.5%); Education, Law and Social, Community and Government Services (14.1%); and Business, Finance and Administration (13.0%).

Statistics Canada indicates that in 2016 the median family income in Selkirk was \$78,615 compared to the Manitoba average of \$104,116, and had an unemployment rate of 8.7% compared to the Manitoba average of 5.5%. The unemployment rate in Selkirk has steadily improved between the years 1966 (10.2%) and 2011 (6.9%), but as noted, increased in 2016. Figure 13 illustrates the historical median family income trend for the City. When compared to other regional service centers (Steinbach \$73,167, Portage la Prairie \$77,078, Dauphin \$73,326) the City of Selkirk appears to be similar in terms of having a median family income lower than the provincial average.

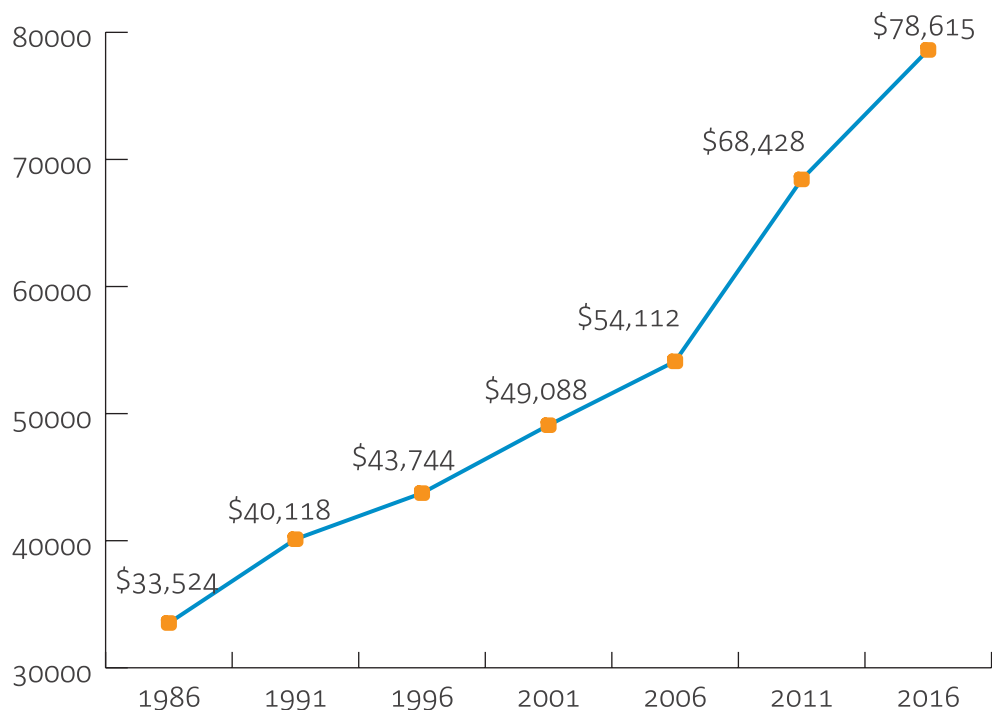


Figure 13 City of Selkirk Median Family Income (Source: Statistics Canada)

Household Size and Family Type

Looking back to the 2001 Canada Census, the data illustrates that the average number of people living in a dwelling has been reducing slightly. In 2016 it is estimated that there are approximately 2.47 people per dwelling unit. This is lower than the Manitoba average of 2.61 people per dwelling unit and the national average of 2.49 people per dwelling unit. Generally speaking, household sizes in Canada have been decreasing over the past few decades, and this appears to also be the case in Selkirk.

Table 31 City of Selkirk Average Persons per Dwelling

	2001	2006	2011	2016
Total Population	9,752	9,515	9,834	10,278
Total Dwelling	3,795	3,835	3,975	4,160
Persons per Dwelling	2.57	2.48	2.37	2.47

*occupied by usual residents

Of the total households in Selkirk, 32.2% are one-person households, and 34.7% are two-person households, which is higher than the Manitoba average of 20% for one-person households and similar to the Manitoba average of 38% for two-person households (2016 Statistics Canada). Figure 14 illustrates the household family type within Selkirk, 63% are households with children. Of particular note, the percentage of lone parent households represents 28% of all families, which is significantly higher than other municipalities within the RRPD, and the provincial average (12%).

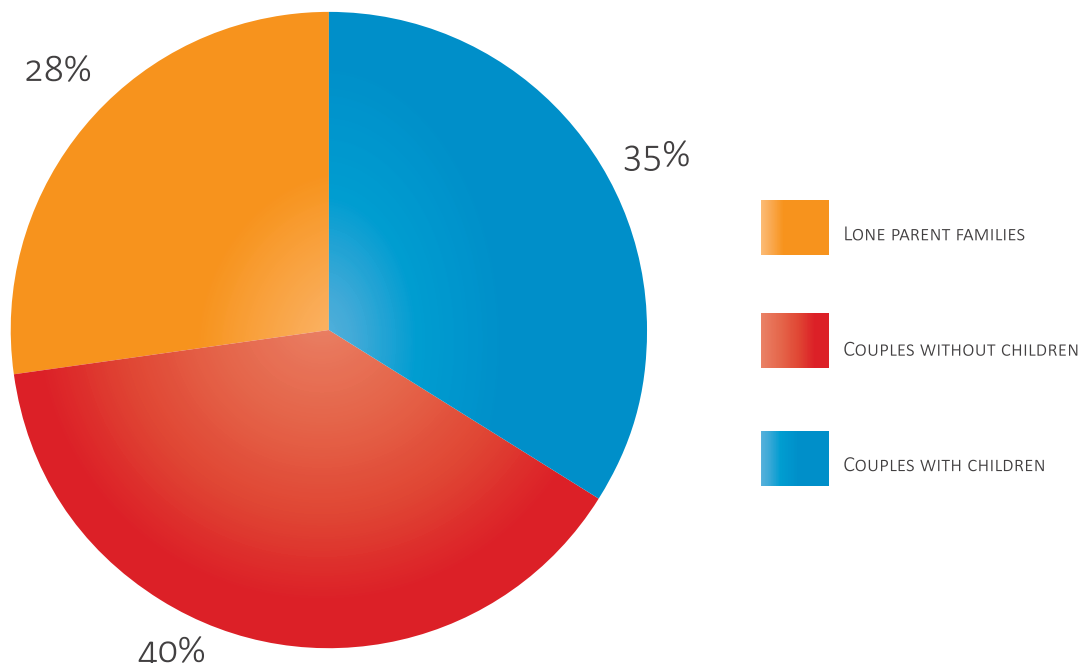


Figure 14 City of Selkirk Household Family Types (Source: Statistics Canada 2016)

2. COMMUNITY PROFILE

Dwellings

About 63% of housing in Selkirk is comprised of single detached homes. Figure 15 quantifies the types of dwelling units found in the community. The other types of dwellings in Selkirk are attributed to apartment, semi-detached, and duplex types of dwellings. In addition, in 2016 Statistics Canada estimated the average value of dwellings in Selkirk at \$241,402. Figure 16 illustrates that since 1996 the percentage of owned dwelling units within the City of Selkirk has remained steady above 60%.

The 2016 Statistics Canada data indicates that the majority (71%) of the housing stock was built before 1980, indicating that Selkirk has a significant amount of older housing stock. This is shown on Figure 17 which illustrates the number of dwellings built within a specific construction period.

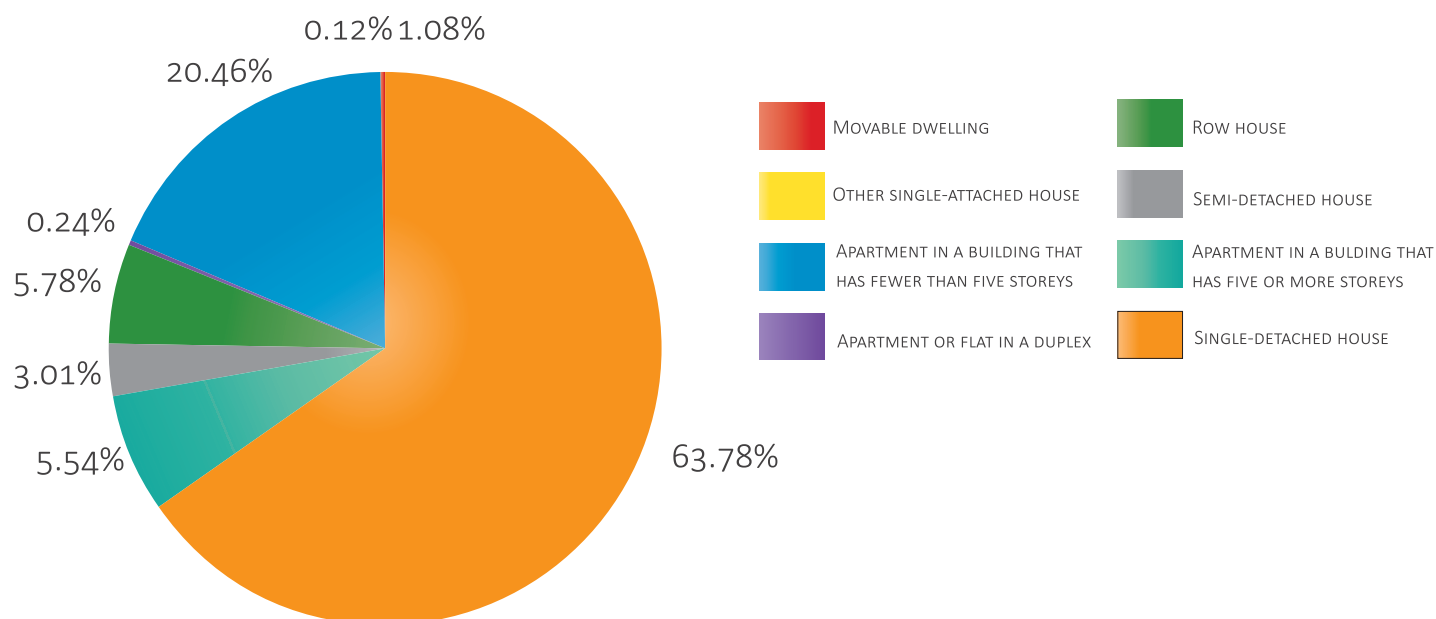


Figure 15 City of Selkirk Housing by Type (Source: Statistics Canada 2016)

Dwelling age is sometimes correlated to dwelling condition, specifically old dwellings being in poorer condition, but this is not the case in Selkirk. Even with a significant amount of the existing housing stock considered older, the Selkirk housing supply is in good condition. Between 1996 and 2016 (Statistics Canada) the percentage of dwellings in Selkirk that are in need of major repairs decreased from 12.4% to 10.8%. Correspondingly, the percentage of dwellings in Selkirk that are only in need of regular maintenance increased during this same time period from 63.7% in 1996 to 88.5% in 2016. It should be noted that this second figure (“in need of regular maintenance”) is artificially inflated because in 2011 Statistics Canada (2011 National Household Survey and in 2016 Statistics Canada) combined two dwelling condition categories into the “in need of regular maintenance” category.

2. COMMUNITY PROFILE

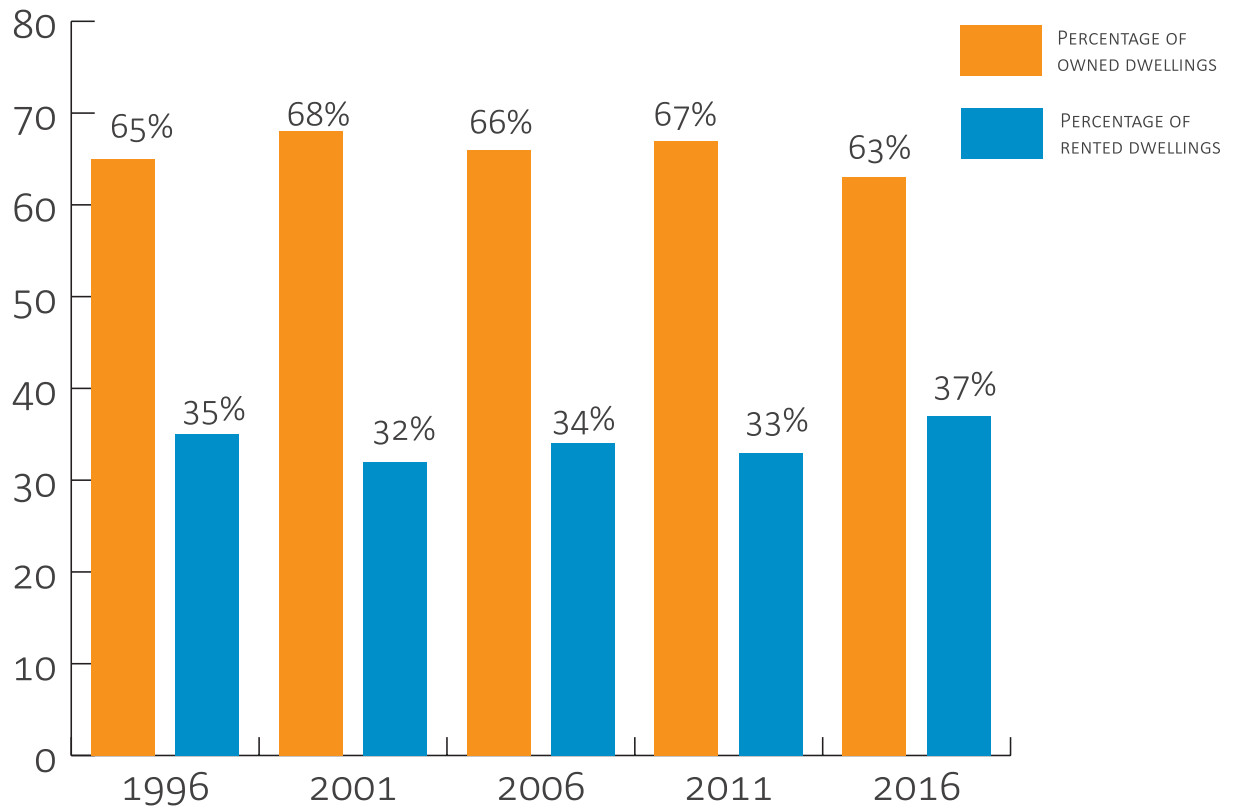


Figure 16 City of Selkirk Dwelling Tenure (Source: Statistics Canada)

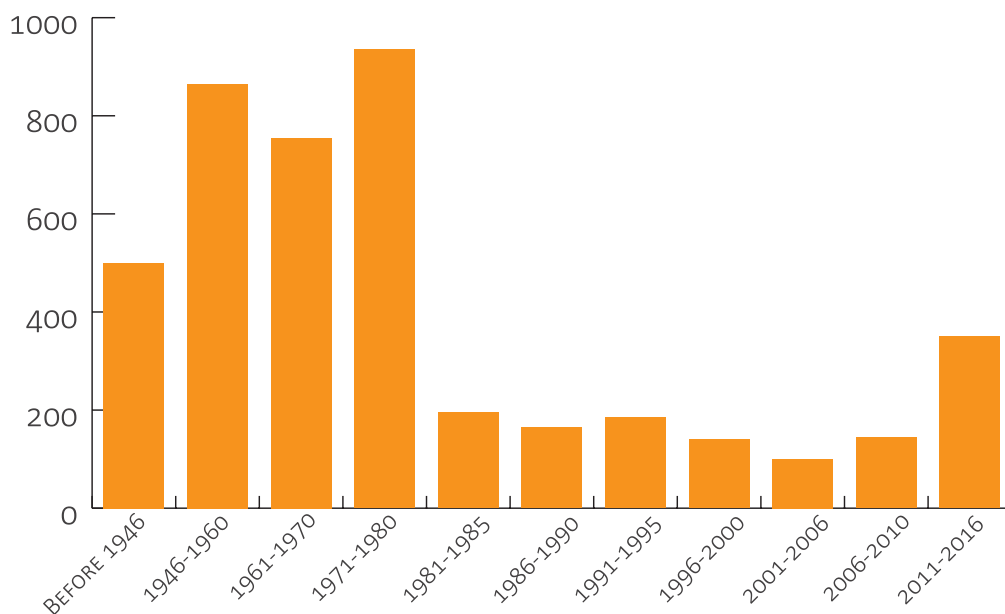


Figure 17 City of Selkirk Dwelling Age by Period of Construction (Source: Statistics Canada)

2. COMMUNITY PROFILE

2.4.6. Conclusions for the City of Selkirk

After reviewing the data collected, the following findings stand out for the City of Selkirk:

- Historically, population has been declining, but recent years have seen a population increase;
- There are a significant amount of lone parent households;
- Seniors and those nearing retirement are increasing in population, and make up a significant portion of the population;
- Since 2001, the number of persons per household has been on a decreasing trend (Note: this number increased slightly between 2011 and 2016);
- There are a range of housing types available, which are in good maintenance;
- Unemployment is higher than the provincial average, and, median family income is lower than the provincial average; and
- There are opportunities / land available for future residential and employment land (commercial and industrial) development.

If the population continues on the recent positive growth trend, coupled with the average persons per household decreasing, there will be a demand for additional residential development. With a significant portion of the population being seniors and those nearing retirement, there may also be a need for senior oriented housing (e.g. lower-maintenance multi-family housing, assisted living, nursing home, etc.).

2.5. Rural Municipality of East St. Paul

2.5.1. History and Character

In 1880, the Rural Municipality of St. Paul was established which included land on both the west and east sides of the Red River (Redekop, 2016), which today is known as West St. Paul and East St. Paul). But, in 1916 the municipality split into two with the RM of West St. Paul established on the west side of the Red River, and the RM of East St. Paul on the east side of the Red River (Redekop, 2016). In 1916 when the community was incorporated, River Lots 60 to 120 became East St. Paul, and the first municipal council was established with four councilors and Mr. A Sperring as the Reeve (RM of East St. Paul, 175, 1992). The RM of East St. Paul has transformed from a historically agricultural community to a more urban community with single-family homes on suburban type smaller residential lots serviced with piped services (drinking water, sewer). Being located immediately adjacent to the City of Winnipeg with its employment opportunities, shopping, and urban amenities, the RM of East St. Paul could also be considered a “bedroom community” of Winnipeg.

2.5.2. Municipal Government

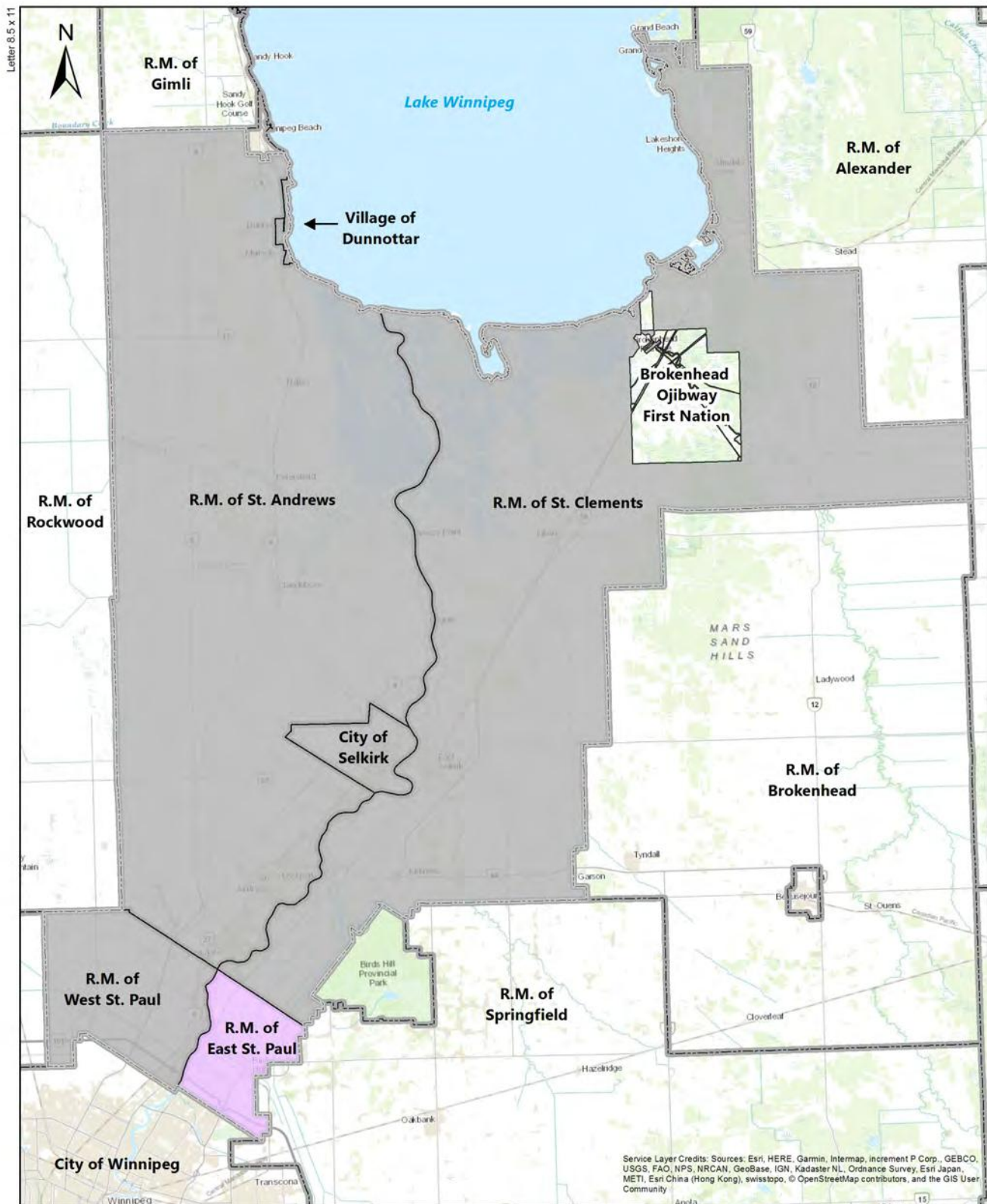
The local government for the RM of East St. Paul consists of a municipal Council (1 Mayor and 4 Councillors), who typically have two Council meetings scheduled per month. Apart from the Council, the RM of East St. Paul also has municipal staff who provide the following services and functions:

- Administration (Council support services, finance, etc.)
- Public Works & Infrastructure (maintenance of roads, parks, sewage & water)
- Recreation Services
- Emergency Preparedness
- Fire Department
- Waste Disposal

2.5.3. Location and Land Use Characteristics

Located within Manitoba’s Capital Region, the Rural Municipality of East St. Paul is bounded by the Red River to the west, the RM of St. Clements to the north, the RM of Springfield to the east, and City of Winnipeg to the south. Map 08 illustrates the general location, arrangement and pattern of land uses, major corridors connecting the community, community nodes, and vacant land that may potentially be used for new development. In addition, some photos of the area are included to provide examples of the local built form, public places, and landscape. It should be noted that the land use categories shown on Map 08 are meant to illustrate the predominant land uses within a given area, and is not intended to represent a detailed inventory for every individual property. For example, “Residential Areas” will include land uses generally found within residential neighborhoods (e.g. dwellings, schools, churches, etc.). Of particular note, the areas identified as “Environmental Lands”, include lands that were observed to have attributes of natural habitats (e.g. wetlands, riparian and shoreline habitat, etc.). Further, areas identified as “Vacant Land” were areas where no dominant land use or activity was observed, and / or where the land appeared to offer an opportunity for development expansion or infill. This map was completed by reviewing air photos and conducting a community tour. The purpose of this map is to: (1) illustrate the land uses that are currently occurring; (2) to assist in identifying noteworthy

2. COMMUNITY PROFILE



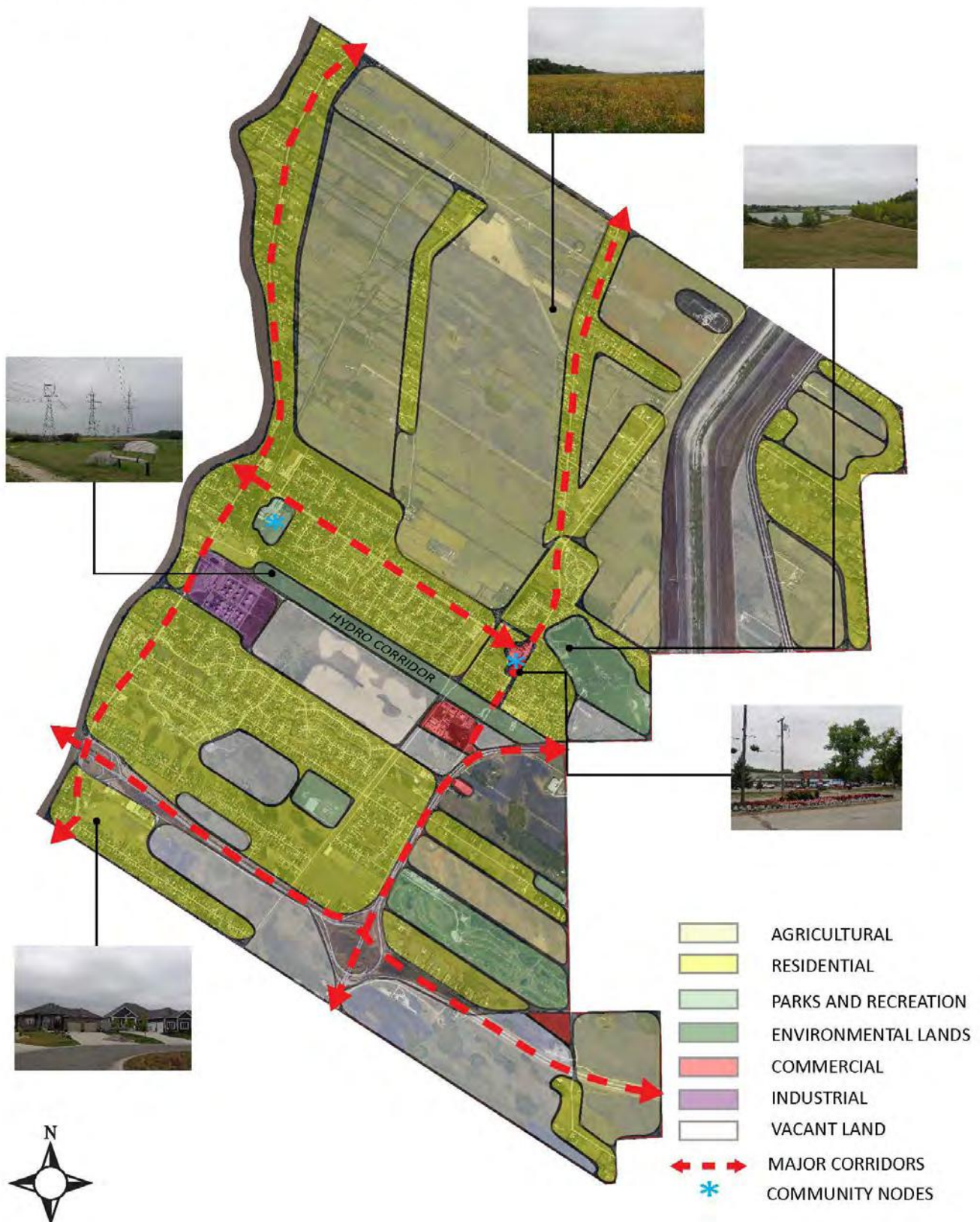
R.M. OF EAST ST. PAUL LOCATION MAP

Note: Not to Scale
Date: May, 2018



2. COMMUNITY PROFILE

R.M. OF EAST ST. PAUL LAND USE INVENTORY MAP



Map 08 RM of East St. Paul Land Use Map

2. COMMUNITY PROFILE

land use patterns; and, (3) to use this information when reviewing the existing Development Plan policy maps in order to identify any land use / policy discrepancies that may need to be addressed.

The predominant land use in East St. Paul is residential land in the form of urban residential neighborhoods with fully serviced municipal infrastructure (piped drinking water and sewer) with suburban type single-family lots (8,000 to 15,000 square feet in size). Complementing these neighborhoods is the town center which has local commercial and restaurants that serve the residents of East St. Paul. In addition to the urban residential neighborhoods, the RM also has rural residential areas where larger rural lots (typically from 1 to 5 acres in size) rely on their own onsite services (drinking water and sewer disposal). Agriculture land and market gardens are located in the northern area of the RM.

As illustrated on Map 08, there are areas for residential infill development which are located adjacent to and within the existing urban residential neighborhoods. Plus there are opportunities to expand the residential areas onto vacant and agricultural land. In terms of employment land (commercial and industrial), the RM has limited existing lands for these uses, and limited opportunities for expansion. There may be opportunities for employment lands in the areas around the intersection of HWY 101 (Perimeter Highway) and Lagimodiere Boulevard, as well as to the area east of Lagimodiere Boulevard before the exit to Birds Hill Road, but appropriate vehicle access to these areas would have to be determined.

2.5.4. Local Amenities and Services

- Limited local restaurants
- Limited local shopping and services (grocery store, professional offices, etc.)
- Community recreational complex
- Neighbourhood parks and linear trails
- Local public schools (Kindergarten to Grade 5)
- Daycare
- First responder services (fire and police / RCMP)
- Places of worship (church, temple, etc.)

2.5.5. Demographic Analysis

Population

The population of East St. Paul has steadily grown over the past forty years. Figure 18 indicates that 3,369 people lived in the RM in 1976, and 9,372 in 2016, representing a 178% increase in population over 40 years (4.45% per year average). For context, during this same time the Rural Municipality of West St. Paul (located on the west side of the Red River) experienced growth representing a 108% increase in population.

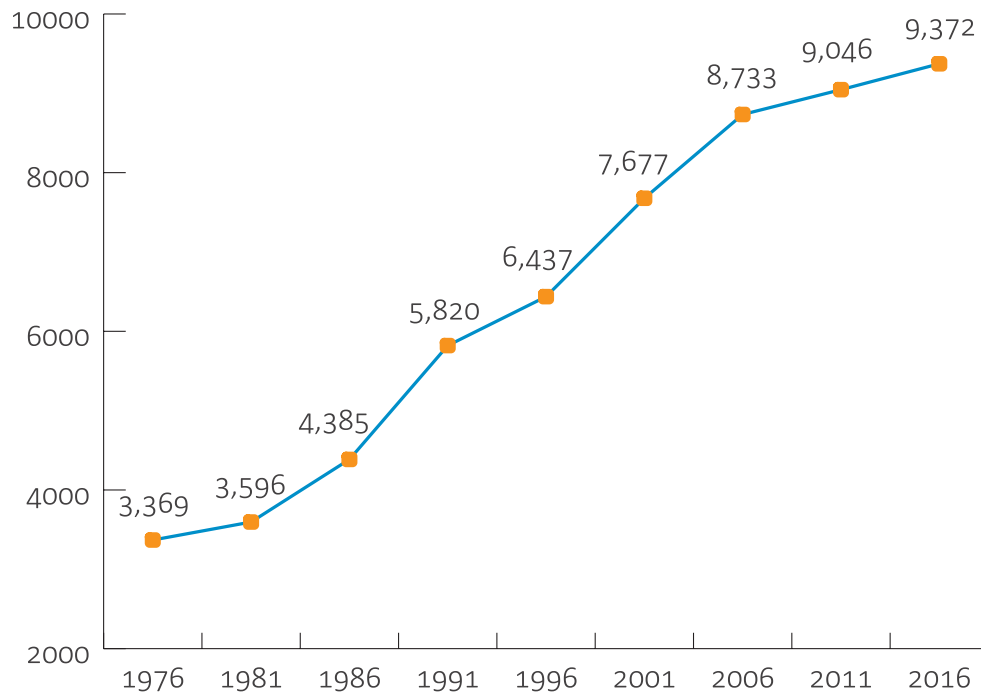


Figure 18 RM of East St. Paul Population Trend (Source: Statistics Canada)

Population by Age

Combined, the 0 to 14 year old categories and the 25 to 44 year old category represent children and young to middle aged adults. From 2006 to 2016, these age categories decreased in population. Correspondingly, as a percentage of the overall population this group also decreased from 40.3% in 2006 to 33.8% in 2016. This decrease is even more dramatic when looking back to the 1996 census when this group represented 52.7% of the overall population.

The age categories for those who are of retirement age (65 years of age and older) increased in population and as a percentage of the overall population from 10.3% in 2006 to 16.6% in 2016. Of significant note is the 55 to 64 year old category, who represent the population who are about to transition out of the workforce. This age category has also increased in population, and, it has increased as a percentage representing 9.0% in 1996 to 18.6% in 2016.

It appears from the data that there is a trend of East St. Paul's children and young to middle age adults decreasing over time. This could be a result of the community not being able to retain or attract this group (or a combination of the two), which could be for a number of factors (e.g. lack of affordable housing option or housing stock, lack of employment opportunities, etc.). Furthermore, with an ever increasing population of those who are retired, or are about to retire, becoming older, there may be an increased demand for senior oriented and lower maintenance housing and community services.

2. COMMUNITY PROFILE

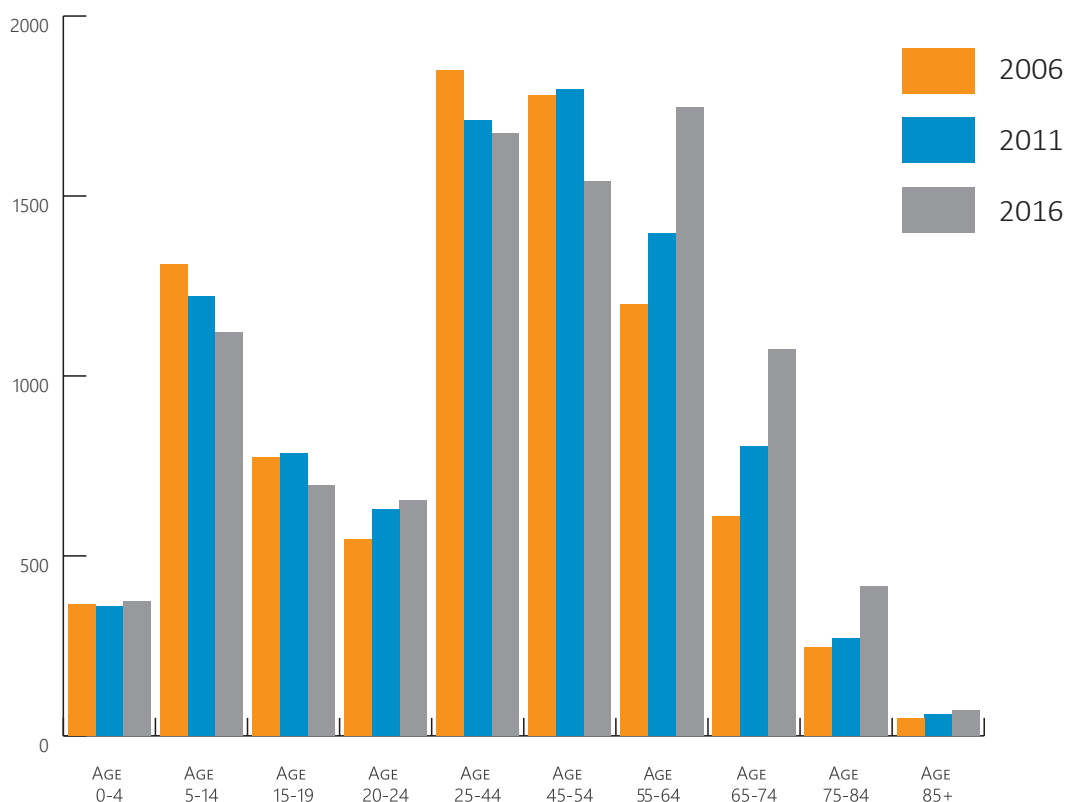


Figure 19 RM of East St. Paul Population by Age (Source: Statistics Canada)

Employment and Income

Employment opportunities within East St. Paul are limited and found in the retail and professional service sectors located in the Birds Hill town site and a few commercial properties along Henderson Highway. Limited highway commercial / light industrial properties and related businesses are located on Haarsma Street. Due to the RM's location being adjacent to the City of Winnipeg and its major transportation connections to the City, employment opportunities for East St. Paul residents can be found in Winnipeg's major employment areas like Winnipeg's downtown via Henderson Highway, North Transcona Yards industrial area, and Regent Avenue regional commercial area via Lagimodiere Boulevard. This would explain why in 2016, of those who commuted to work, 91.6% did so to a destination outside of the community (Statistics Canada). In 2016 (Statistics Canada), East St. Paul residents who are in the labour force are mostly employed within the occupation classifications of Sales and Service Occupations (19%); Management Occupations (17%); Business, Finance and Administration Occupations (17%); and Education, Law and Social, Community and Government Services (14%).

Statistics Canada indicates that in 2016 the median family income in East St. Paul was \$140,544 compared to the Manitoba average of \$104,116, and had an unemployment rate of 4.2% compared to the Manitoba average of 5.5%. The unemployment rate in East St. Paul has slightly improved since 2006 when it was at 4.6%. Figure 20 illustrates the historical median family income trend for the RM. When compared to another rural municipality that is adjacent to the City of Winnipeg (West St. Paul \$119,406) the RM of East St. Paul appears to be similar in terms of having a median family income higher than the provincial average.

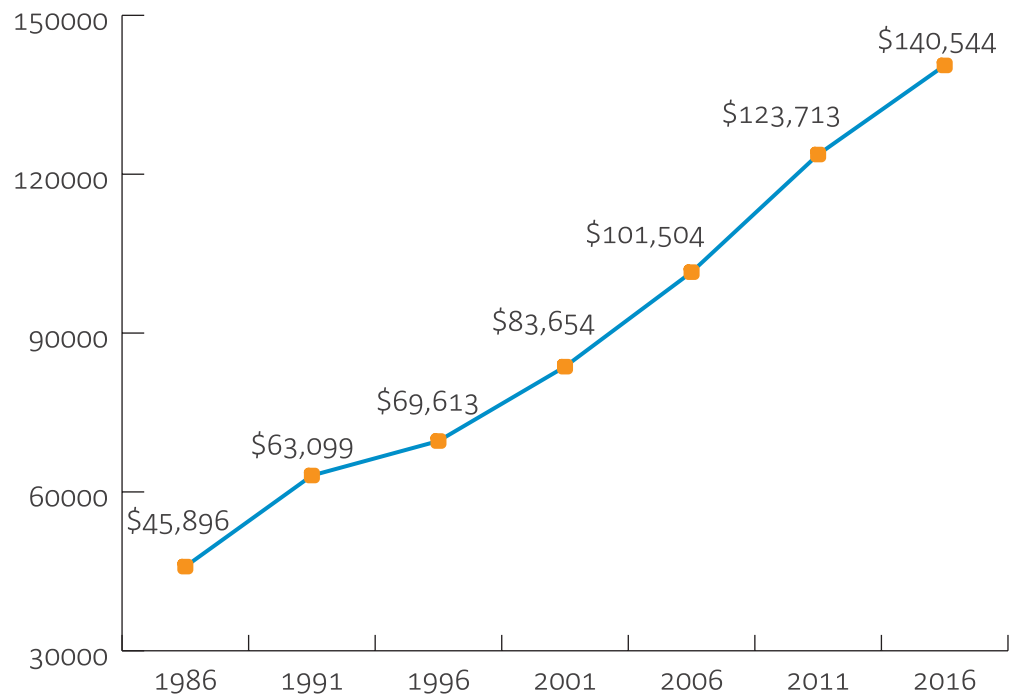


Figure 20 RM of East St. Paul Median Family Income (Source: Statistics Canada)

Household Size and Family Type

Looking back to the 2001 Canada Census, the data illustrates that the average number of people living in a dwelling has not significantly changed. It should be noted that the average number of people living in a dwelling in East St. Paul was slightly decreasing, but increased in 2016. In 2016 it is estimated that there are approximate 3.06 people per dwelling unit. This is higher than the Manitoba average of 2.61 people per dwelling unit and the national average of 2.49 people per dwelling unit. Generally speaking, household sizes in Canada have been decreasing over the past few decades, but this doesn't appear to be the case in East St. Paul.

Table 32 RM of East St. Paul Average Persons per Dwelling

	2001	2006	2011	2016
Total Population	7,677	8,733	9,046	9,372
Total Dwelling	2,475	2,905	3,050	3,053
Persons per Dwelling	3.10	3.00	2.96	3.06

Of the total households in East St. Paul, 11.2% are one-person households, and 38.5% are two-person households, which is lower than the Manitoba average of 20% for one-person households and the same as the Manitoba average of 38% for two-person households (2016 Statistics Canada). Figure 21 illustrates the household family types within East St. Paul, 58% are families with children.

2. COMMUNITY PROFILE

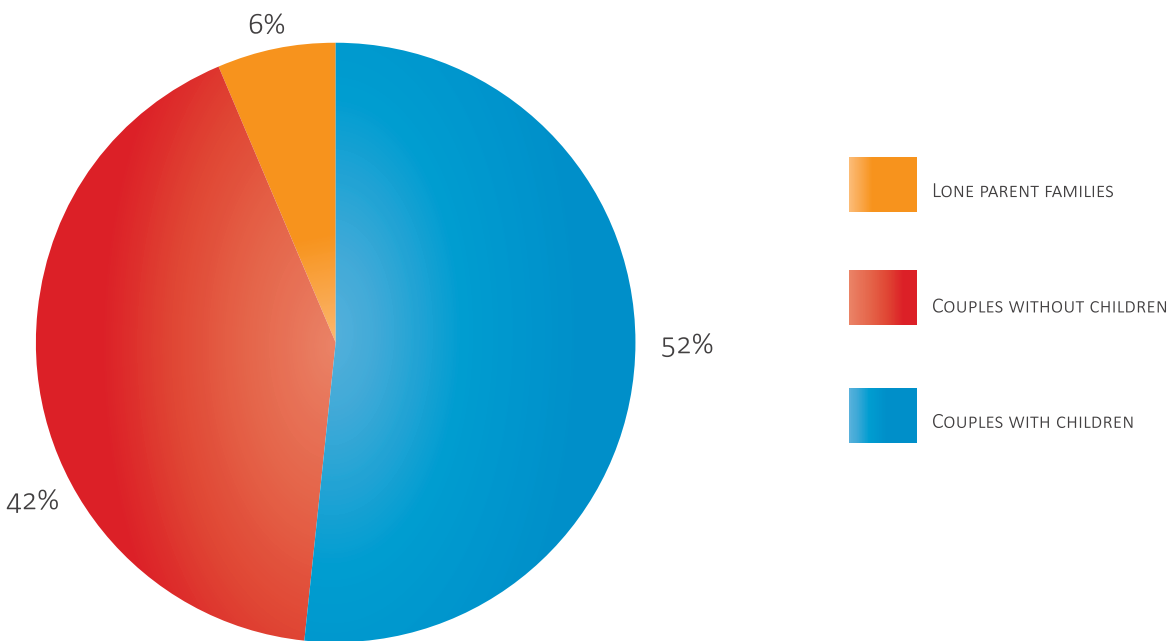


Figure 21 RM of East St. Paul Family by Type (Source: Statistics Canada)

Dwellings

The majority of housing in East St. Paul is comprised of single detached homes, which account for 99% of all dwelling units. Figure 22 quantifies the types of dwelling units found in the community. The remaining 1% of the dwelling type is attributed to apartment dwelling units. In addition, in 2016 Statistics Canada estimated the average value of dwellings in East St. Paul at \$543,865. Figure 24 illustrates that since 2006 the percentage of owned dwelling units within the RM of East St. Paul has remained steady in the high 90% range.

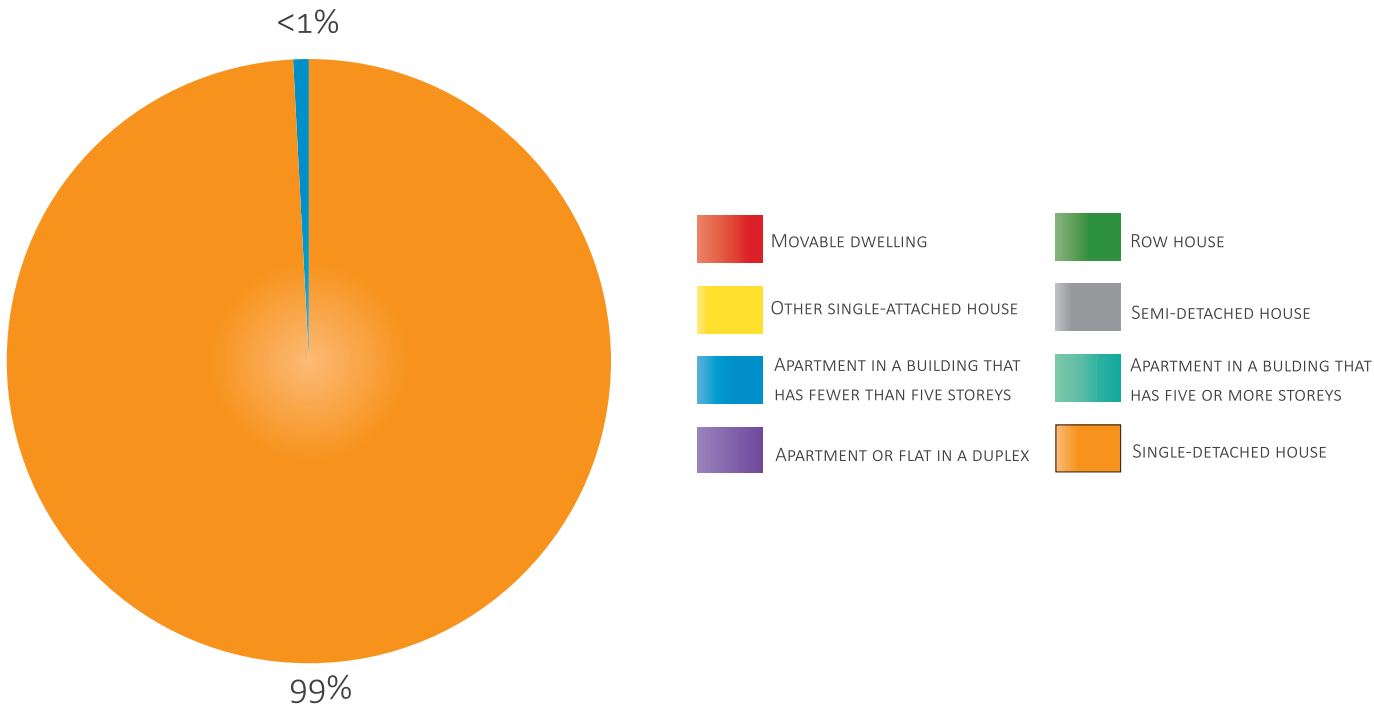


Figure 22 RM of East St. Paul Household by Type (Source: Statistics Canada)

2. COMMUNITY PROFILE

The 2016 Statistics Canada data indicates that 60% of the housing stock was built after the mid-1980's, indicating that East St. Paul has a significant amount of newer housing stock. This is shown on Figure 23 which illustrates the number of dwellings built within a specific construction period.

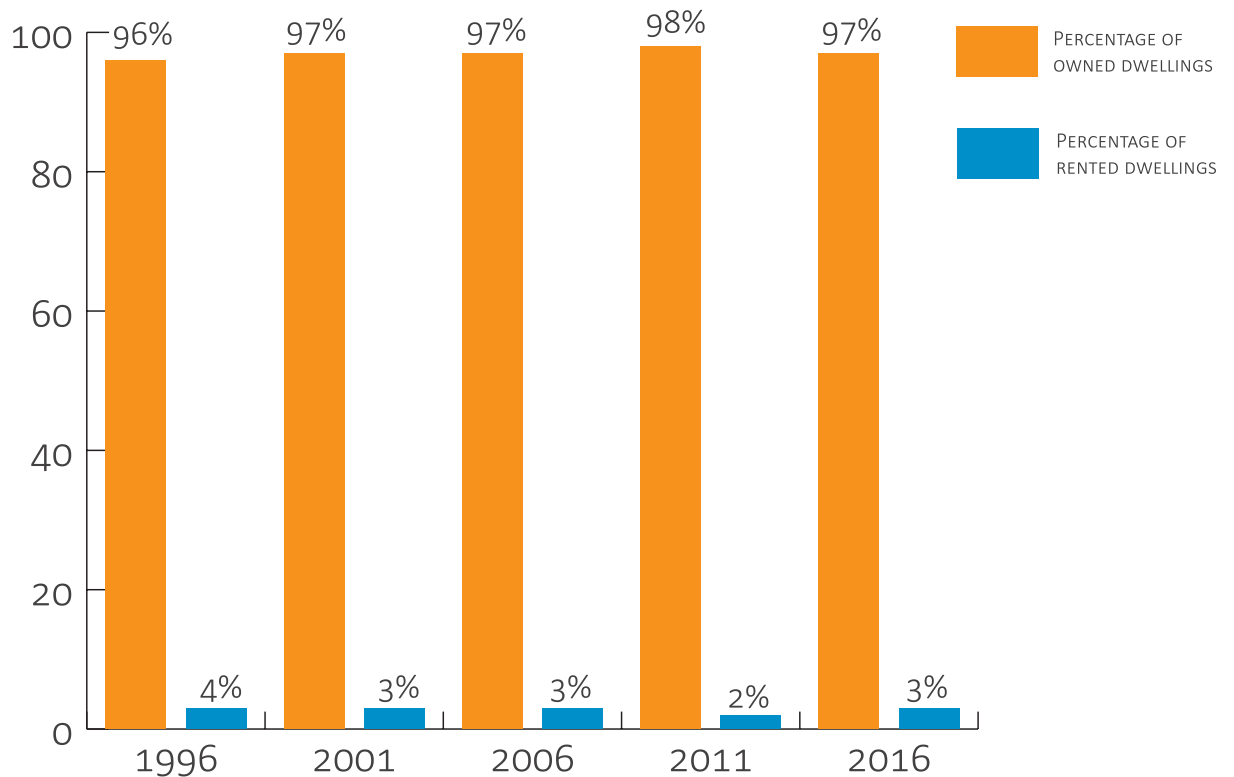


Figure 24 RM of East St. Paul Dwelling Tenure (Source: Statistics Canada)

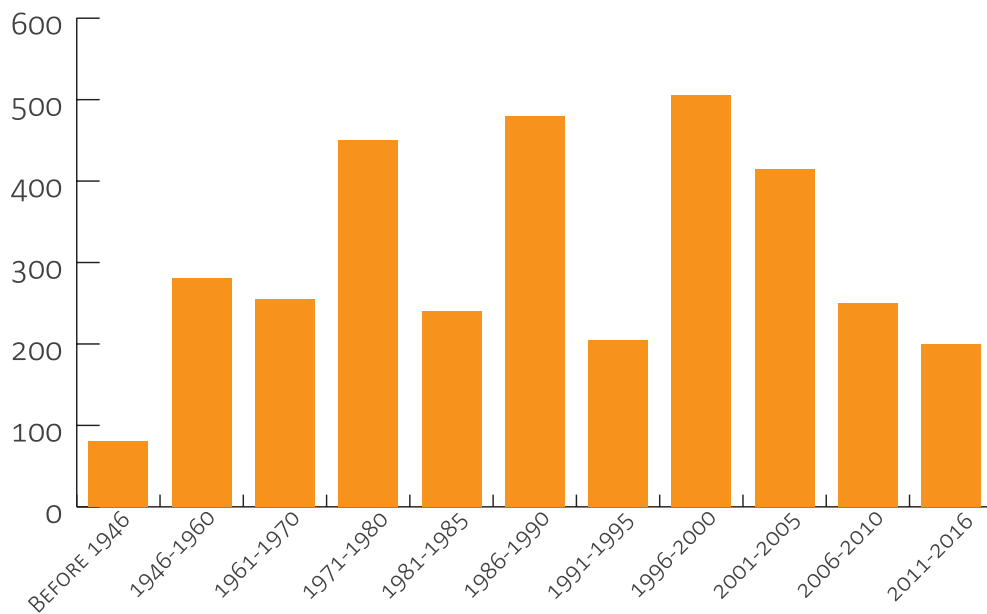


Figure 23 RM of East St. Paul Dwelling Age by Period of Construction (Source: Statistics Canada)

2. COMMUNITY PROFILE

Dwelling age is sometime correlated to dwelling condition, specifically old dwellings being in poorer condition. With over half of the existing housing stock considered newer, the East St. Paul housing is in good condition. Between 1996 and 2016 (Statistics Canada) the number of dwellings in East St. Paul that are in need of major repairs decreased by from 7.8% to 4%. Correspondingly, the percentage of dwellings in East St. Paul that are only in need of regular maintenance increase during this same time period from 68.7% in 1996 to 99% in 2016. It should be noted that this second figure (“in need of regular maintenance”) is artificially inflated because in 2011 Statistics Canada (2011 National Household Survey and in 2016 Statistics Canada) combined two dwelling condition categories into the “in need of regular maintenance” category.

2.5.6. Conclusions for East St. Paul

After reviewing the data collected, the following findings stand out for the RM of East St. Paul:

- Population is increasing;
- The children and young to middle age adults portion of the population has been on a trend of decreasing in numbers and as a percentage of the overall population;
- Seniors and those nearing retirement are on a trend of increasing in population and as a percentage of the overall population;
- The amount of persons per dwelling remains steady;
- Single-family detached homes are the dominant (almost only) form of housing, and are in good maintenance;
- Unemployment is low and median family income is higher than the provincial average; and
- There are opportunities / land available for future residential development, but opportunities / land available for employment land (commercial and industrial) development is limited;

Even with the average persons per household remaining unchanged, there will still be a demand for additional residential development areas because the overall population is increasing.

A significant portion of the population was historically made up of children and young to middle age adults, but this group has been steadily decreasing. Coupled with a lack of housing options (other than single-family homes) and the high cost of homes, in order to attract and retain this group, there may be a need for affordable housing options for those looking to enter the housing market. In addition, with the amount of seniors and those who are soon to transition out of the workforce coupled with a lack of housing options other than single-family homes on suburban type lots, there may also be a need for senior oriented housing (e.g. lower-maintenance multi-family housing, assisted living, nursing homes, etc.).

2.6. Rural Municipality of West St. Paul

2.6.1. History and Character

In 1880, the Rural Municipality of St. Paul was established which included land on both the west and east sides of the Red River (Redekop, 2016), which today is known as West St. Paul and East St. Paul). But in 1916 the municipality split into two with the RM of West St. Paul established on the west side of the Red River, and the RM of East St. Paul on the east side of the Red River (Redekop, 2016). The RM of West St. Paul grew around the area known as Middlechurch, the parish name for St. Paul's Anglican Church, which was originally built in 1825 (Redekop, 2016).

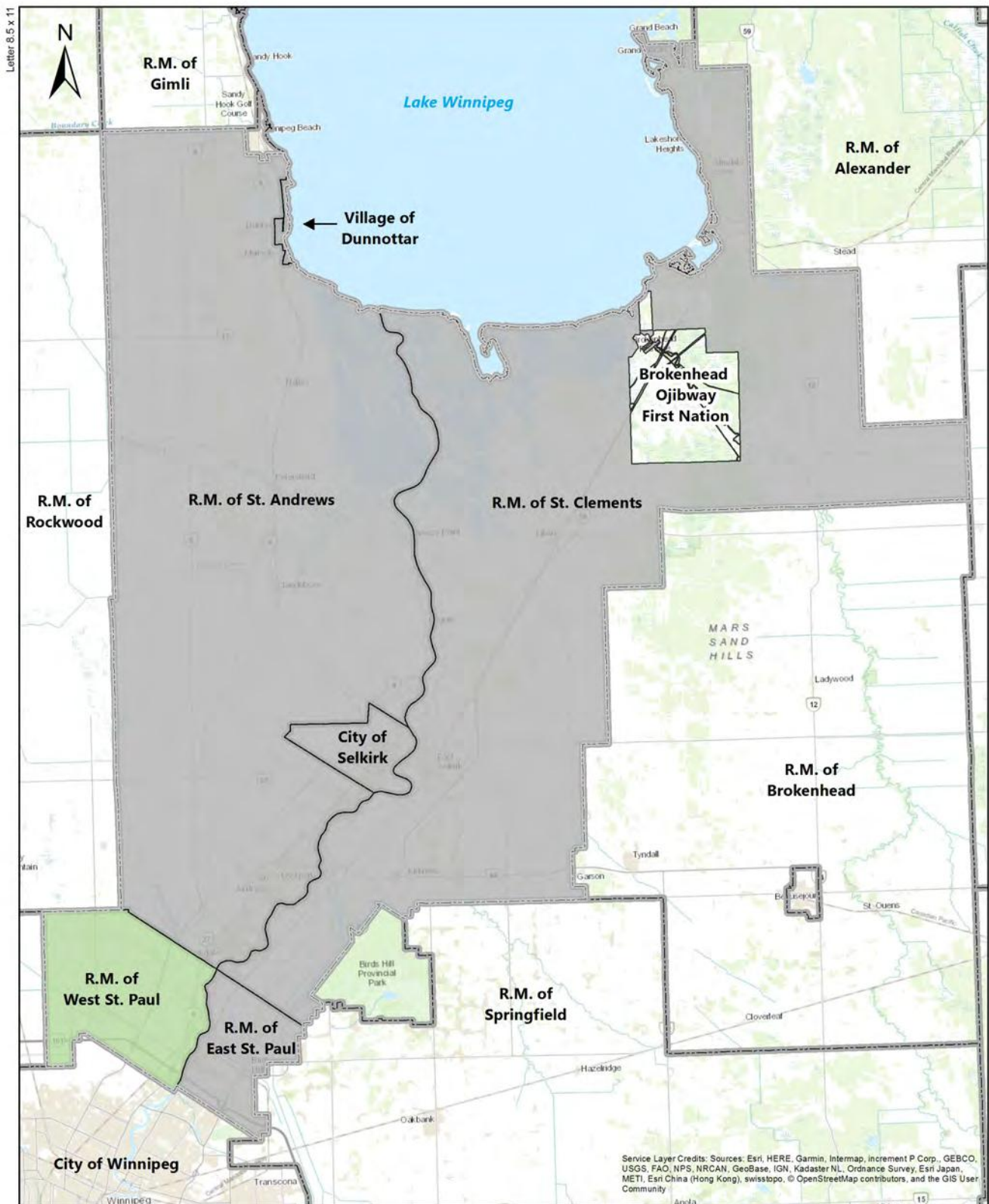
The RM of West St. Paul has large areas of agricultural land, neighbourhoods of rural residential lots, business / industrial park areas, and suburban residential areas (small lot and multi-family) close to the City of Winnipeg. With this range of land uses it is difficult restrict the RM to one character type. It is a rural community, an agricultural community, and a suburban area of the Capital Region.

2.6.2. Municipal Government

The local government for the RM of West St. Paul consists of a municipal Council (1 Mayor and 4 Councillors), who typically have two Council meetings scheduled per month. Apart from the Council, the RM of West St. Paul also has municipal staff who provide the following services and functions:

- Administration (Council support services, finance, etc.)
- Public Works & Infrastructure (maintenance of roads, parks, sewage & water)
- Community Services
- Economic Development
- Recreation Services
- Emergency Measures
- Fire Department
- Waste Disposal

2. COMMUNITY PROFILE



R.M. OF WEST ST. PAUL LOCATION MAP

Note: Not to Scale
Date: May, 2018



2.6.3. Location and Land Use Characteristics

Located within Manitoba's Capital Region, the RM of West St. Paul is bounded by the City of Winnipeg located to the south; the RM of Rosser to the west; the Red River to the east; and, the RM of St. Andrews to the north.

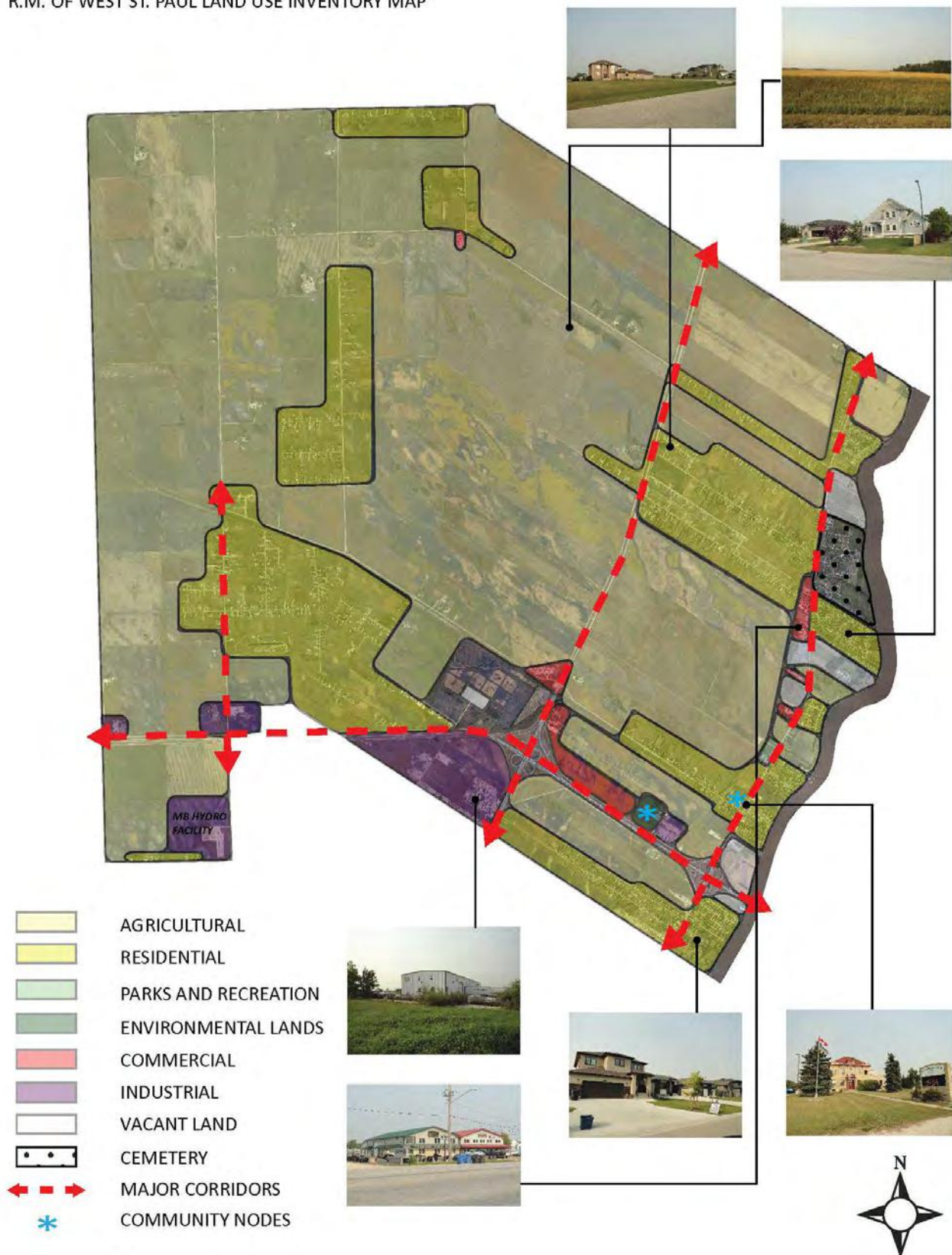
Map 10 illustrates the general location, arrangement, and pattern of land uses, major corridors connecting the community, community nodes, and vacant land that may potentially be used for new development. In addition, some photos of the area are included to provide examples of the local built form, public places and landscape. It should be noted that the land use categories mapped on Map 10 are meant to illustrate the predominant land use within a given area, and is not intended to represent a detailed inventory for every individual property. For example, "Residential Areas" will include land uses generally found within residential neighborhoods (e.g. dwellings, schools, churches, etc.). Of particular note, the areas identified as "Environmental Lands", include lands that were observed to have attributes of natural habitats (e.g. wetlands, riparian and shoreline habitat, etc.). Further, areas identified as "Vacant Land" were areas where no dominant land use or activity was observed, and / or where the land appeared to offer an opportunity for development expansion or infill. This map was completed by reviewing air photos and conducting a community tour. The purpose of this map is to: (1) illustrate the land uses that are currently occurring; (2) to assist in identifying any noteworthy land use patterns; and, (3) to use this information when reviewing the existing Development Plan policy maps in order to identify any land use / policy discrepancies that may need to be address.

The predominant land use in West St. Paul is agricultural land. In terms of residential land use, West St. Paul has large areas of single-family homes on rural residential lots that generally range from 1.5 acres to 4 acres in size. With its close proximity to the City of Winnipeg, and its urban services (piped sewer), the RM of West St. Paul also has urban residential neighbourhoods with suburban type single-family lots (8,000 to 15,000 square feet in size) and some multi-family residential opportunities. The agricultural and residential land uses are complemented with public spaces (parks, recreational areas), a community recreational complex (Sunova Centre), and employment lands in the form of highway commercial and business parks.

As evident on Map 10, the residential development has taken a "leap frog" pattern, meaning there are multiple residential subdivisions with larger areas of undeveloped and/or agricultural land separating each subdivision. This pattern is evident along PTH 9 (Main Street) as well as both north and south of HWY 101 (Perimeter Highway). These undeveloped areas offer opportunities for new residential neighborhood development, and, to complete the connection between existing residential areas. In terms of employment lands (commercial and industrial), there is a similar pattern of fragmented development along HWY 101 (Perimeter Highway) and close to Pipeline Rd in the western sector of the RM. The undeveloped land separating these existing industrial developments may also offer future commercial and industrial development opportunities. These lands would also have close access to HWY 101 (Perimeter Highway), a major transportation route for truck traffic.

2. COMMUNITY PROFILE

R.M. OF WEST ST. PAUL LAND USE INVENTORY MAP



Map 10 RM of West St. Paul Land Use Map

2.6.4. Local Amenities and Services

The following is a list of local amenities and services available to the RM of West St. Paul residents. The purpose is not to provide a comprehensive list, but rather to provide a sense of the range of services available.

- Limited local restaurants
- Community recreational complex
- Neighbourhood parks
- Local public school (Kindergarten to Grade 8)
- Seniors' housing
- Daycares
- First responder services (fire and ambulance)
- Places of worship (church, temple, etc.)

2.6.5. Demographic Analysis

Population

The population of West St. Paul has been on an overall upward trend over the past forty (40) years between the Census periods of 1976 and 2016. It should be noted that between the Census years of 1991 and 1996 the population of West St. Paul leveled off with only an increase of 62 people. Figure 25 indicates 2,570 people lived in the RM in 1976, and 5,368 in 2016, representing a 108% increase in population over 40 years (2.7% per year average). For context, during this same time the neighboring RM of St. Andrews growth represented a 75% increase in population, and the RM of East St. Paul (located on the east side of the Red River) experienced growth representing a 178% increase in population.

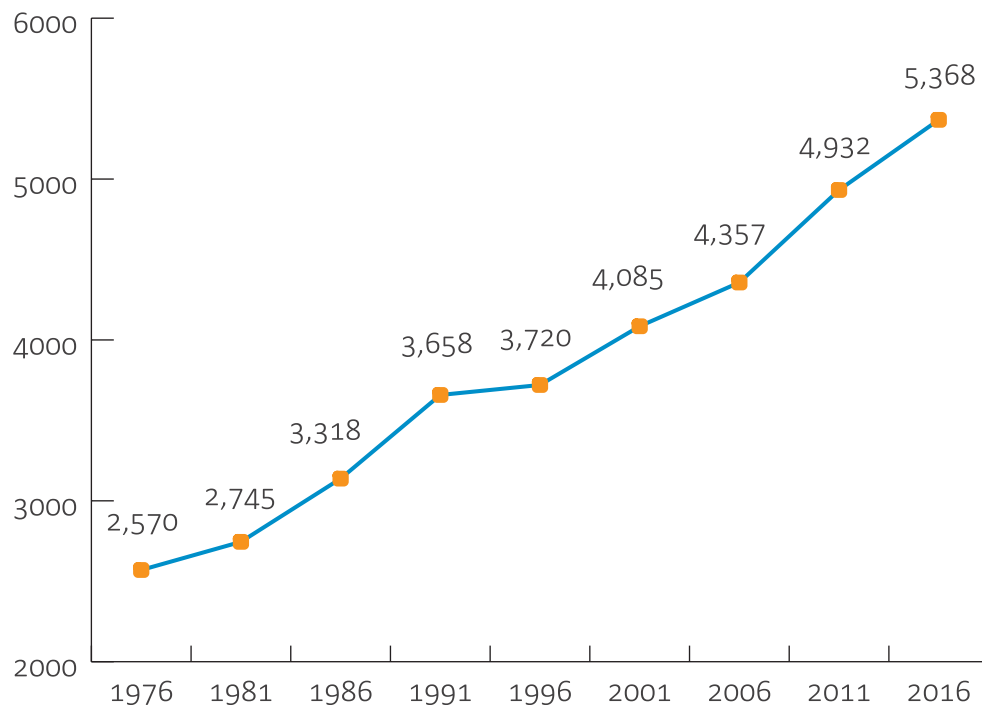


Figure 25 RM of West St. Paul Population Trend (Source: Statistics Canada)

2. COMMUNITY PROFILE

Population by Age

Combined, the 0 to 14 year old categories and the 25 to 44 year old category represent children and young to middle age adults. From 2006 to 2016 these age categories increased in population. However, as a percentage of the overall population this group has held steady at around 39%.

The age categories for those who are of retirement age (65 year of age and older) have also increased in population. As a percentage of the overall population this group has increased slightly from 15.9% in 2006 to 17.6% in 2016.

Of note is the 55 to 64 year old category, who represents the population of those who are about to transition out of the workforce. This age category has also increased in population, and, it has increased as a percentage representing 10.7% of the overall population in 2001 to 14.9% in 2016.

With a significant portion on West St. Paul's population represented by children and young to middle age adults who may be looking to become first-time home owners, there may be a need for a variety of housing options and prices. In addition, as the population of those who are retired or are about to retire become older, there may be an increased demand for senior oriented and lower maintenance housing.

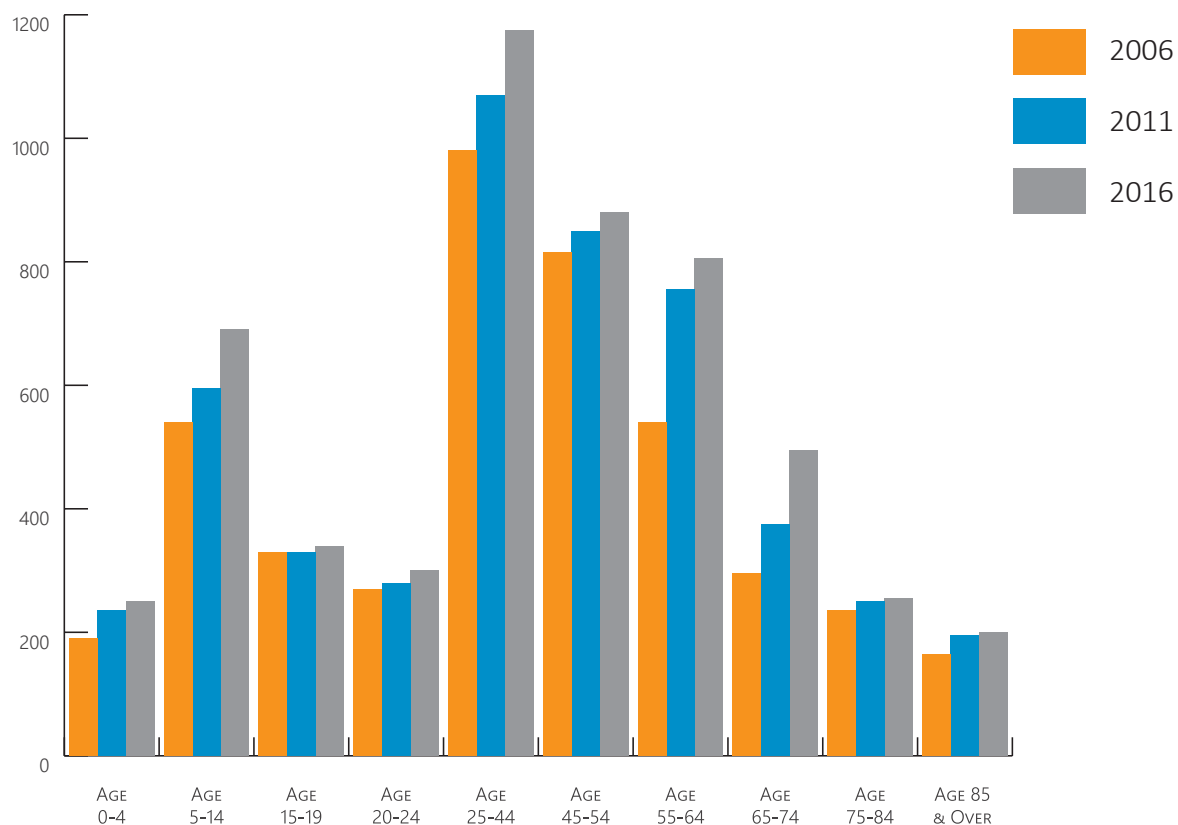


Figure 26 RM of West St. Paul Population by Age (Source: Statistics Canada)

Employment and Income

Employment opportunities in West St. Paul are found within the established business / industrial park and the emerging highway commercial area located along HWY 101 (Perimeter Highway). In addition, employment opportunities within the City of Winnipeg are an option for West St. Paul residents. This is because the RM is located adjacent to the City of Winnipeg, and because it has direct routes to some of Winnipeg's major employment areas like Winnipeg's downtown via Main Street, and the Garden City neighbourhood, Inkster Industrial Park and Health Sciences Centre. This would explain why in 2016, of those who commuted to work, 93.5% did so to a destination outside of the community (Statistics Canada). In 2016 (Statistics Canada), West St. Paul residents who are in the labour force are mostly employed within the occupation classifications of Business, Finance and Administration Occupations (20%); Trades, Transport and Equipment Operators and Related Occupations (19%); Sales and Service Occupations (17%); and Management Occupations (13%).

Statistics Canada indicates that in 2016 the median family income in West St. Paul was \$119,406 compared to the Manitoba average of \$104,116, and had an unemployment rate of 4.2% compared to the Manitoba average of 5.5%. The unemployment rate in West St. Paul has historically been low, and, had steadily improved since 2001 when it was at 2.2% to 1.9% in 2011, but increased in 2016 to 4.2%. Figure 27 illustrates the historical median family income trend for the RM. When compared to another rural municipality that is adjacent to the City of Winnipeg (East St. Paul \$140,544) the RM of West St. Paul appears to be similar in terms of having a median family income higher than the provincial average.

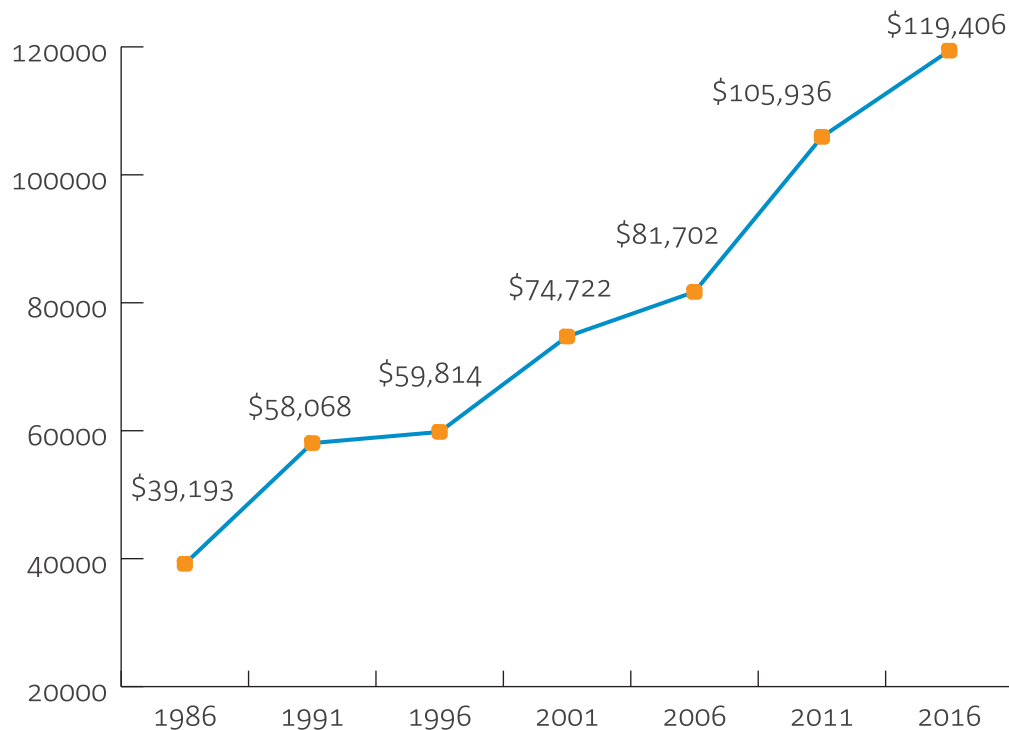


Figure 27 RM of West St. Paul Median Family Income (Source: Statistics Canada)

2. COMMUNITY PROFILE

Household Size and Family Type

Looking back to the 2001 Canada Census, the data illustrates that the average number of people living in a dwelling has not significantly changed. In 2016 it is estimated that there are approximate 3.0 people per dwelling unit. This is higher than the Manitoba average of 2.61 people per dwelling unit and the national average of 2.49 people per dwelling unit. Generally speaking, household sizes in Canada have been decreasing over the past few decades, but this doesn't appear to be the case in West St. Paul.

Table 33 RM of West St. Paul Average Persons per Dwelling

	2001	2006	2011	2016
Total Population	4,085	4,357	4,932	5,368
Total Dwelling	1,368	1,440	1,647	1,792
Persons per Dwelling	2.99	3.03	2.99	3.00

Of the total households in West St. Paul, 14.8% are one-person households, and 34% are two-person households, which is lower than the Manitoba average of 20% for one-person households and similar to the Manitoba average of 38% for two-person households (2016 Statistics Canada). Figure 28 illustrates the household family types within West St. Paul, 63% are families with children.

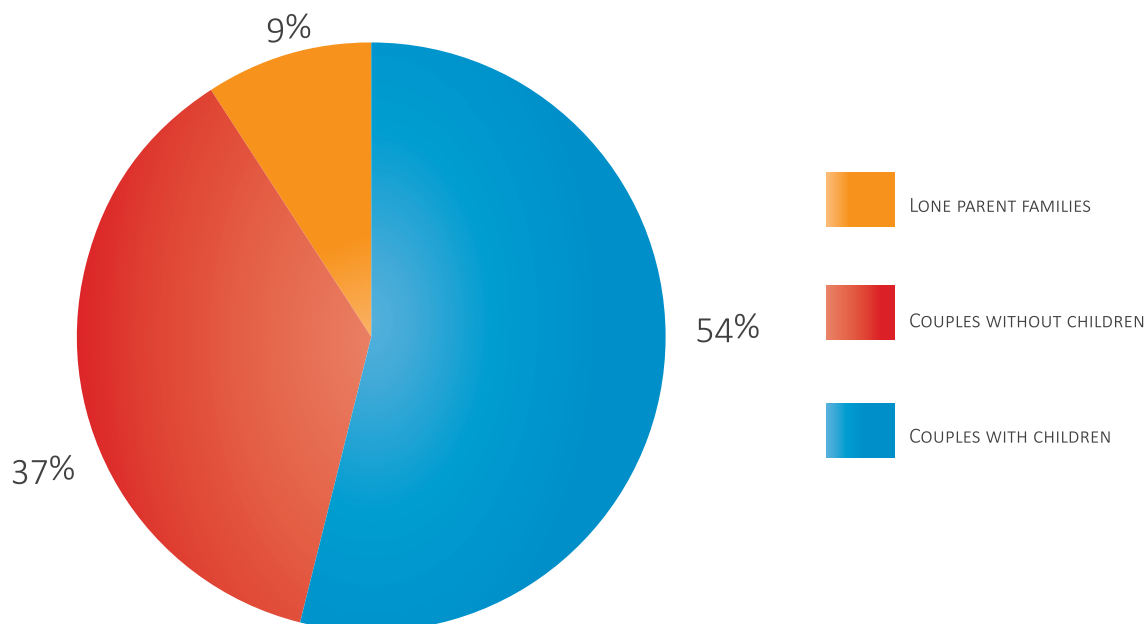


Figure 28 RM of West St. Paul Family by Type 2016 (Source: Statistics Canada)

Dwellings

The majority of housing in West St. Paul is comprised of single detached homes, which account for 96% of all dwelling units. Figure 29 quantifies the types of dwelling units found in the community. The remaining 4% of the dwelling type is attributed to apartment and duplex types of dwellings. In addition, in 2016 Statistics Canada estimated the average value of dwellings in West St. Paul at \$476,260. Figure 30 illustrates that since 1996 the percentage of owned dwelling units within the RM of West St. Paul has remained steady in the high 90% range.

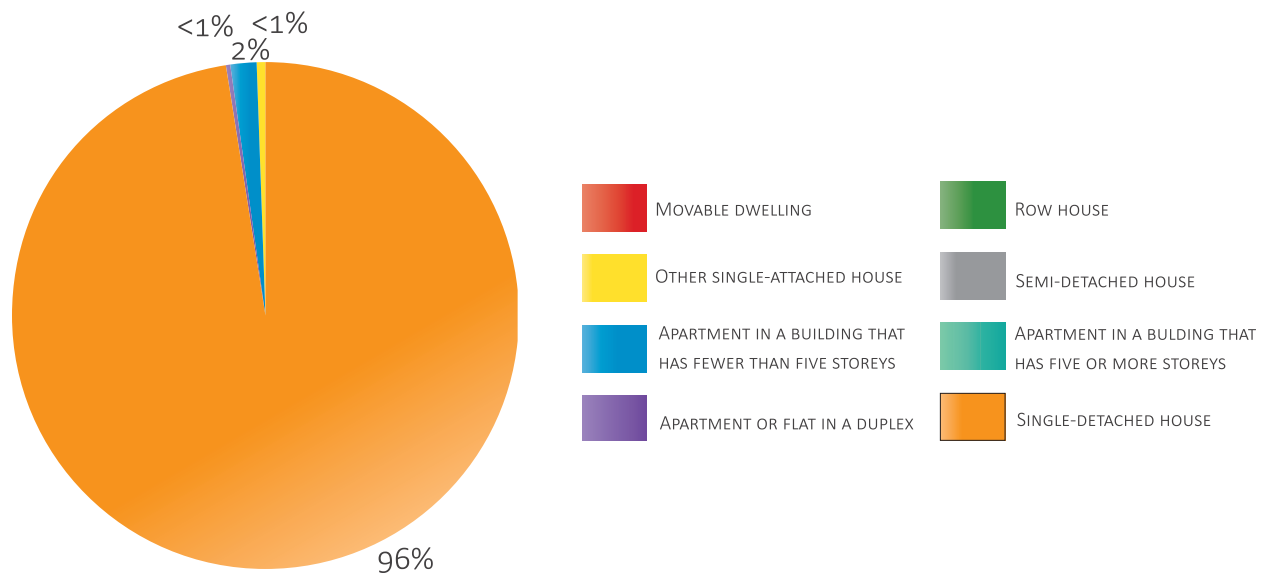


Figure 29 RM of West St. Paul Housing by Type (Source: Statistics Canada 2016)

The 2016 Statistics Canada data indicates that over half (56%) of the housing stock was built after the mid-1980's, indicating that West St. Paul has a significant amount of newer housing stock. This is shown on Figure 31 which illustrates the number of dwellings built within a specific construction period. Figure 31 also illustrates a pattern where a period of a lower amount of construction is followed by a period of a higher amount of construction.

Dwelling age is sometimes correlated to dwelling condition, specifically old dwellings being in poorer condition. With almost half of the existing housing stock considered newer, the West St. Paul housing is in good condition. Between 1996 and 2016 (Statistics Canada) the percentage of dwellings in West St. Paul that are in need of major repairs decreased from 8.5% to 6.1%. Correspondingly, the percentage of dwellings in West St. Paul that are only in need of regular maintenance increased during this same time period from 64.1% in 1996 to 93.8% in 2016. It should be noted that this second figure ("in need of regular maintenance") is artificially inflated because in 2011 Statistics Canada (2011 National Household Survey and in 2016 Statistics Canada) combined two dwelling condition categories into the "in need of regular maintenance" category.

2. COMMUNITY PROFILE

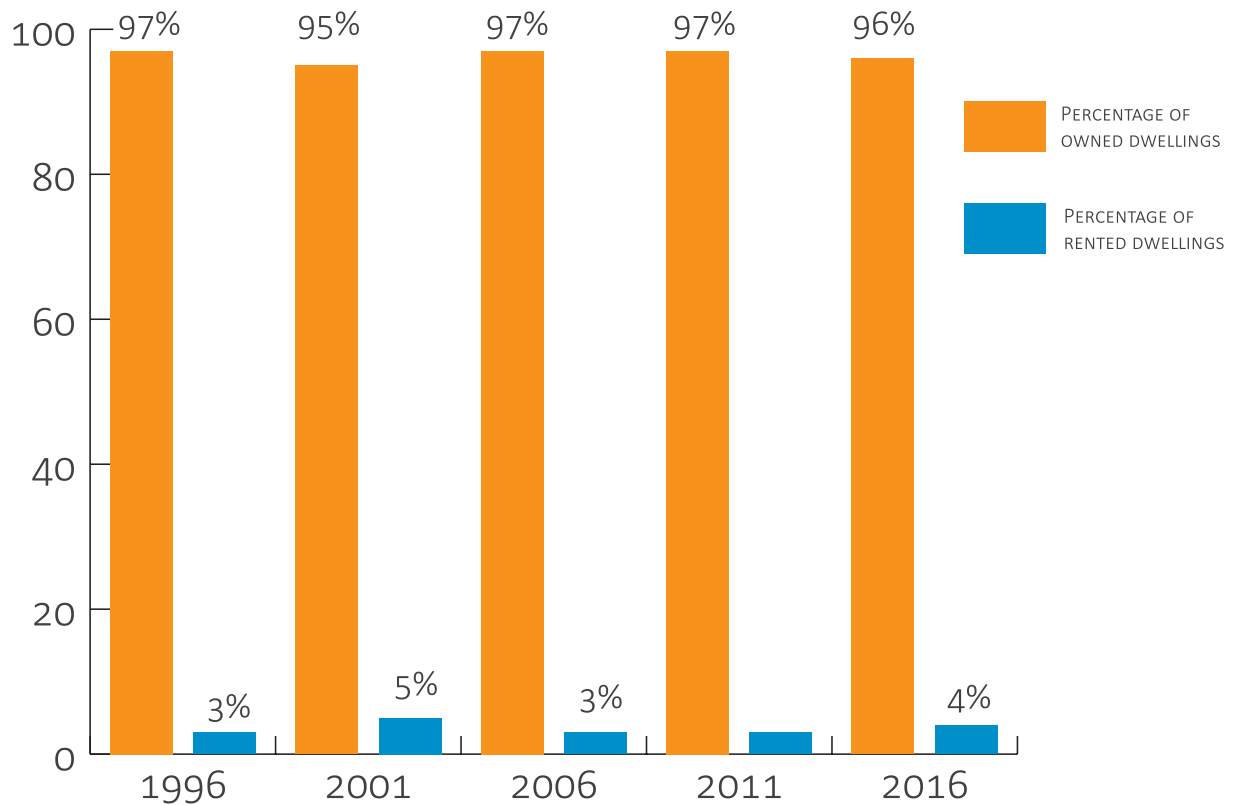


Figure 30 RM of West St. Paul Dwelling Tenure 2001-2011 (Source: Statistics Canada)

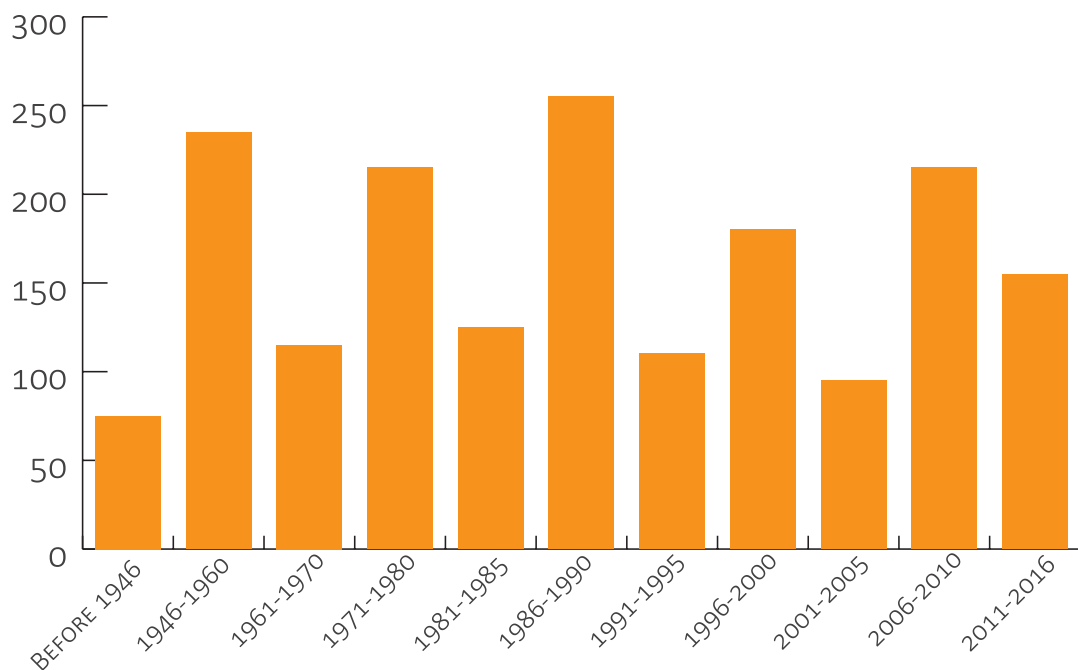


Figure 31 RM of West St. Paul Dwelling Age by Period of Construction (Source: Statistics Canada)

2.6.6. Conclusions for West St. Paul

After reviewing the data collected, the following findings stand out for the RM of West St. Paul:

- Population is increasing;
- Children and young to middle age adults make up a significant portion of the population;
- Seniors and those nearing retirement are increasing in population;
- Persons per household remains unchanged;
- Single-family dwellings in good maintenance is the dominant form of housing;
- Unemployment is low and median family income is higher than the provincial average;
- There are opportunities / land available for future residential and employment land (commercial and industrial) development;

Even with the average persons per household remaining unchanged, there will still be a demand for additional residential development areas because the overall population is increasing. A significant portion of the population is made up of children and young to middle age adults, as well as seniors and those who are soon to transition out of the workforce. Coupled with a lack of housing options, there may be a need for more housing options in type and cost. For example, there may be a need for affordable housing options for those looking to enter the housing market for the first time (e.g. multi-family, small lot single-family dwellings, condominium or rental, etc.), and for senior oriented housing (e.g. lower-maintenance multi-family housing, assisted living, nursing home, etc.) for the ageing population and those who are looking to soon retire.

2. COMMUNITY PROFILE

2.7. Rural Municipality of St. Andrews

2.7.1. History and Character

The original establishment of the local government for St. Andrews took place in 1880 under the authority of the *Manitoba Municipal Act*. The community was called the Municipality of St. Andrews, and the first meeting was held on March 27, 1880 (RM of St. Andrews, 1982). The first election was held in 1881, and in 1884 the municipality was re-organized into the Rural Municipality of St. Andrews with some its land area being removed – at the time St. Andrews included land on both sides of the Red River, and in what is now known as Selkirk (RM of St. Andrews, 1982).

Today, with its large expansive areas of farm lands, the RM of St. Andrews could be easily characterized as an agricultural community, with small settlement / residential nodes found throughout the predominant agricultural area. That being said, it should be recognized that while the areas along PTH 9 (Main Street) are within St. Andrews, it follows an alternative character that takes the form of residential neighborhoods organized into suburban style single-family residential subdivisions.

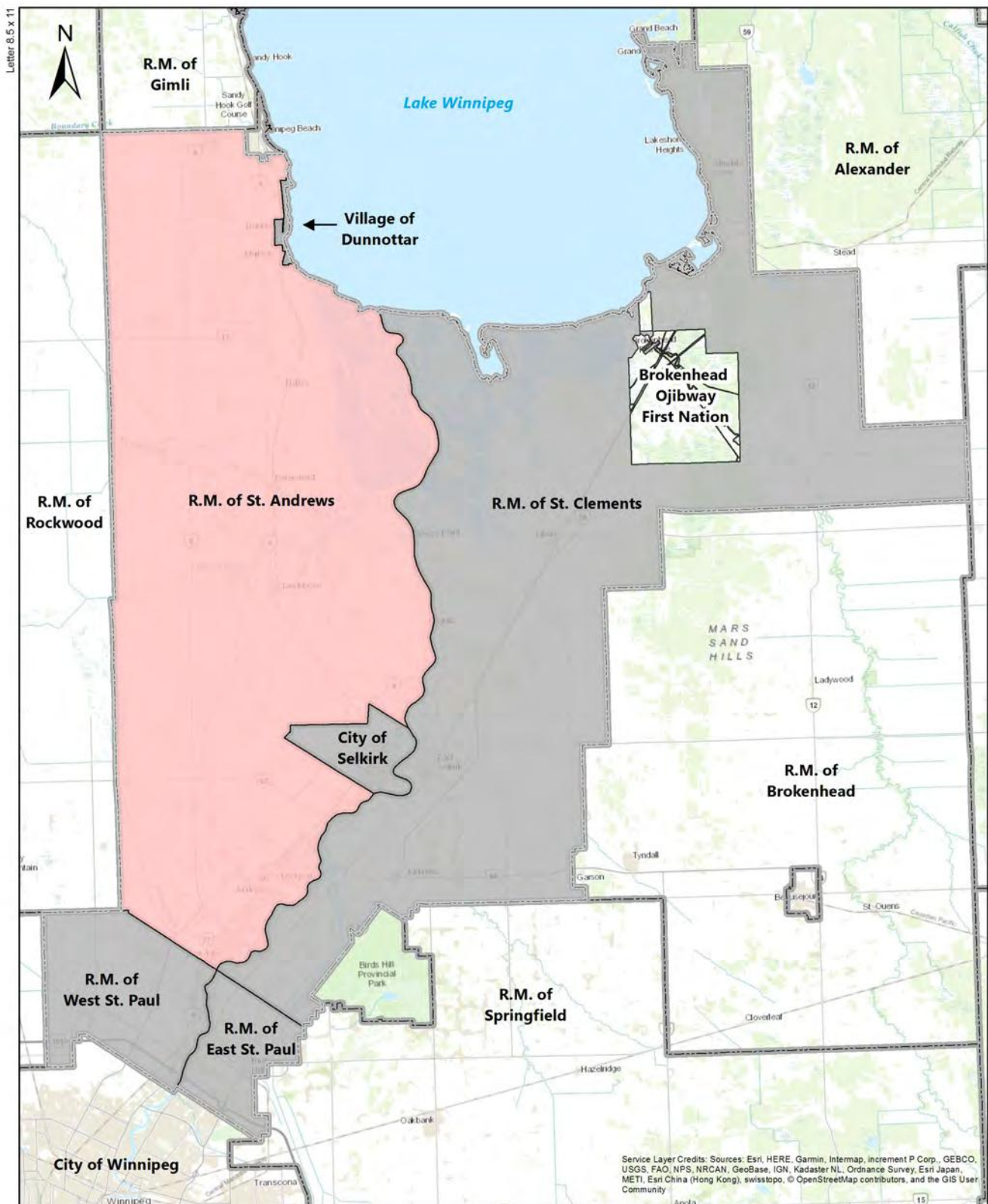
2.7.2. Municipal Government

The local government for the RM of St. Andrews consists of a municipal Council (1 Mayor and 6 Councillors), who typically have two Council meetings scheduled per month. Apart from the Council, the RM of St. Andrews also has municipal staff who provide the following services and functions:

- Administration (Council support services, finance, etc.)
- Public Works (maintenance of roads, drainage, snow clearing etc.)
- Recreation Services
- Fire Department
- By-law Enforcement

2.7.3. Location and Land Use Characteristics

The RM of St. Andrews covers a large region with the RM of West St. Paul located to the south, the RM of Rockwood to the west, the Red River to the east, and Lake Winnipeg and Winnipeg Beach to the north. Map 12 and Map 13 illustrate the general location, arrangement, and pattern of land uses, major corridors connecting the community, community nodes, and vacant land that may potentially be used for new development. In addition, some photos of the area are included to provide examples of the local built form, public places, and landscape. It should be noted that the land use categories illustrated on Map 12 and Map 13 are meant to illustrate the predominant land use within a given area, and are not intended to represent a detailed inventory for every individual property. For example, “Residential Areas” will include land uses generally found within residential neighborhoods (e.g. dwellings, schools, churches, etc.). Of particular note, the areas identified as “Environmental Lands”, include lands that were observed to have attributes of natural habitats (e.g. wetlands, riparian and shoreline habitat, etc.). Further, areas



R.M. OF ST. ANDREWS LOCATION MAP

Note: Not to Scale
Date: May, 2018



Map 11 RM of St. Andrews Location Map

2. COMMUNITY PROFILE

identified as “Vacant Land” were areas where no dominant land use or activity was observed, and / or where the land appeared to offer an opportunity for development expansion or infill. This figure was completed by reviewing air photos and conducting a community tour. The purpose of this map is to: (1) illustrate the land uses that are currently occurring; (2) to assist in identifying any noteworthy land use patterns; and, (3) to use this information when reviewing the existing Development Plan policy maps in order to identify any land use / policy discrepancies that may need to be addressed. The predominant land use in St. Andrews is farming on agricultural land which is found throughout the municipality. It should be noted that within the expanse of agricultural land are some forested areas that appear to be unsuitable for farming.

Residential land use within St. Andrews has established as: (1) pockets of settlement area (e.g. Clandeboye, Petersfield, etc.) within the predominant agricultural areas; (2) rural residential large lots (3.5 acres to 10 acres) generally located south of Lockport Road and between PTH 8 (west) and Canadian Pacific Railway (east); and (3) rural residential smaller lots (1.0 acre to 1.3 acres) within suburban style subdivisions generally located in the southern portion of St. Andrews between Canadian Pacific Railway (west) and the Red River (east) and north of the St. Andrews / West St. Paul municipal boundary. Within both the pocket settlement areas and the rural residential in the southern portion of St. Andrews are smaller scale businesses that serve the local residents (gas station, restaurant, grocery and convenience commercial, etc.).

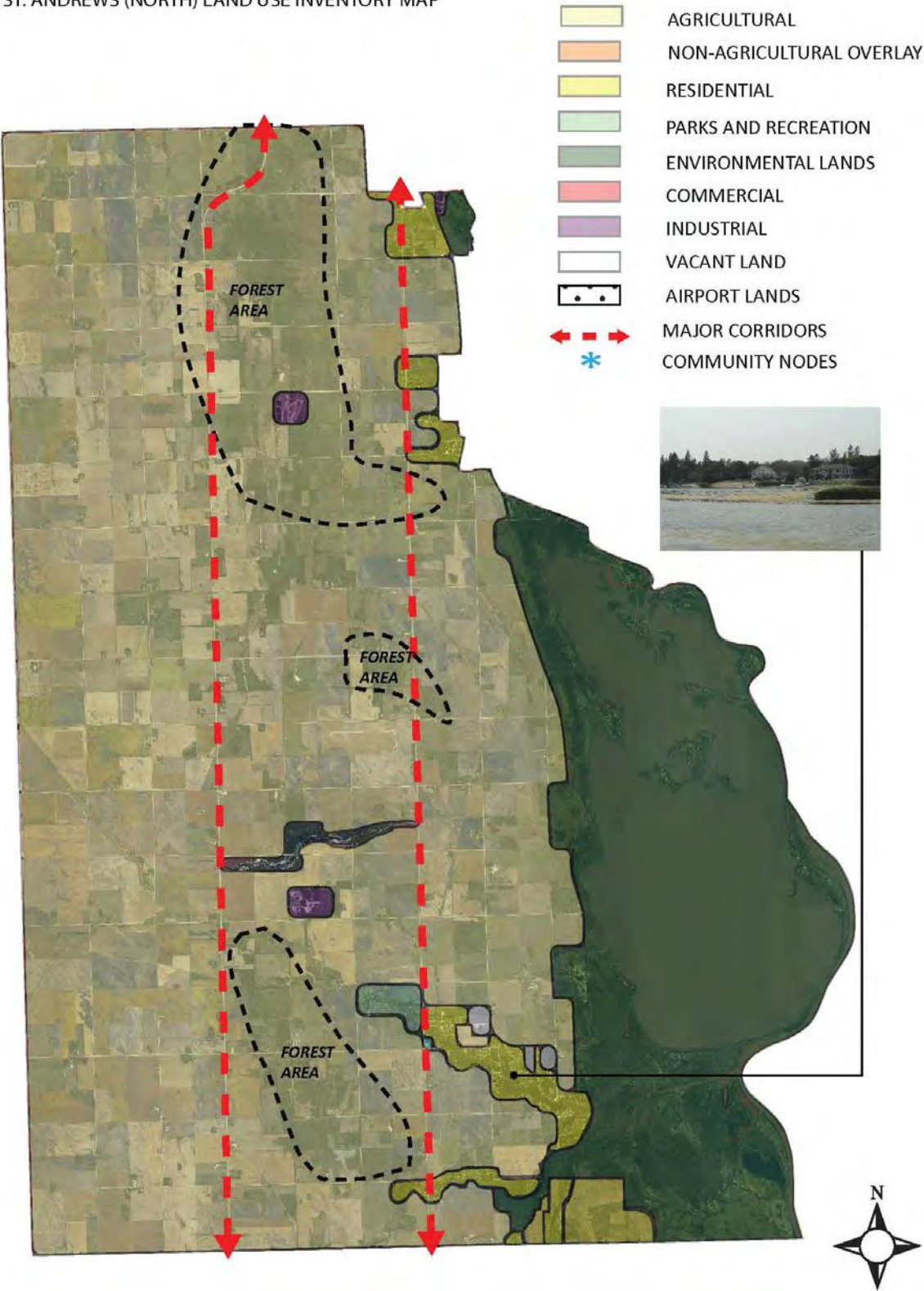
As evident on Map 13, residential development in the southern portion of St. Andrews is not complete as there are multiple areas where a developed roadway appears to come to an end, but then continues on the other side of a large undeveloped area. These undeveloped areas offer opportunities for new residential neighborhood development and the logical continuation and connectivity of municipal roadways.

In terms of employment lands (commercial and industrial), St. Andrews has an established business park located next to the St. Andrews Airport. There appears to be some areas within this business park that could support additional infill development. In addition, there is undeveloped land located south of the airport (south of Parkdale Road) that may also be appropriate for future employment land development. This is because the land is not in alignment with the established airport runways, it is within close proximity of the existing business park, and is adjacent to major automobile transportation routes.

2.7.4. Local Amenities and Services

The following is a list of local amenities and services available to the RM of St. Andrews residents. The purpose is not to provide a comprehensive list, but rather to provide a sense of the range of services available.

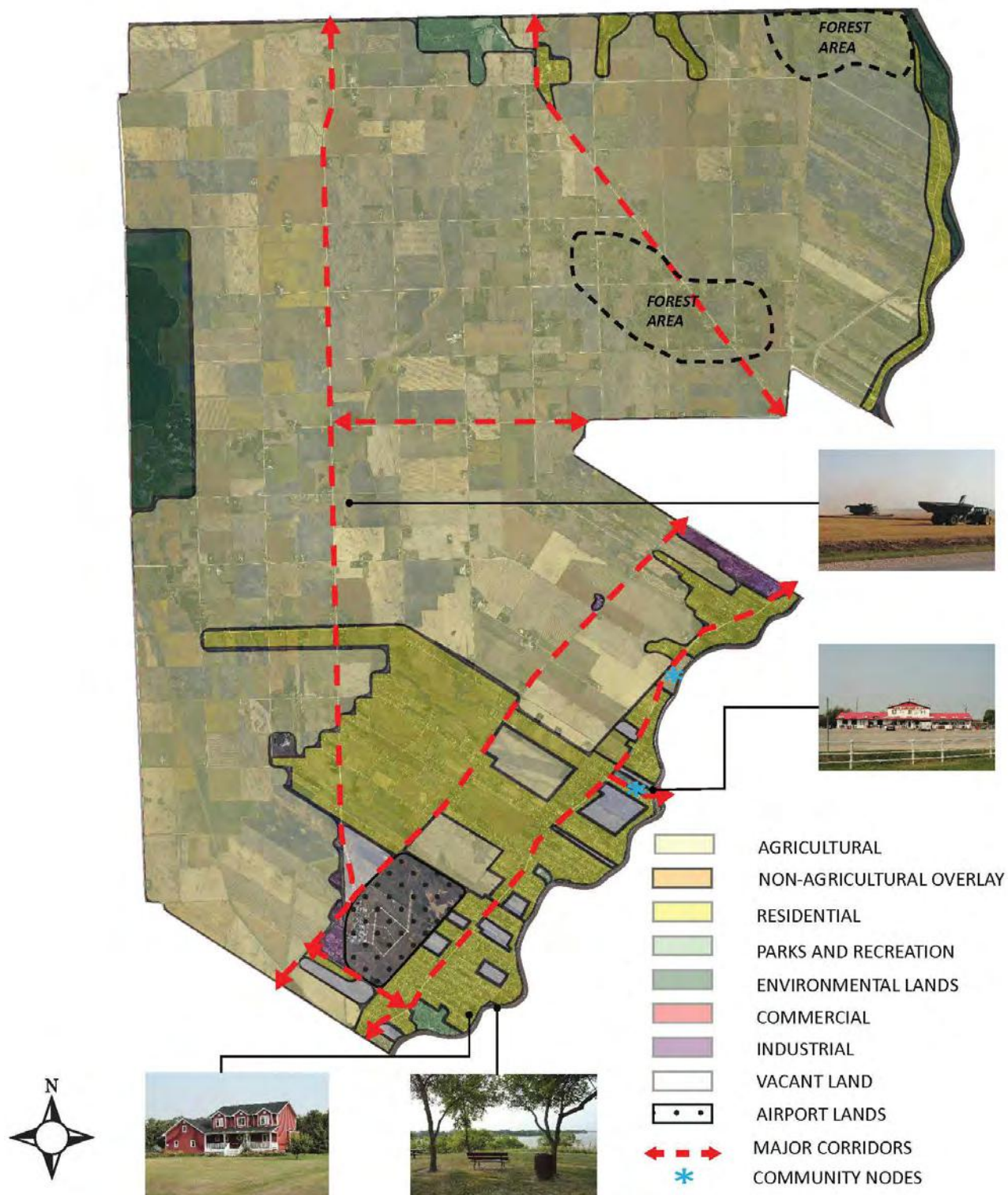
R.M. OF ST. ANDREWS (NORTH) LAND USE INVENTORY MAP



Map 12 RM of St. Andrews North Land Use Map

2. COMMUNITY PROFILE

R.M. OF ST. ANDREWS (SOUTH) LAND USE INVENTORY MAP



- Limited local restaurants and commercial services
- Community recreational facilities (curling rinks, halls, etc.)
- Neighbourhood parks
- Local public schools
- Daycares
- First responder services (fire department)
- Places of worship (church, temple, etc.)

2.7.5. Demographic Analysis

Population

The population of St. Andrews has been steadily increasing over the past forty (40) years between the Census periods of 1976 and 2016. It should be noted that between the Census years of 2011 and 2016 the population of St. Andrews leveled off with an increase of only 38 people. Figure 32 indicates 6,825 people lived in St. Andrews in 1976, and 11,913 in 2016 representing a 74.5% increase in population over 40 years (1.8% per year average). For context, during this same time the neighboring RM of West St. Paul's growth represented a 108% increase in population, and the RM of St. Clements (located on the east side of the Red River) experience growth representing a 90% increase in population.

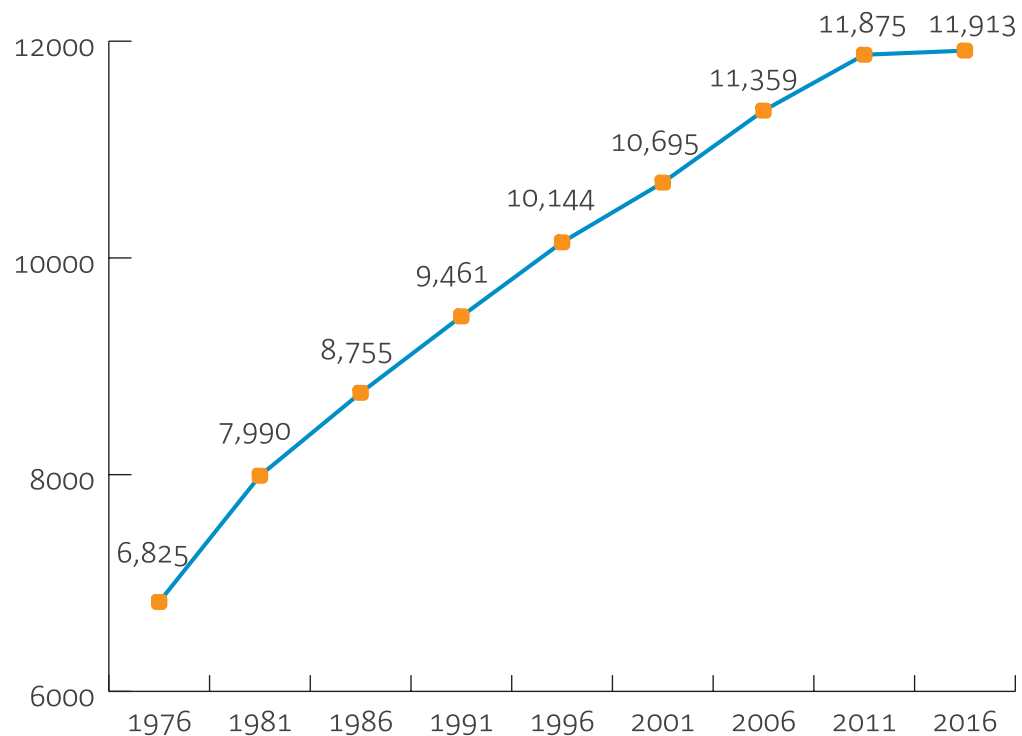


Figure 32 RM of St. Andrews Population Trend (Source: Statistics Canada)

2. COMMUNITY PROFILE

Population by Age

Combined, the 0 to 14 year old categories and the 25 to 44 year old category represent children and young to middle age adults. From 2006 to 2016 these age categories decreased in population. Similarly, as a percentage of the overall population this group has decreased from 44.0% in 2006 to 36.4% in 2016.

The age categories for those who are of retirement age (65 years of age and older) have increased in population and as a percentage of the overall population from 10.8% in 2006 to 15.5% in 2016. Also of note is the 55 to 64 years old category, who represent the population of those that are about to transition out of the workforce. This age category is also increasing in number and as a percentage representing 13.7% of the overall population in 2006 to 17.2% in 2016.

With the population of those who are retired and are about to retire increasing and becoming older, there may be a demand for senior oriented and lower maintenance housing and community services. In addition, it appears from the data that there is a trend of St. Andrews children and young to middle age adults decreasing over time. This would be a result of the RM not being able to retain or attract this group (or a combination of the two), which could be for a number of factors (e.g. lack of affordable housing option or housing stock, lack of employment opportunities, etc.).

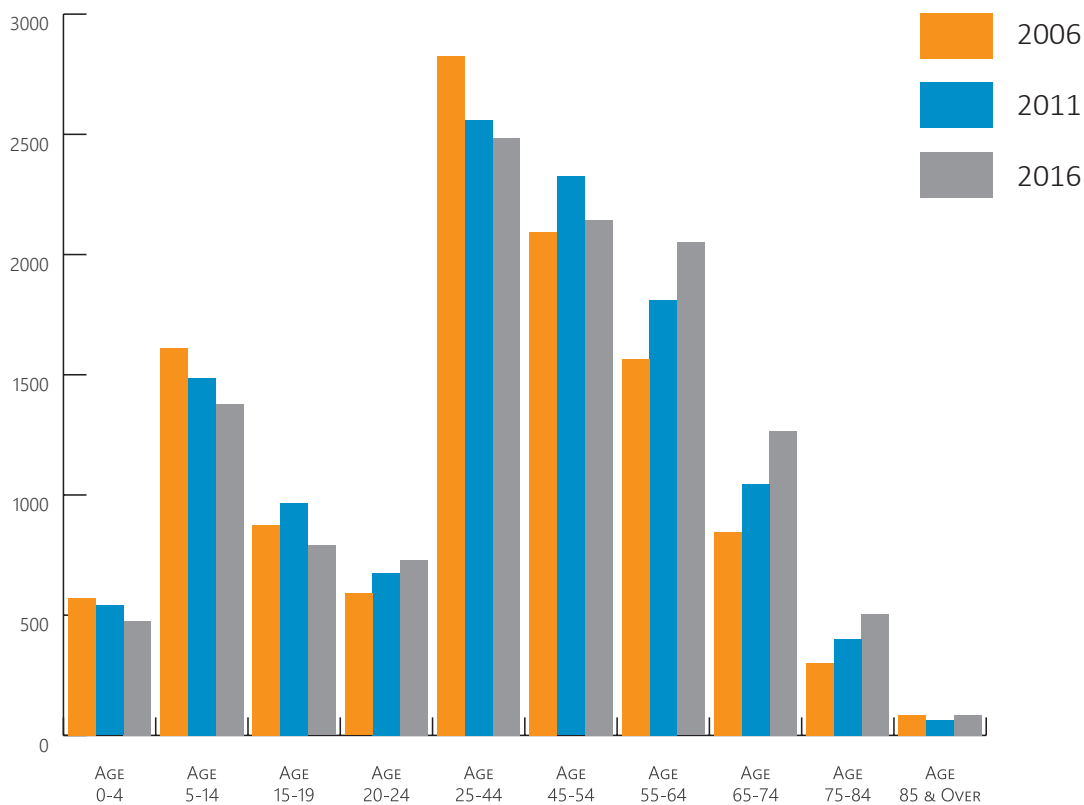


Figure 33 RM of St. Andrews Population by Age (Source: Statistics Canada)

Employment and Income

Employment opportunities in St. Andrews are found within the established business / industrial park located adjacent to the St. Andrews Airport, as well as at the various neighborhood oriented commercial businesses located throughout the municipality.

In addition, employment opportunities within the City of Selkirk, and the City of Winnipeg are an option for St. Andrews residents. This is because the RM has direct routes to the City of Selkirk via PTH 9, and, for the southern areas of the municipality, direct routes to the City of Winnipeg via PTH 8 and PTH 9. This would explain why in 2016, of those who commuted to work, 90% did so to a destination outside of the community (Statistics Canada). In 2016 (Statistics Canada), St. Andrews residents who are in the labour force are mostly employed within the occupation classifications of Trades, Transport and Equipment Operators and Related Occupations (22%); Sales and Service Occupations (19%); Business, Finance and Administration Occupations (17%); and Management Occupations (13%).

Statistics Canada indicates that in 2016 the median family income in St. Andrews was \$105,098, which is higher than the Manitoba average of \$104,116. And, had an unemployment rate of 4.7% compared to the Manitoba average of 5.5%. The unemployment rate, while lower than the Manitoba average, has increased since 2001 when it was at 4.1%. Figure 34 illustrates the historic median family income trend for the RM. When compared to the RM of West St. Paul (\$119,406), the RM of St. Andrews appears to be similar in terms of having a median family income higher than the provincial average.

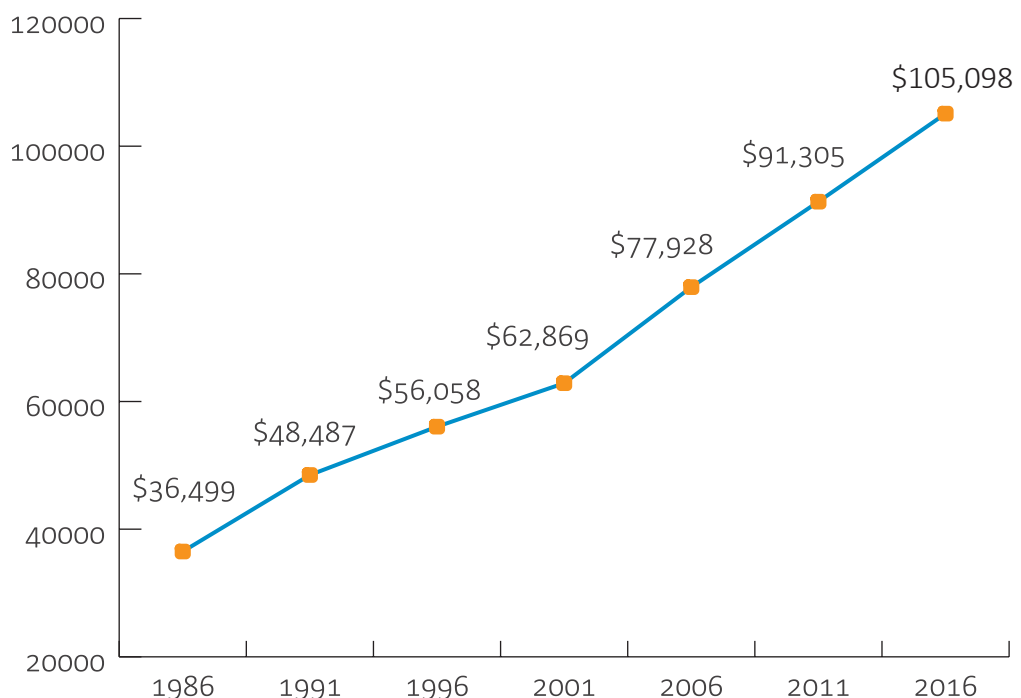


Figure 34 RM of St. Andrews Median Family Income 1986-2011 (Source: Statistics Canada)

2. COMMUNITY PROFILE

Household Size and Family Type

Looking back to the 2001 Canada Census, the data illustrates that the average number of people living in a dwelling has not significantly changed. In 2016, it is estimated that there are approximately 2.7 people per dwelling unit. This is slightly higher than the Manitoba average of 2.61 people per dwelling unit and the national average of 2.49 people per dwelling unit. Generally speaking, household sizes in Canada have been decreasing over the past few decades. The RM of St. Andrews appears to be consistent with this trend.

Table 34 RM of St. Andrews Average Persons per Dwelling

	2001	2006	2011	2016
Total Population	4,085	4,357	4,932	5,368
Total Dwelling	1,368	1,440	1,647	1,792
Persons per Dwelling	2.99	3.03	2.99	2.99

*occupied by usual residents

Of the total households in St. Andrews, 15.7% are one-person households, and 40.8% are two-person households, which is lower than the Manitoba average of 20% for one-person households and higher than the Manitoba average of 38% for two-person households (2016 Statistics Canada). Figure 35 illustrates the household family types within St. Andrews, 53% of which are families with children.

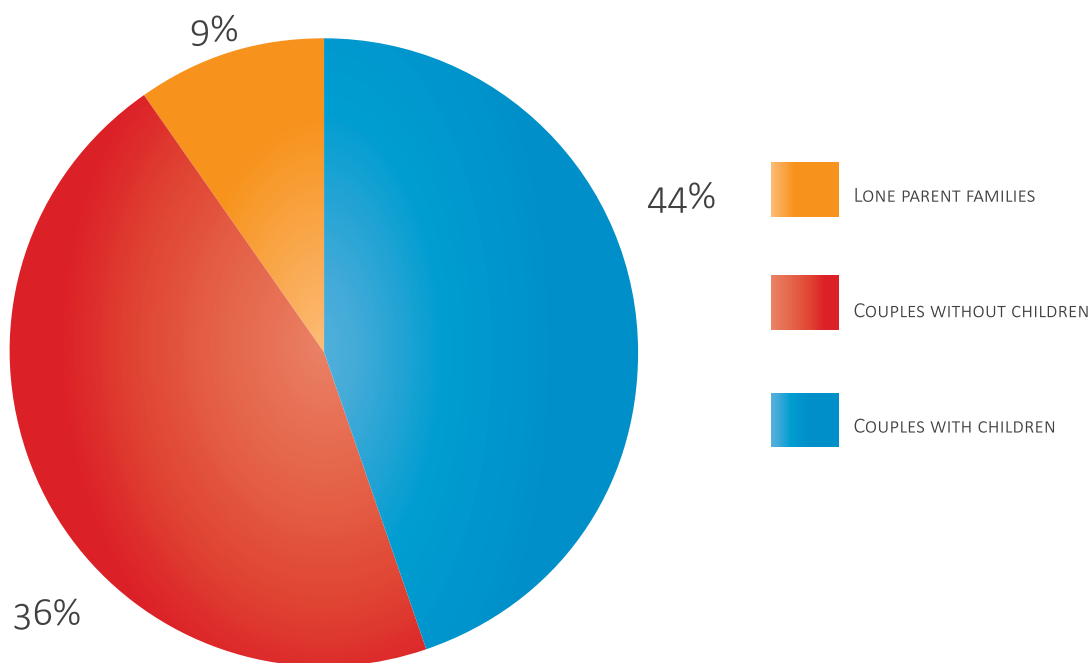


Figure 35 RM of St. Andrews Household Types (Source: Statistics Canada)

Dwellings

The majority of housing in St. Andrews is comprised of single detached homes, which account for 95.6% of all dwelling units. Figure 36 quantifies the types of dwelling units found in the municipality. The remaining dwelling types are attributed to moveable dwellings (i.e. mobile homes, RTM's – “ready to move”) and apartment units. In addition, in 2016 Statistics Canada estimated the average value of dwellings in St. Andrews at \$384,526. Figure 37 illustrates that since 1996 the percentage of owned dwelling units within the RM of St. Andrews has remained steady in the high 90% range.

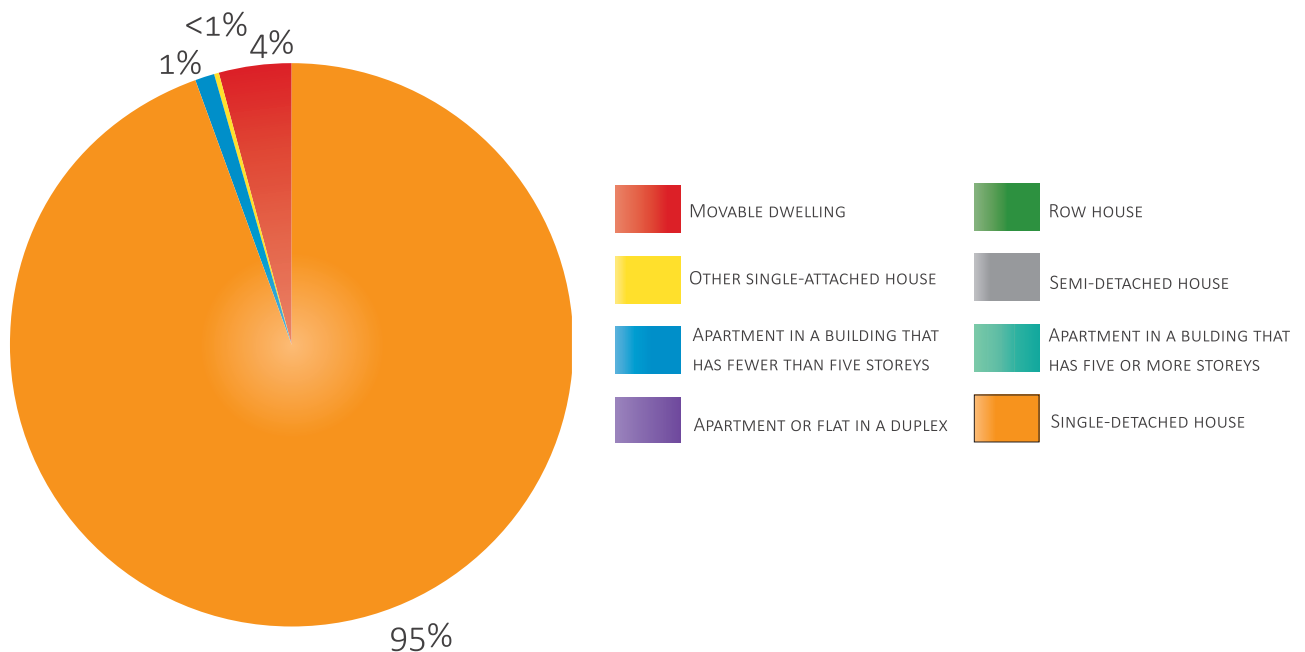


Figure 36 RM of St. Andrews Housing by Type (Source: Statistics Canada)

The 2016 Statistics Canada data indicates that 57% of the housing stock was built before 1985, indicating that St. Andrews has a significant amount of older housing stock. Figure 38 illustrates the number of dwellings built within a specific construction period. Figure 38 also illustrates that St. Andrews has seen a uniform volume of housing construction over the years, with the exception of 1971-1980 when there was a spike in construction.

Dwelling age is sometime correlated to dwelling condition, specifically old dwellings being in poorer condition. With 57% of the existing housing stock more than 30 years old, the housing stock in St. Andrews appears to be in good condition. Between 1996 and 2016 (Statistics Canada) the percentage of dwellings in St. Andrews that are in need of major repairs decreased from 10.2% to 9.4%. Correspondingly, the percentage of dwellings in St. Andrews that are only in need of regular maintenance increased during this same time period from 55.5% in 1996 to 90.5% in 2016. It should be noted that this second figure (“in need of regular maintenance”) is artificially inflated because in 2011 Statistics Canada (2011 National Household Survey and in 2016 Statistics Canada) combined two dwelling condition categories into the “in need of regular maintenance” category.

2. COMMUNITY PROFILE

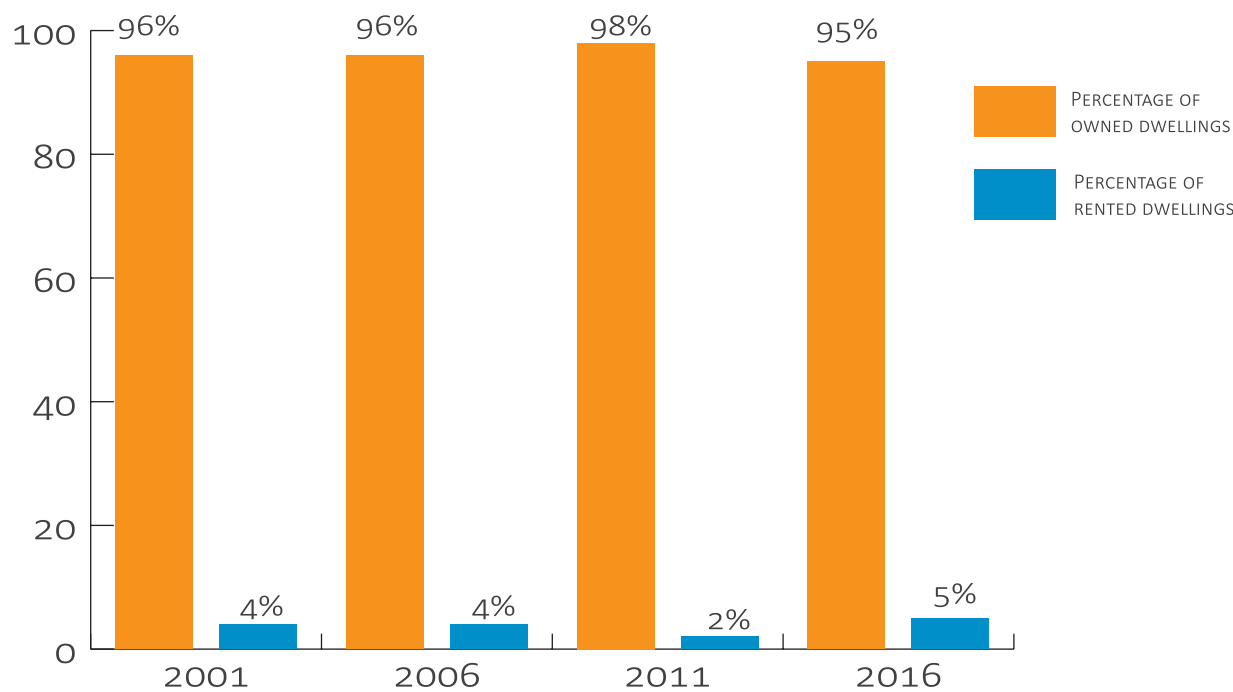


Figure 37 RM of St. Andrews Dwelling Tenures (Source: Statistics Canada)

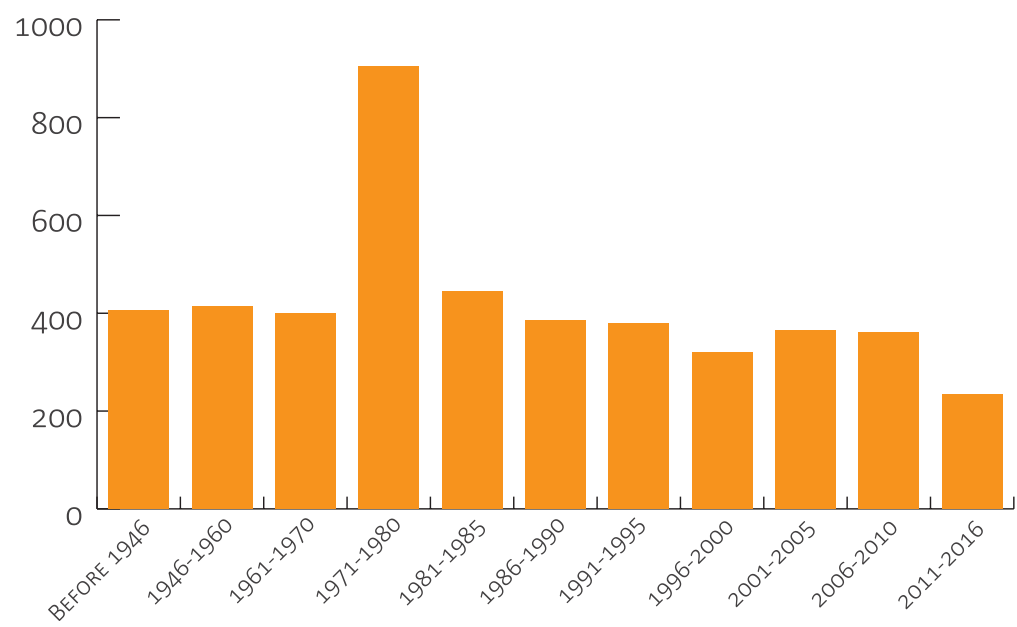


Figure 38 RM of St. Andrews Dwelling Age by Period of Construction (Source: Statistics Canada)

2.7.6. Conclusions for St. Andrews

After reviewing the data collected, the following findings stand out for the RM of St. Andrews:

- Population is increasing;
- Children and young to middle age adults made up a significant portion of the population in the past, but this group is decreasing;
- Seniors and those nearing retirement are increasing in number and as a percentage of the overall population;
- Median family income is higher than the provincial average, but unemployment is increasing slightly;
- Persons per household has remained steady at around 3;
- Single-family dwellings are the dominant form of housing and are in good maintenance; and
- There are opportunities / land available for future residential and employment land (commercial and industrial) development.

The population of young to middle age adults in St. Andrews is decreasing. As noted earlier in this report, this could be a result of the community not being able to retaining and/or attracting this group, which could be for a number of factors (e.g. lack of affordable housing option or housing stock, lack of employment opportunities, etc.). With a large proportion of St. Andrews residents commuting outside of the community for employment, this could suggest that there are a lack of employment opportunities within the municipality. If that is the case, it would not be surprising that young families and professionals could be relocating outside of the municipality to areas that offer more housing and employment options (e.g. Winnipeg).

With the average number of persons per household decreasing coupled with an increasing overall population, there will be a demand for additional residential development. Coupled with a lack of housing options, there may be a need for more housing option in type and cost. For example, there may be a need for affordable housing options for young families and professionals looking to enter the housing market (e.g. multi-family, small lot single-family dwellings, condominium or rental, etc.), and for senior oriented housing (e.g. lower-maintenance multi-family housing, assisted living, nursing home, etc.) for the ageing population and those who are looking to soon retire.

2. COMMUNITY PROFILE

2.8. Rural Municipality of St. Clements

2.8.1. History and Character

Originally, the land that is known today as the Rural Municipality of St. Clements was part of an area called the County of Lisgar, which included land on both sides of the Red River (RM of St. Clements, 1984, 84). In February of 1883, the Town of East Selkirk was incorporated, and in December of that same year the Province of Manitoba passed legislation to divide the County of Lisgar, with the land on the east side of the Red River becoming the Municipality of St. Clements with their first elections taking place in January of 1884 (RM of St. Clements, 1984, 85). The Town of East Selkirk remained a town until it was amalgamated into the Municipality of St. Clements in 1904 (RM of St. Clements, 1984, 86).

Today, with its large expansive areas of farm land, the RM of St. Clements could be characterized as an agricultural community, with some unique settlement / residential nodes found throughout the predominant agricultural area.

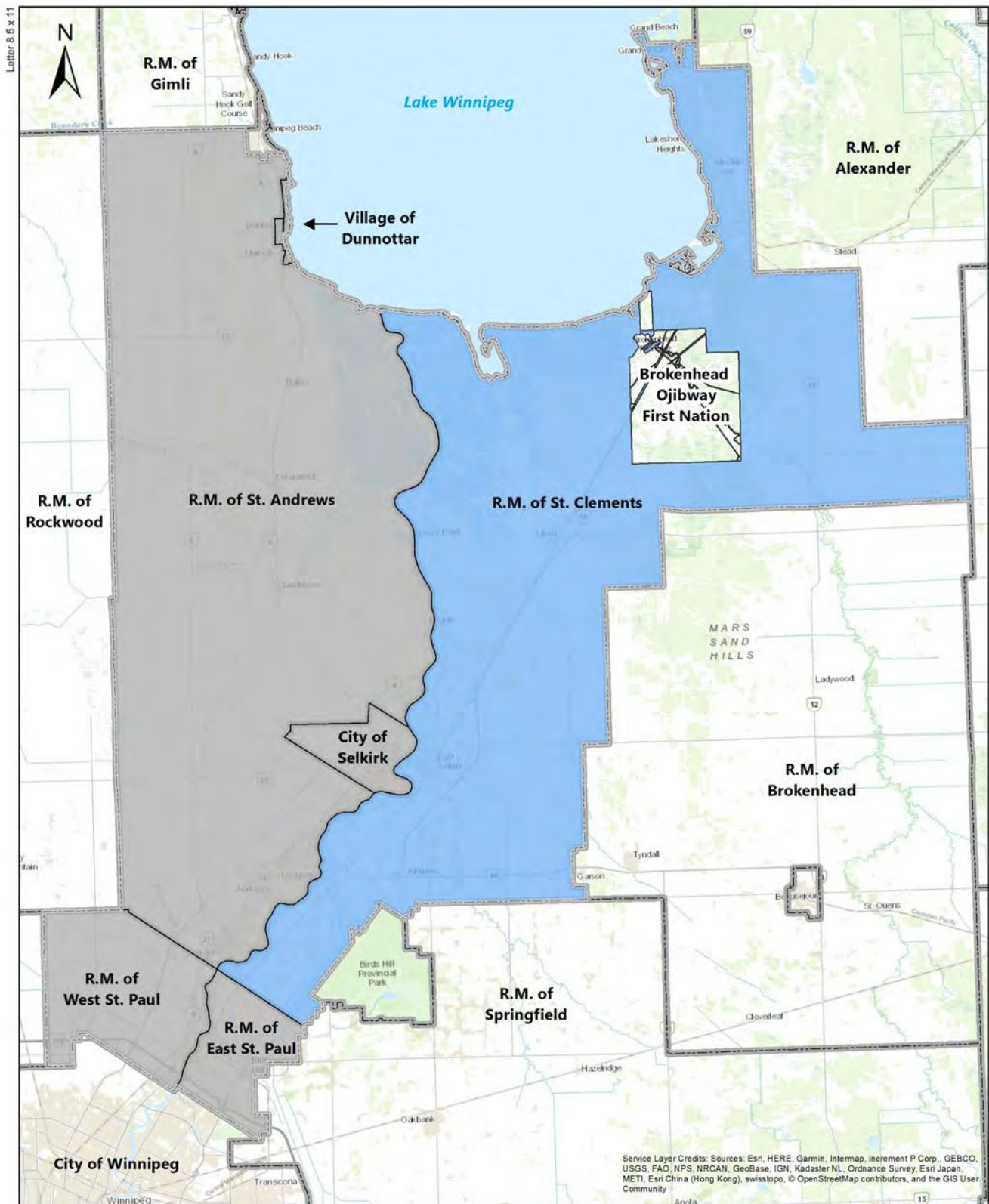
2.8.2. Municipal Government

The local government for the RM of St. Clements consists of a municipal Council (1 Mayor and 6 Councillors), who typically have two Council meetings scheduled per month. Apart from the Council, the RM of St. Clements also has municipal staff who provide the following services and functions:

- Administration (Council support services, finance etc.)
- Public Works (maintenance of roads, sewer / water, drainage, snow clearing, etc.)
- Protective Services (fire, by-law enforcement, emergency services)
- Economic Development

2.8.3. Location and Land Use Characteristics

The RM of St. Clements covers a large region with the RM of East St. Paul and the RM of Springfield to the south, Grand Beach Provincial Park to the north, the Red River to the west, and the RM of Brokenhead and the RM of Alexander to the east. Map 15, Map 16, and Map 17 illustrate the general location, arrangement and pattern of land uses, major corridors connecting the community, community nodes, and vacant land that may potentially be used for new development. In addition, some photos of the area are included to provide examples of the local built form, public places and landscape. It should be noted that the land use categories illustrated on Map 15, Map 16, and Map 17 are meant to illustrate the predominant land use within a given area, and are not intended to represent a detailed inventory for every individual property. For example, “Residential Areas” will include land uses generally found within residential neighborhoods (e.g. dwellings, schools, churches, etc.). Of particular note, the areas on the map identified as “Environmental Lands”, include lands that were observed to have attributes of natural habitats (e.g. wetlands, riparian and shoreline habitat, etc.). Further, areas identified as “Vacant Land” were areas where no dominant land use or activity was observed, and / or



R.M. OF ST. CLEMENTS LOCATION MAP

Note: Not to Scale
Date: May, 2018



Map 14 RM St. Clements Location Map

2. COMMUNITY PROFILE

where the land appeared to offer an opportunity for development expansion or infill. This map was completed by reviewing air photos and conducting a community tour. The purpose of this map is to: (1) illustrate the land uses that are currently occurring; (2) to assist in identifying any noteworthy land use patterns; and, (3) to use this information when reviewing the existing Development Plan policy maps in order to identify any land use / policy discrepancies that may need to be addressed. The predominant land use in St. Clements is farming on agricultural land that is found throughout the municipality. It should be noted that within the expanse of agricultural land are some forested areas that appear to be unsuitable for farming.

Residential land use within St. Clements has established within: (1) a primary settlement centre; (2) resort / cottage areas; (3) smaller settlement areas; and (4) rural residential areas.

The primary settlement centre is located in East Selkirk which contains single-family homes on lots that range between 0.5 acres and 2.0 acres in size. East Selkirk also contains local convenience commercial, schools, recreation grounds, and the municipal administrative building. The resort / cottage areas are found in the northern area of the municipality and are divided into smaller subdivisions such as Grand Marais, Gull Lake and Balsm Harbour to name a few. Residential uses in these areas consist of single-family homes and seasonal cottages on lots that range between 6,000 square feet and 0.5 acres in size. It should be noted that Grand Marais also includes some local commercial uses (restaurants, convenience commercial, etc.). The smaller settlement areas within the municipality include Libau, Pineridge Village Mobile Home Park, and Lockport which includes multi-family apartments, commercial uses, and public parks. The Rural Residential area in St. Clements can be found in the area of PTH 59 and PTH 44, along the Red River, and in the southern area of St. Clements near the St. Clements and East St. Paul boundary. Rural Residential properties in these areas generally range between 1 acres and 5 acres in size.

As evident on Map 16, there are large areas of undeveloped land within the East Selkirk settlement centre that can accommodate additional suburban-type residential subdivisions. In addition, there are pockets of land along the Red River / Henderson Highway north of Lockport, and, within the southern portion of St. Clements that offer opportunities for infill rural residential development, or possibly suburban-type residential subdivisions depending on the availability of municipal services (e.g. piped sewer and drinking water). These undeveloped areas offer opportunities for new residential development and the logical continuation and connectivity to existing developed areas.

In terms of employment lands (commercial and industrial) St. Clements has an established business park located east of Lockport next to PTH 44. There appears to be some areas within this business park that could support additional infill development. In addition, there is undeveloped land located south of this business park that may also be appropriate for future employment land development as it would be a continuation of the existing business park. Apart from this established business park, St. Clements has land located adjacent to the East Selkirk Sewage Lagoon (along PR 509) that is undeveloped but designated for future industrial uses.

2. COMMUNITY PROFILE

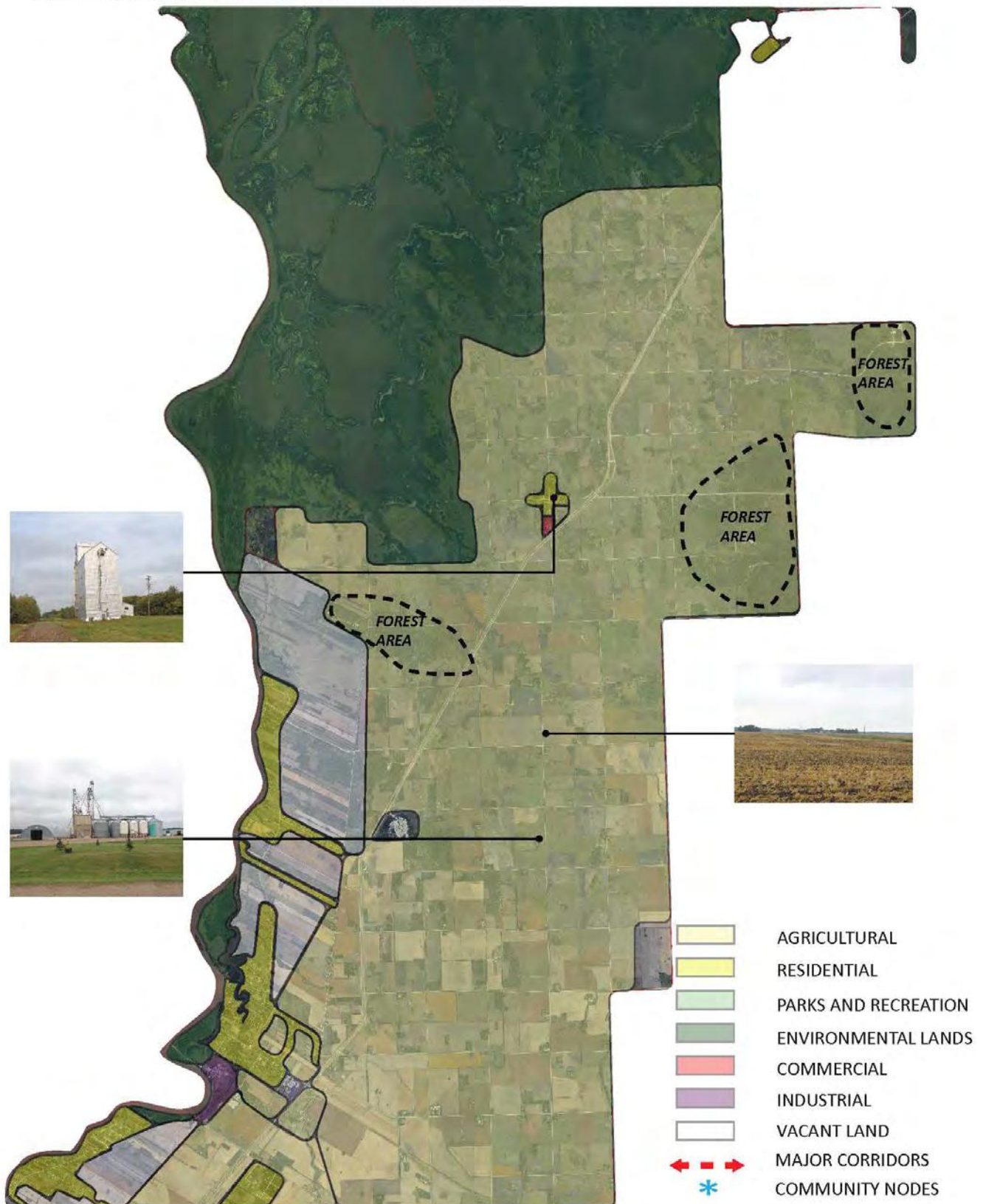
R.M. OF ST. CLEMENTS (NORTH) LAND USE INVENTORY MAP



Map 15 RM of St. Clements North Land Use Map

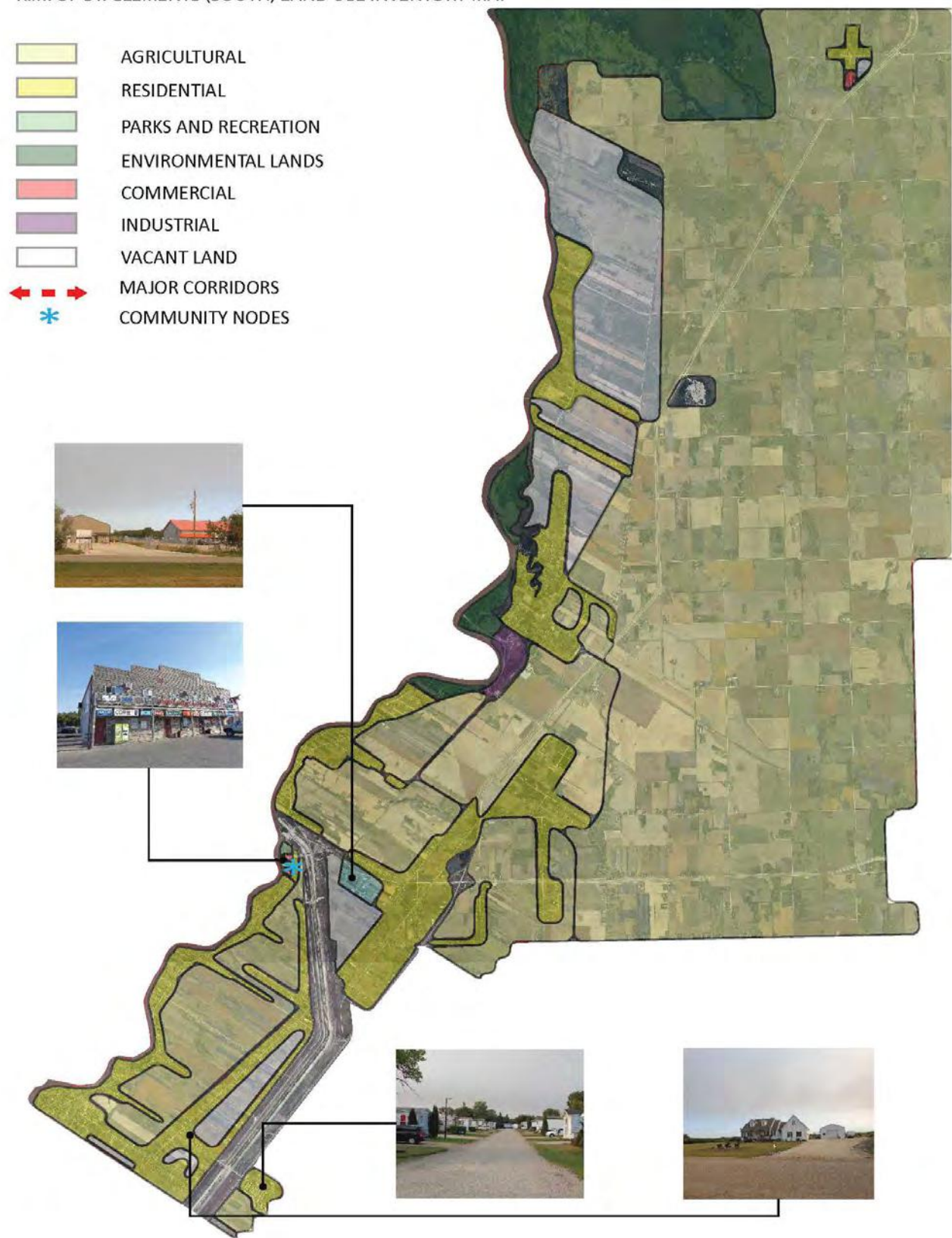
2. COMMUNITY PROFILE

R.M. OF ST. CLEMENTS (CENTRAL) LAND USE INVENTORY MAP



Map 16 RM of St. Clements Central Land Use Map

R.M. OF ST. CLEMENTS (SOUTH) LAND USE INVENTORY MAP



Map 17 RM of St. Clements South Land Use Map

2. COMMUNITY PROFILE

2.8.4. Local Amenities and Services

The following is a list of local amenities available to the RM of St. Clement residents. The purpose is not to produce a comprehensive list, but rather to provide a sense of the range of services available.

- Limited local restaurants and neighbourhood commercial.
- Community recreational complex (baseball fields, hockey rink)
- Neighbourhood parks
- Local public school (Kindergarten to Grade 8)
- Daycare
- First responder services (fire)
- Place of worship (church, temple, etc.)

2.8.5. Demographic Analysis

Population

The population of St. Clements has steadily grown over the past forty years between the Census periods of 1976 and 2016. Figure 39 indicates 5,724 people lived in St. Clements in 1976, and 10,876 in 2016, representing a 90% increase in population over 40 years (2.25% per year average). For context, during this same time period the neighbouring RM of East St. Paul's growth represented a 178% increase in population, and the RM of St. Andrews (located on the west side of the Red River) experience growth representing a 74.5% increase in population.

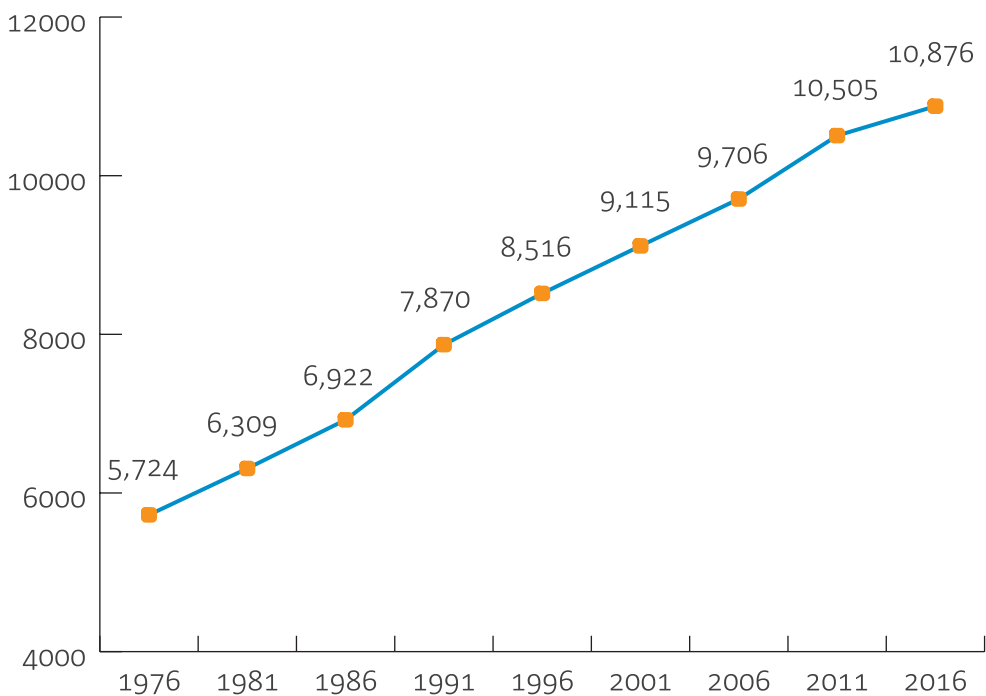


Figure 39 RM of St. Clements Population Trend (Source: Statistics Canada)

Population by Age

Combined, the 0 to 14 year old categories and 25 to 44 year old category represent children and young to middle age adults. From 2006 to 2016 these age categories decreased in population. Similarly, as a percentage of the overall population this group has decreased from 43.4% in 2006 to 35.3% in 2016.

The age categories for those who are of retirement age (65 years of age and older) have increased in population and as a percentage of the overall population from 4.5% in 2006 to 17.7% in 2016. Also, of note is the 55 to 64 year old category, who represents the population of those who are about to transition out of the workforce. This age category is also increasing in number and as a percentage representing 11.4% of the overall population in 2006 to 16.3% in 2016.

With the population of those who are retired and are about to retire increasing and becoming older, there may be a demand for senior oriented and lower maintenance housing and community services. In addition, it appears from the data that there is a trend of St. Clements children and young to middle age adults decreasing over time. This could be a result of the community not being able to retain or attract this group (or a combination of the two), which could be for a number of factors (e.g. lack of affordable housing options or housing stock, lack of employment opportunities, etc.).

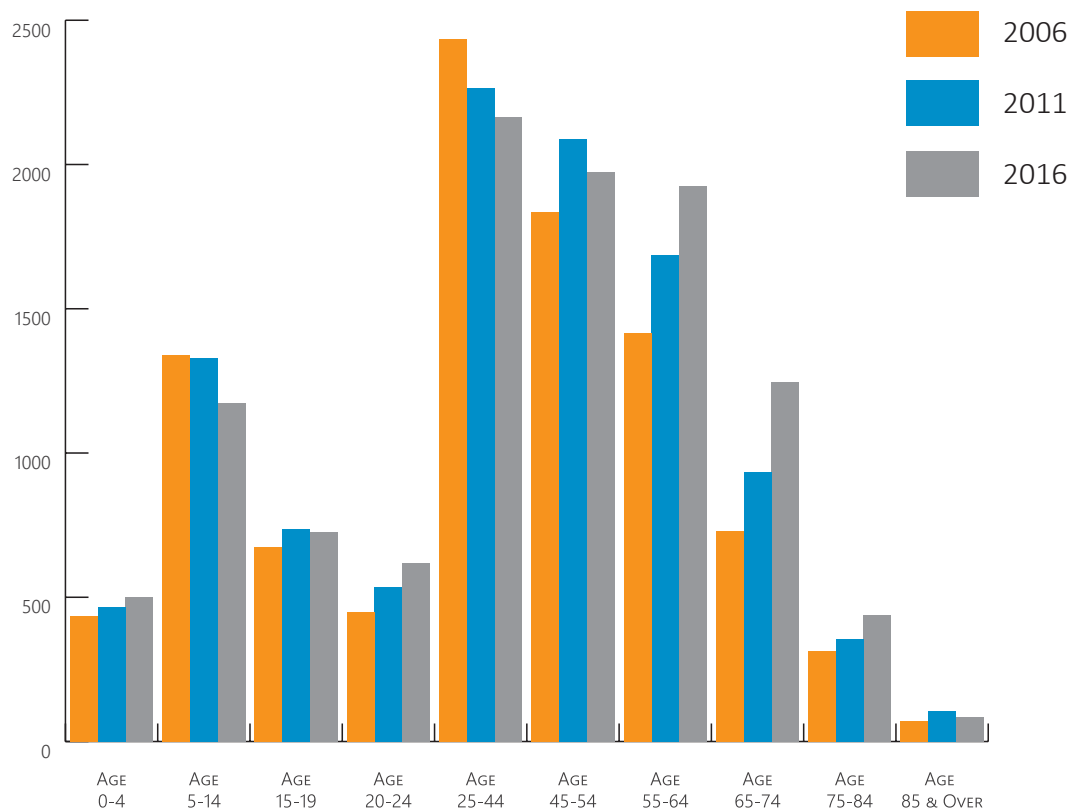


Figure 40 RM of St. Clements Population by Age (Source: Statistics Canada)

2. COMMUNITY PROFILE

Employment and Income

Employment opportunities in St. Clements are found within the established business / industrial park located east of Lockport next to PTH 44, as well as at the various neighbourhood oriented commercial businesses located throughout the municipality.

In addition, employment opportunities within the City of Selkirk and the City of Winnipeg are an option for St. Clements residents that live in the central and southern areas of the municipality. This is because the RM has direct routes to the City of Selkirk via PR 204 or PTH 4. And for those who live in the southern areas of the municipality, direct routes to the City of Winnipeg are found via Henderson Highway and PTH 59. This would explain why in 2016, of those who commuted to work, 95% did so to a destination outside of the community (Statistics Canada). In 2016 (Statistics Canada), St. Clements residents who are in the labour force are mostly employed within the occupation classification of Trades, Transport and Equipment Operators and Related Occupations (22%); Sales and Service Occupations (19%); Business, Finance and Administration Occupations (16%); and, Management Occupations (13%).

Statistics Canada indicates that in 2016 the median family income in St. Clements is \$100,734, which is slightly lower than the Manitoba average of \$104,116, and, had an unemployment rate of 5.1% compared to the Manitoba average of 5.5%. The unemployment rate, while lower than the Manitoba average, has increased since 2006 when it was at 3.7%. Figure 41 illustrates the historic median family income trend for the RM, which has gradually increased since the 1980's. When compared to the RM of St. Andrews (\$105,098), the RM of St. Clements appears to be similar in terms of having a median family income higher than the provincial average.

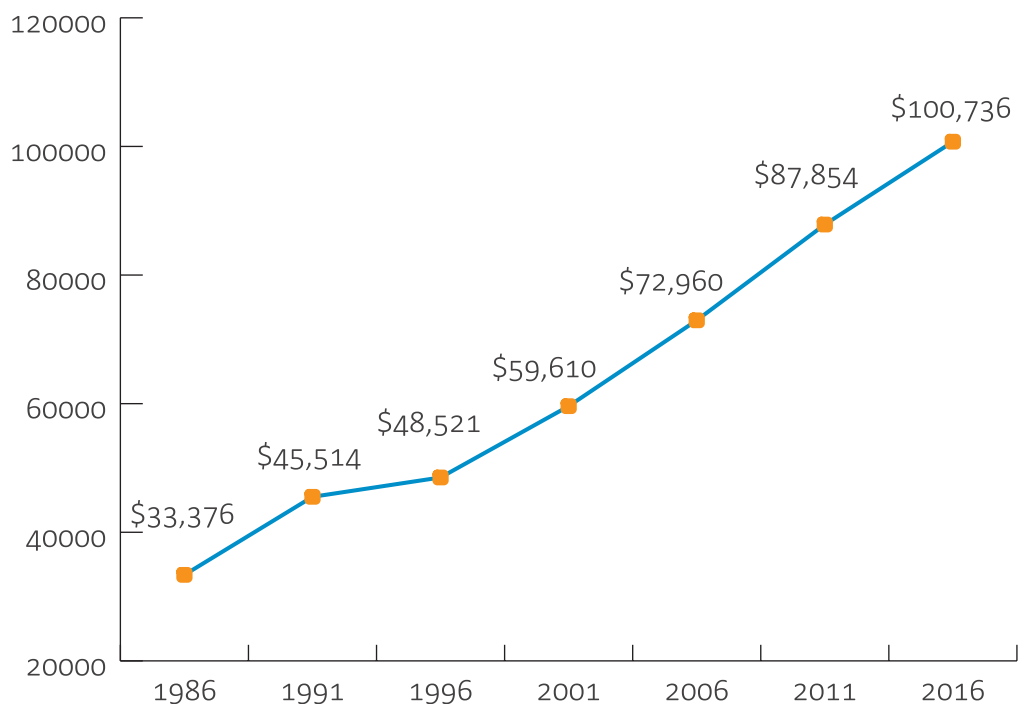


Figure 41 RM of St. Clements Median Family Income (Source: Statistics Canada)

2.8.6. Household and Family Type

Looking back to the 2001 Canada Census, the data illustrates that the average number of people living in a dwelling has decreased. In 2016 it is estimated that there are approximately 2.56 people per dwelling unit. This is lower than the Manitoba average of 2.61 people per dwelling unit and higher than the national average of 2.49 people per dwelling unit. Generally speaking, household sizes in Canada have been decreasing over the past few decades. The R.M. of St. Clements appears to be consistent with this trend.

Table 35 RM of St. Clements Average Persons per Dwelling				
	2001	2006	2011	2016
Total Population	9,115	9,706	10,505	10,876
Total Dwelling	3,310	3,671	3,992	4,328
Persons per Dwelling	2.75	2.64	2.63	2.56

Of the total households in St. Clements 20.0% are one-person households, and 42.1% are two-person households, which is the same as the Manitoba average of 20% for one-person households and higher than the Manitoba average of 38% for two-person households (2016 Statistics Canada). Figure 42 illustrates the family types within St. Clements, 60% of which are families with children.

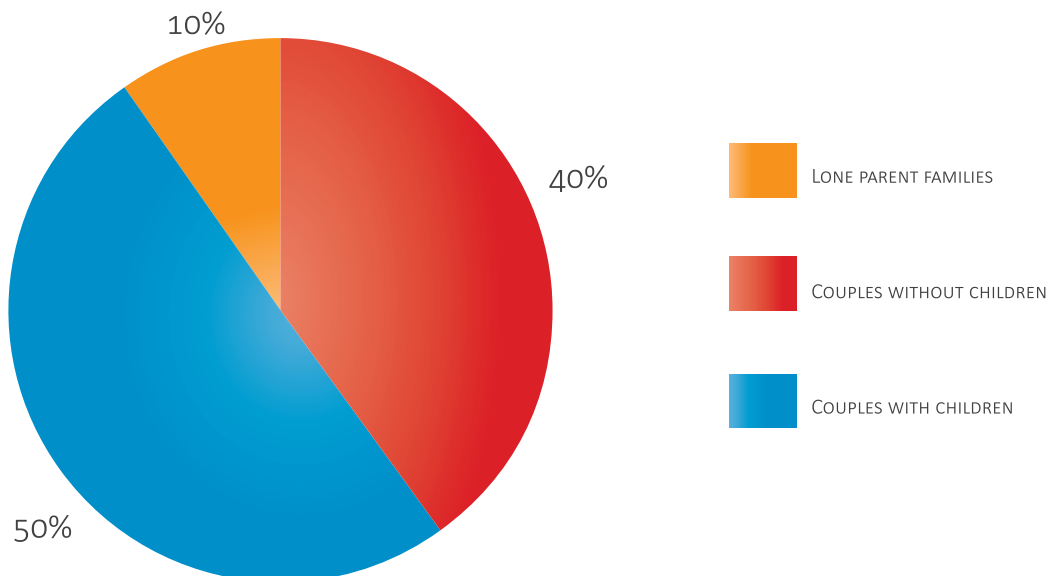


Figure 42 RM of St. Clements Household Family Types 2016 (Source: Statistics Canada)

2. COMMUNITY PROFILE

Dwellings

The majority of housing in St. Clements is comprised of single-family detached homes, which account for 83.3% of all dwellings. Figure 43 quantifies the types of dwelling units found in the municipality. The remaining dwelling types are attributed to moveable dwellings (i.e. mobile homes, RTM's – “ready to move”) and apartment units. In addition, in 2016 Statistics Canada estimated the average value of dwellings in St. Clements at \$360,133. Figure 44 illustrates that since 1996 the percentage of owned dwelling units within the RM of St. Clements has remained steady in the mid to high 90% range. The 2016 Statistic Canada data indicates that 49% of the housing stock was built before 1985, indicating that St. Clements has a balance of older and newer housing stock. This is shown on Figure 45 which illustrates the number of dwellings built within a specific construction period.

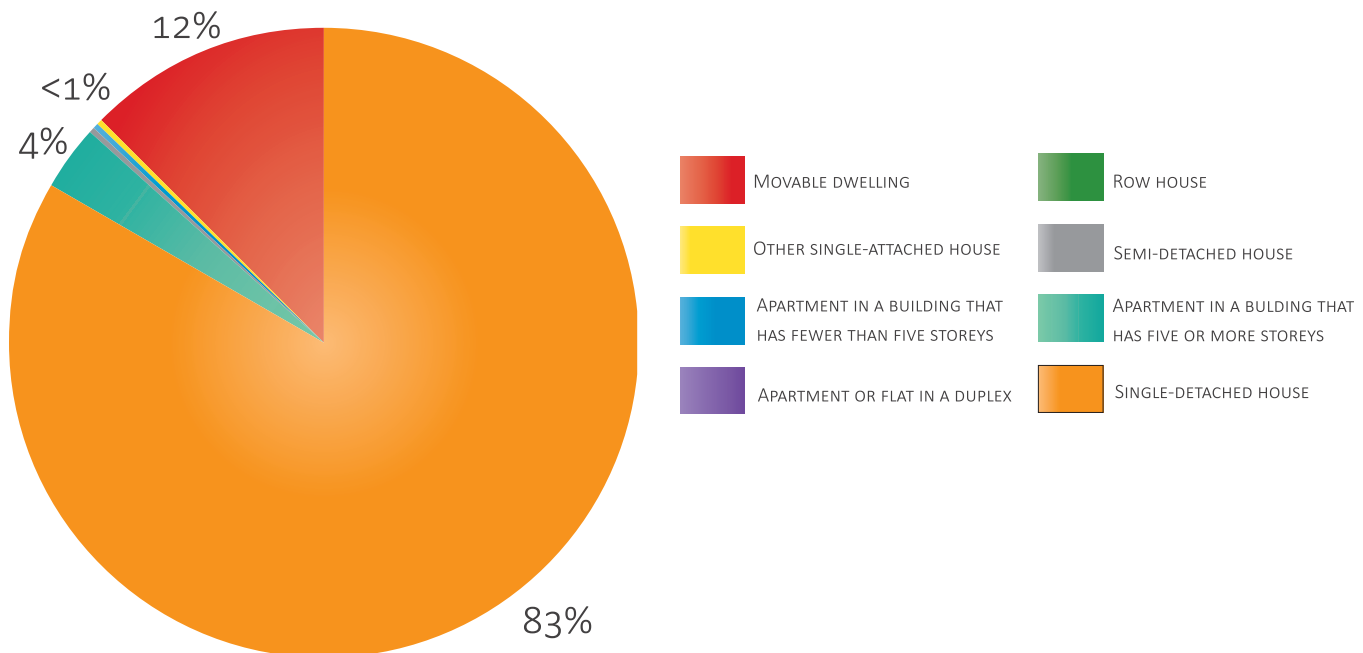


Figure 43 RM of St. Clements Housing by Type 2016 (Source: Statistics Canada)

Figure 45 also illustrates that St. Clements has seen a uniform volume of housing construction over the years, with the exception of 1971-1980 when there was a spike in construction.

Dwelling age is sometimes correlated to dwelling condition, specifically old dwellings being in poorer condition. But with a balance of older and newer housing stock, the dwellings in St. Clements appear to be in good condition. Between 1996 and 2016 (Statistics Canada) the percentage of dwellings in St. Clements that are in need of major repairs increased to a high of 14.3% in 2011 but decreased to 7.2% in 2016. Correspondingly, the percentage of dwellings in St. Clements that are only in need of regular maintenance increased during this same time period from 53.9% in 1996 to 92.8% in 2016. It should be noted that this second figure (“in need of regular maintenance”) is artificially inflated because in 2011 Statistics Canada (2011 National Household Survey and 2016 Statistics Canada) combined two dwelling condition categories into the “in need of regular maintenance” category.

2. COMMUNITY PROFILE

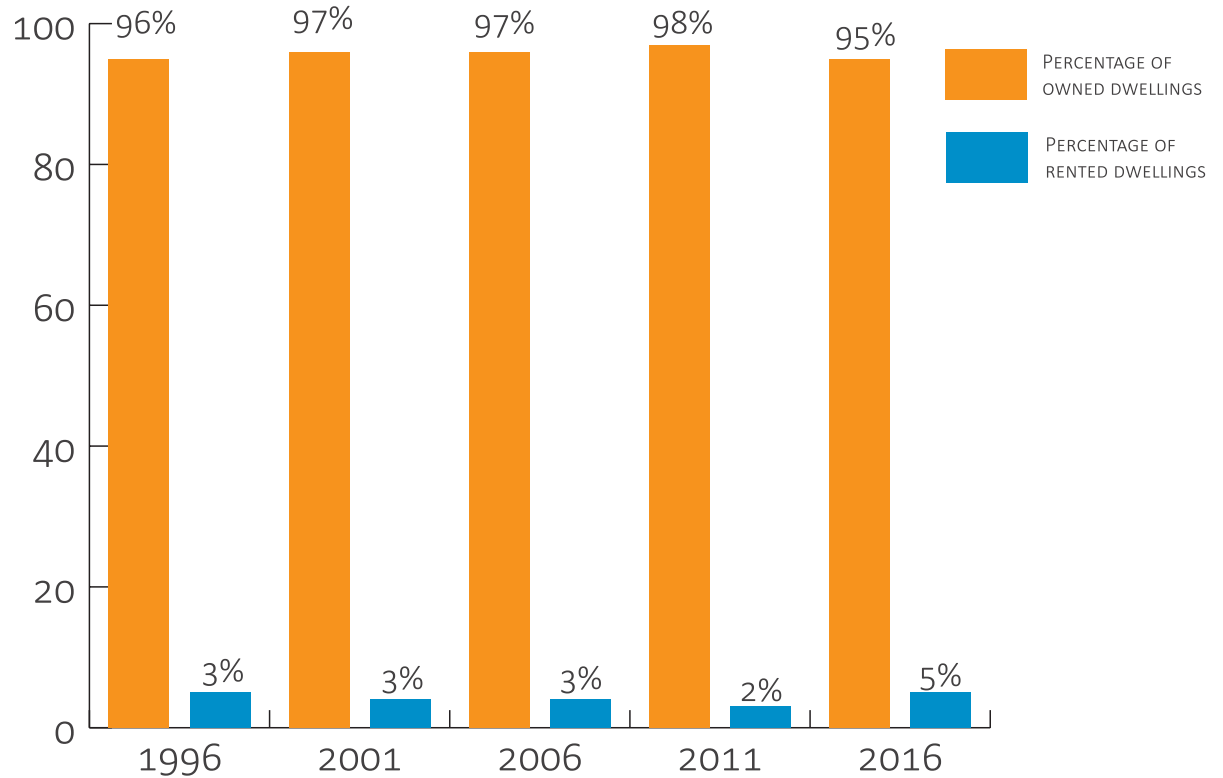


Figure 44 RM of St. Clements Dwelling Tenure (Source: Statistics Canada)

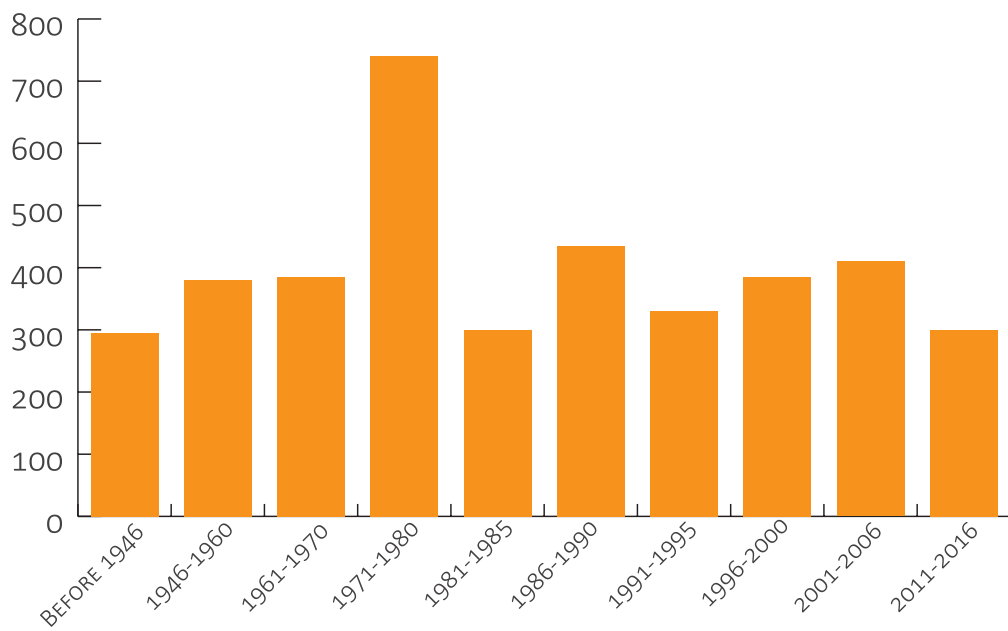


Figure 45 RM of St. Clements Dwelling Age by Period of Construction (Source: Statistics Canada)

2. COMMUNITY PROFILE

2.8.7. Conclusions for St. Clements

After reviewing the data collected, the following findings stand out for the RM of St. Clements:

- Population is increasing;
- Children and young to middle age adults make up a significant portion of the population in the past, but this group is decreasing;
- Seniors and those nearing retirement are increasing in number and as a percentage of the overall population;
- Median family income is higher than the provincial average, but unemployment is increasing;
- Persons per household is decreasing;
- Single-family dwellings are the dominant form of housing and are in good maintenance;
- There are opportunities / land available for future residential and employment land (commercial and industrial) development;

The population of children and young to middle age adults in St. Clements is decreasing. As noted earlier in this report, this would be a result of the RM not being able to retain and/or attracting this group, which could be for a number of factors (e.g. lack of affordable housing option or housing stock, lack of employment opportunities, etc.). With a large proportion of St. Clement residents commuting outside of the community for employment, this could suggest that there are a lack of employment opportunities within the municipality. If that is the case, it would not be surprising that children and young to middle age adults could be relocating outside of the municipality to areas that offer more housing and employment options (e.g. Winnipeg).

2.9. Findings: Community Profile

This section has provided a community profile for each of the six (6) RRPD member municipalities, where each community profile has provided information on a municipality's:

- History and character
- Municipal government
- Location and land use characteristics; and
- Demographics related to population, employment, income, households and dwellings.

Each of these community profiles finished with conclusions and significant findings as they relate to each municipality. After reviewing the community profiles, the collective findings as they relate to future planning and development are described below.

2.9.1. Population & Growth

Overall, population is increasing throughout the Planning District, and the average number of persons per household is decreasing. Assuming that these trends continue, coupled together this means that there will be demand throughout the Planning District for additional residential development.

2.9.2. Seniors & Housing

Throughout the Planning District seniors (65 years plus) and those nearing retirement (55-64 years old) represent a significant portion of the overall population, and, this group is increasing. In addition, single-family detached homes, which are in good condition, are the predominant form of housing representing 83-99% of all dwelling types throughout Planning District's member municipalities (with the exception of Selkirk). Therefore it can be argued that there is a lack of housing options, and there will be a need for senior oriented housing (e.g. lower-maintenance multi-family, assisted living, nursing homes, etc.).

2.9.3. Young Population and Housing

In the communities of St. Clements, St. Andrews, and East St. Paul the portion of the population representing children and young to middle age adults (0-14 and 25-44 years old) has been decreasing over time. The predominant form of housing in these communities is single-family detached homes (representing 83-99% of all dwelling types) that are owned with an average cost starting at around \$300,000. This lack of housing variety may also correlate to a lack of affordable housing options for those wishing to enter into the housing market, and this may be a contributing factor to this group's departure.

2.9.4. Employment

With the exception of St. Clements and St. Andrews, the unemployment rate has been improving throughout the Planning District, and median family income for those who live within the Planning District's member municipalities appear to be comparable or higher than the median family income for those who live in Winnipeg.

2. COMMUNITY PROFILE

With the exception of those who live in Selkirk, the amount of time for those who are commuting (driving) to work is higher than would be suspected if residents were employed within their own municipality. This coupled with the fact that East St. Paul, West St. Paul, and southern portions of both St. Clements and St. Andrews have direct access to Winnipeg via provincial highways, may suggest that residents in the Planning District are traveling to Winnipeg for employment.

2.9.5. Available Land and Future Development

From reviewing the Land Use Inventory maps provided in each municipalities community profile, it is evident that all of the member municipalities have land available (either designated or that could be expanded to) for future residential development.

However, this is not the case for employment lands (commercial and industrial). In the municipalities of West St. Paul, East St. Paul, St. Andrews and St. Clements there are limited available employments land within existing business parks and highway commercial areas. Therefore, identifying new areas to expand or establish employment areas may need to be considered.

2.9.6. City of Selkirk

While the City of Selkirk is included in some of the above noted findings, being the only regional service centre within the Planning District, Selkirk does stand out with its own unique attributes and findings.

The population of Selkirk has historically been on a declining trend, however in recent year the population has grown. Also improving has been Selkirk's unemployment rate. This may be attributed to Selkirk being a regional service centre and having more types of employment opportunities than the other Planning District municipalities. Related to employment, Selkirk has large undeveloped areas that can facilitate employment land expansion.

Selkirk is the only municipality within the Planning District that has a diversified stock of existing housing, which includes single-family detached homes, multi-family (e.g. townhouse, apartments) and senior oriented housing. In addition, this existing housing stock is also diversified in terms of being owned versus being rented. With this in mind, it is arguable that Selkirk is positioned well to provide housing for residents, representing a range of income levels and life stages. Furthermore, future residential development can be accommodated on the undeveloped land in the western area of the City, and as infill throughout the City.

In terms of households, one group that stands out in Selkirk are lone parent households. This group represent a significant portion of all households within the City. While this isn't a concern at the moment, the statistics for this group should be monitored over the years, as this group can sometimes represent lower incomes in need of affordable, or more attainable, housing options.

2.9.7. Challenges & Opportunities:

Based on the above-noted findings, the challenges and opportunities presented to the Planning District are as follows:

- There will likely be a demand for future residential development;
- The population of seniors and those nearing retirement is increasing;
- The population of children and young to middle adults is reducing;
- There is currently a lack of housing options, type and ownership options (with the exception of Selkirk);
- There is lack of senior oriented housing and services (with the exception of Selkirk); and
- There is a lack of available land for employment land (commercial and industrial) development (with the exception of Selkirk).

3. FUTURE GROWTH

3.1. Introduction

Section 2 (Community Profile) of this report uncovered statistical information which demonstrates that population throughout the Planning District, in each of the member municipalities, has been increasing. Further, it is hypothesized in that section that population will continue to grow and additional development will be needed throughout the Planning District to support that growth. This section builds on that hypothesis, and uses various sources of information to estimate the amount of growth that could be anticipated, and where that growth and corresponding new development (residential and employment land) to accommodate that growth could be located.

3. FUTURE GROWTH

3.2. Population and Growth Projections

In order to determine potential population growth over the next twenty (20) years, three projections resulting from a low, high, and average growth rate were calculated. The population projections are based on compounded annual growth rates, and use Statistics Canada population data as a baseline. It should be noted that these are simple growth projections that demonstrate a range of potential growth scenarios, and do not take into account annual birth or mortality rates, immigration rates, or other influences such as economic factors within the Capital Region. These growth projections demonstrate how municipalities have traditionally forecasted growth.

- **Low Growth Rate:** Is devised from using the lowest census growth rate over the last fifteen-year period.
- **High Growth Rate:** Is devised from using the highest census growth rate over the last fifteen-year period.
- **Average Growth Rate:** Is devised from taking an average between the Low and High Growth Rates.

When calculated, these growth rates are combined with the average persons per household, which were calculated in Section 2 (Community Profile) of this report, to estimate how many dwelling units may be needed to accommodate a growing population. Because population growth is unique from place to place, growth projections are provided for each of the RRPD's member municipalities. While these scenarios will provide an estimate on the amount of future needed dwelling, what they cannot indicate is the type of housing that will be needed (e.g. single-family detached, apartment, townhouse, etc.) or whom they will be for (e.g. families, seniors, low income, etc.).

3. FUTURE GROWTH

Table 36 Village of Dunnottar RRPD Growth Projections 2016 - 2036		
Growth Rate	Total Population	Number of Additional New Dwellings Needed
Low	780 (17 Additional People)	9
High	3,842 (3,079 Additional People)	1, 637
Average	1,514 (751 Additional People)	399

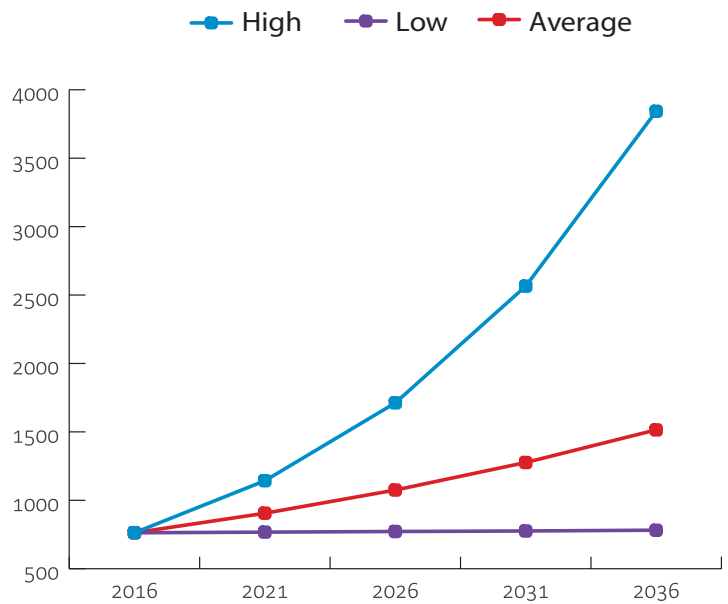


Figure 46 Village of Dunnottar Population Projections 2016- 2036

Table 37 City of Selkirk RRPD Growth Projections 2016 - 2036		
Growth Rate	Total Population	Number of Additional New Dwellings Needed
Low	9,323 (-954 Additional People)	N/A
High	12,302 (2,024 Additional People)	787
Average	11,049 (771 Additional People)	54

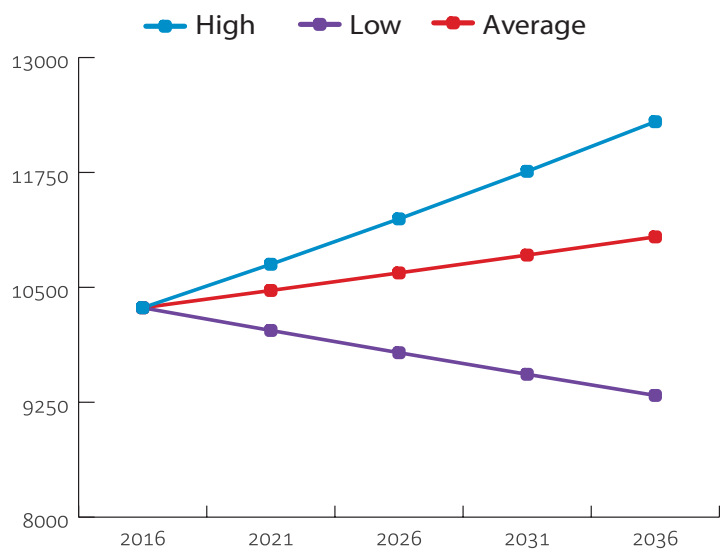


Figure 47 City of Selkirk Population Projections 2016- 2036

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Table 38
RM of East St. Paul RRPD Growth Projections
2016 - 2036

Growth Rate	Total Population	Number of Additional New Dwellings Needed
Low	10,811 (1,439 Additional People)	470
High	16,127 (6,755 Additional People)	2,207
Average	12,367 (2,995 Additional People)	978

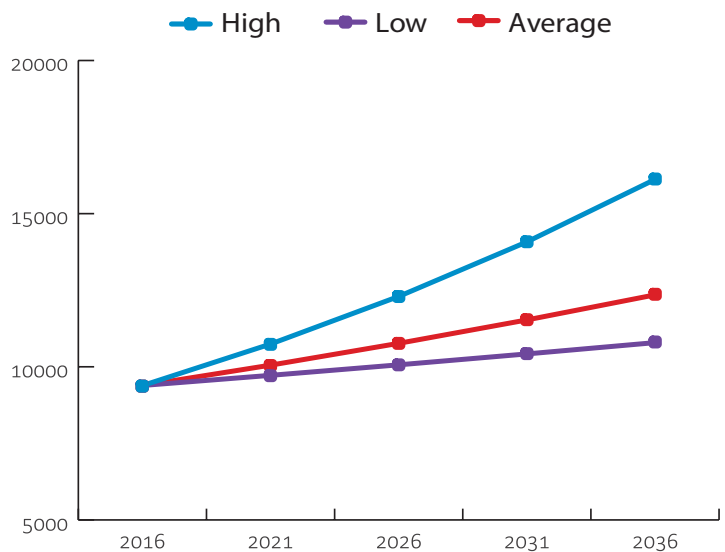


Figure 48 RM of East St. Paul Population Projections 2016- 2036

Table 39
RM of West St. Paul RRPD Growth Projections
2016 - 2036

Growth Rate	Total Population	Number of Additional New Dwellings Needed
Low	6,993 (1,625 Additional People)	542
High	9,038 (3,670 Additional People)	1,225
Average	7,841 (2,473 Additional People)	825

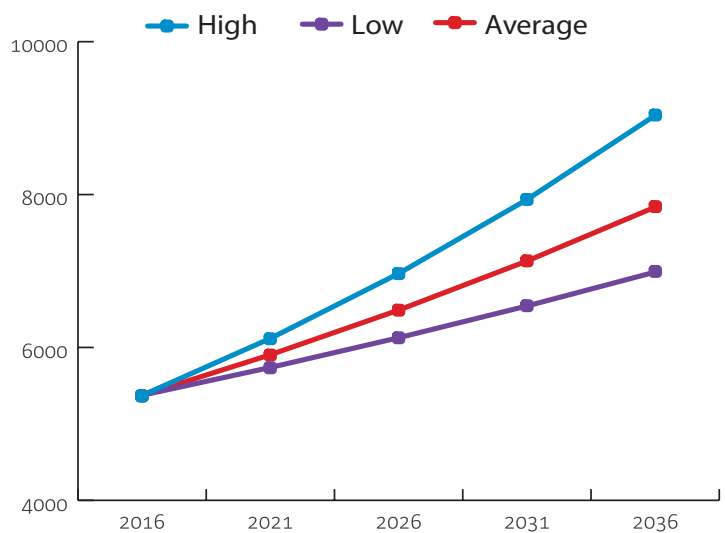


Figure 49 RM of West St. Paul Population Projections 2016- 2036

3. FUTURE GROWTH

Table 40
RM of St. Clements RRPD Growth Projections
2016 - 2036

Growth Rate	Total Population	Number of Additional New Dwellings Needed
Low	12,520 (1,644 Additional People)	642
High	15,076 (4,200 Additional People)	1,640
Average	13,851 (2,975 Additional People)	1,162

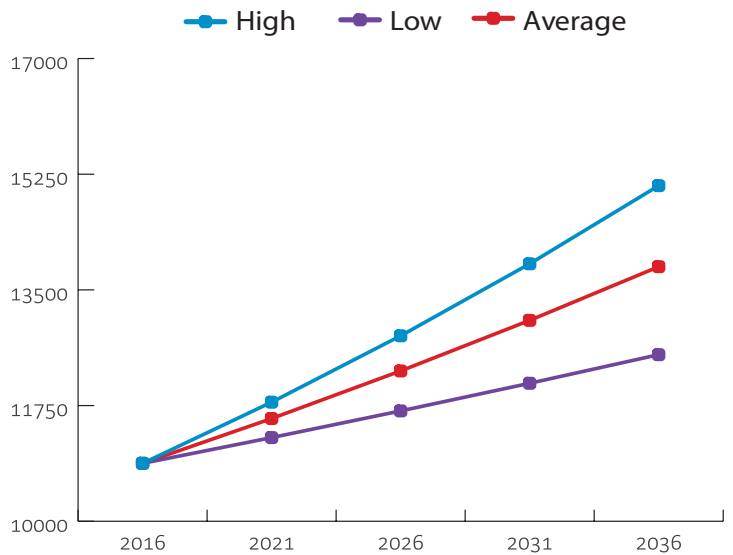


Figure 50 RM of St. Clements Population Projections 2016- 2036

Table 41
RM of St. Andrews RRPD Growth Projections
2016 - 2036

Growth Rate	Total Population	Number of Additional New Dwellings Needed
Low	12,066 (153 Additional People)	56
High	15,247 (4,200 Additional People)	1,234
Average	13,800 (1,887 Additional People)	698

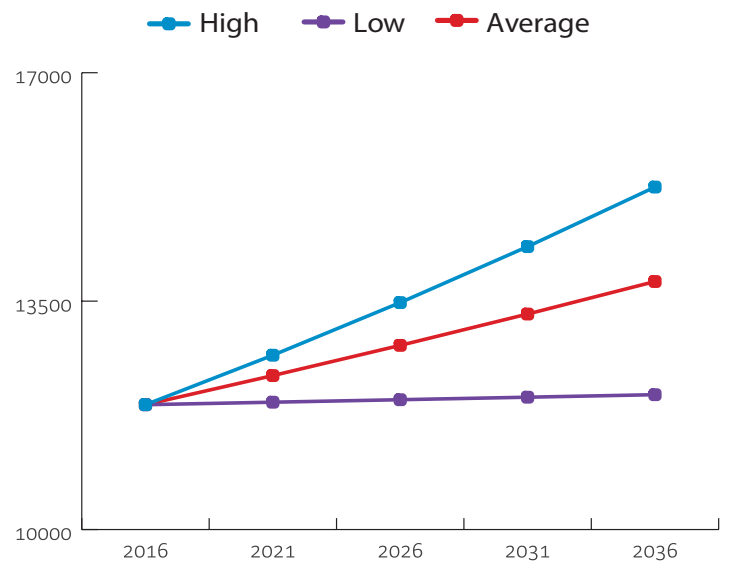


Figure 51 RM of St. Andrews Population Projections 2016- 2036

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3.3. Market Research & Analysis

In the summer of 2017 the RRPD commissioned Stevenson Advisors Ltd., a Winnipeg based consulting firm, to conduct market research analysis for residential and employment lands within the Planning District. That research and analysis was provided by Stevenson Advisors Ltd. in a document titled “Supply and Demand Analysis to Assist with Future Planning & Growth Strategies – Employment & Residential Lands within the Red River Planning District”. The following information is provided from the Stevenson Advisors Ltd. report, and only represents the highlights of the market research and analysis as it relates to the RRPD and updating the Development Plan. A complete copy of the Stevenson Advisors Ltd. report will form part of the background material for the Development Plan Update project.

In conducting their research, Stevenson Advisors Ltd. examined data and trends for the municipalities within the Planning District. In addition, data within the Winnipeg Census Metropolitan Area (CMA) and in particular the northwest and northeast quadrants of the City of Winnipeg area are also reviewed in order to identify migration and spill over from the northern edge of the Winnipeg into the Planning District. Furthermore, along with Statistics Canada data, Stevenson Advisors Ltd. also uses Conference Board of Canada (CBC), real estate data sources, interviews with municipal officials, and RRPD historical permit information as additional data sources.

3.3.1. Future Demand for Housing

The Stevenson Advisors report (2017) provides some context and data for the housing market in terms of what is happening within the Winnipeg CMA. Some of this context includes the following:

- Population growth is being experienced province-wide, due in part to an influx of international immigration;
- For the past seven years the southwest quadrant of Winnipeg has been the dominant location for new home construction, as this is the location of the Waverley West, Bridgwater, and Southpointe neighborhoods. However, as these new neighborhoods are being built the number of residential construction starts has been declining;
- For the past three years the number of new home construction starts in the northwest quadrant of Winnipeg has increased significantly, representing a high of 29% of the market share in 2015, and representing 23% of the market share in 2016;
- The northeast quadrant of Winnipeg accounts for 19% of the market share for new home construction starts;
- The City of Winnipeg estimates that by the year 2040 the City population will increase by 204,200 people, which translates into a demand for approximately 78,540 new dwelling units. However, there may only be available land to accommodate 59,000 new dwelling units within Winnipeg; and
- A shortfall of available land in Winnipeg to accommodate future projected housing will likely spill over into neighboring rural municipalities.

Housing Projections

Based on historical growth rates, Table 38 and Table 39 outline Stevenson Advisors' (2017) projections for residential dwelling demand over a twenty year period. The detailed analysis and data sources supporting these projections can be found within the Stevenson Advisors report (2017).

Table 42 RRPD 20 Year Housing Projections to 2037 (Source: Stevenson Advisors Ltd.)				
	Dunnottar	Selkirk	St. Clements	St. Andrews
Number of New Dwelling Units	49	1,039	1,582	1,677

Being adjacent to the City of Winnipeg, and thus more directly influenced by Winnipeg market demands, an alternative scenario for both East St. Paul and West St. Paul is provided below. In this scenario Stevenson Advisors (2017) assumes a more aggressive projection of potential demand by assuming that residential lot inventories within Winnipeg will diminish, and a spillover of demand will occur in these two municipalities.

Table 43 RRPD 20 Year Housing Projections to 2037 (Source: Stevenson Advisors Ltd.)		
	East St. Paul	West St. Paul
Single-Family Units	1,848	2,319
Multi-Family Units	1,232	1,546

As evident in Tables 38 and 39, projections for multi-family units are provided for both East St. Paul and West St. Paul. The reason Stevenson Advisors only provided multi-family projections for these two municipalities is because there was a measurable demand based on a lack of supply within Winnipeg's northern quadrants. This is not to say that multi-family development won't occur in the other RRPD municipalities, it is just that there wasn't enough available information for Stevenson Advisors to make a data-backed conclusion.

Multi-Family Housing

The Stevenson Advisors report (2017) outlines that the Winnipeg CMA is experiencing a trend towards more multi-family dwellings which is due, in part, to a continuous aging population and increasing housing prices. Supporting this notion, in the year 2013 for the first time within the Winnipeg CMA multi-family residential construction starts outnumbered single-family residential construction starts, and this trend has continued every year since (Stevenson Advisors, 2017, 58). While the vast majority of these multi-family residential construction starts are located within the City of Winnipeg, Stevenson Advisors' (2017) position is that the demand, produced from seniors and younger segments of the population, will spread or spillover into the municipalities surrounding Winnipeg. This includes municipalities within the RRPD. This spillover demand will be especially true for both East and West St. Paul, which is qualified in the table above. Stevenson Advisors' position

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...is based on the fact that the shift to multi-family housing is not based on an existing “culture” of dense urban living in Winnipeg, but it is based on real measurable demographic shifts being felt across the Province. The population within the RRPD is aging at an even greater rate than the City of Winnipeg. As such, if diverse housing options are presented within those markets (scalable to their size), they would likely be met favorably by the segments of the population looking to downsize (Stevenson Advisors, 2017, 59).

Adding to the demand produced by the aging population, Stevenson Advisors notes that there are limited housing options for the younger population (under 35 years old) who may not be able to afford a single-family house (Stevenson Advisors, 2017, 59). With a lack of housing options, Stevenson Advisors suggests that this younger population is then forced to leave the rural areas in order to find affordable housing, and, this lack of affordable housing contributes to an increased demand for multi-family housing (Stevenson Advisors, 2017, 59).

Rental Housing

The Stevenson Advisors report (2017) outlines that the Winnipeg CMA has in the past few years experienced a high rate of new multi-family rental construction, but this additional construction has not resulted in higher rental vacancy rates. With this in mind, Stevenson Advisors (2017) suggest that there is more depth to market demand for rental accommodations than previously thought. Taking this and other relevant factors into account, Stevenson Advisors’ (2017) position is that within the RRPD there is an untapped demand in the rental market, which is especially true for the RM of West St. Paul, the RM of East St. Paul, and the City of Selkirk, which is due to their proximity to the City of Winnipeg (Stevenson, 2017, 60).

3.3.2. Future Demand for Employment Land

Within their report, Stevenson Advisors (2017) outlines that over the next twenty-five (25) years it is projected that approximately 67,000 jobs will need to be accommodated on employment lands (commercial and industrial) within the Winnipeg CMA, and, about twenty-five percent (25%) of these jobs are projected to be located within the adjacent rural municipalities. Stevenson Advisors (2017) notes that these job projections require approximately 113 acres of employment lands to accommodate anticipated growth, with an additional 400 acres of greenfield land to accommodate the projected deficit of available land within the City of Winnipeg. Assuming a density of 2.0 to 3.5 acres per lot, this would result in approximately 147-256 lots for the surrounding rural municipalities (Stevenson Advisors, 2017, 78).

Stevenson Advisors (2017) notes that the existing supply of industrial or commercial lots within the Capital Region is estimated to only meet projected demand for two and a half (2.5) years, and the RRPD municipalities of West St. Paul, St. Andrews, and St. Clements are best suited to alleviate this demand (Stevenson, 2017, 79). Further, Stevenson Advisors (2017) recommends that the existing business parks in these three municipalities be expanded, especially within West St. Paul as it has geographical advantages for employment land uses that other municipalities cannot replicate, such as easy access to Provincial highways, and proximity to other industrial employment areas.

Based on their analysis, Stevenson Advisors (2017) recommends the following projections for employment lands within the RRPD over the next twenty (20) years:

Table 44 RRPD 20 Year Employment Land Projections to 2037 (Source: Stevenson Advisors Ltd.)	
RRPD Municipality	Amount of Land (Net)
West St. Paul	200 acres (10 ac. / year)
St. Andrews	100 - 200 acres (5-10 ac. / year)
St. Clements	100 - 200 acres (5-10 ac. / year)
Selkirk	20 acres (1 ac. / year)
Dunnottar*	6,000 - 10,000 ft ²
East St. Paul**	20 acres (1 ac. / year)

*NOTE: Dunnottar is not considered a potential hub for employment lands. However, some employment land should be planned to meet the demands of future residential growth.

**NOTE: Because East St. Paul is located further east of the western transportation hubs in the CMA, it does not share the same location advantages for employment lands as West St. Paul. Therefore, it is recommended that new East St. Paul employment lands be a mixed-use / residential type and incorporated into new developed neighborhoods to support retail and services required by a growing population.

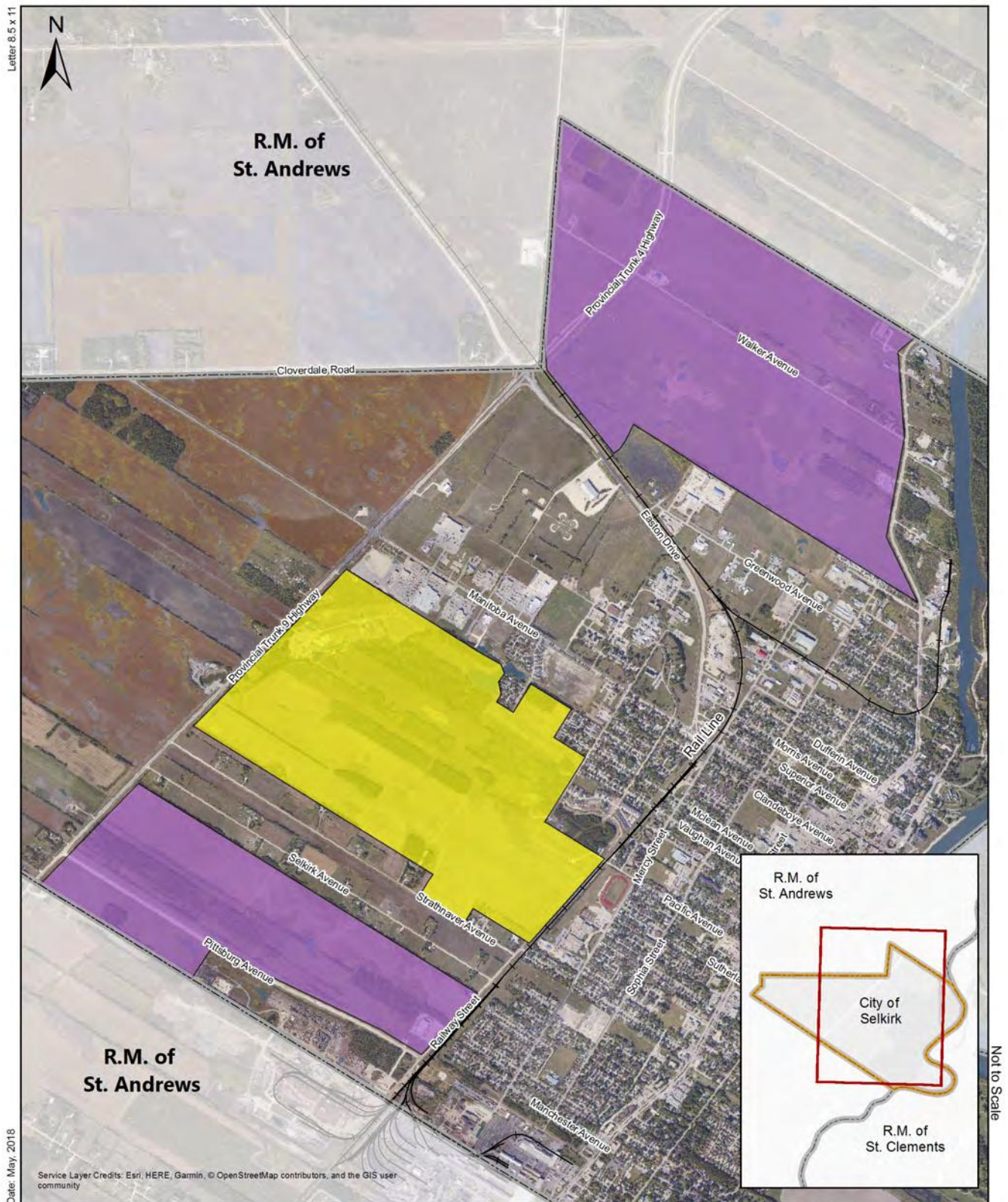
3.4. Vacant Land Supply Inventory (Maps)

The following information outlines and illustrates the amount and location of the vacant land supply inventory. This is land that is currently designated in the Development Plan for future development (residential or employment lands) but is not yet developed and occupied with structures. The vacant land is outlined for each of the Planning District's municipalities, and categorized into that which could accommodate residential or employment land (commercial or industrial) development. It should be noted that land designated for future residential development might ultimately include ancillary uses commonly found within neighbourhoods, such as schools, neighbourhood commercial, recreation areas, etc.

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Map 18 Village of Dunnottar Vacant Land



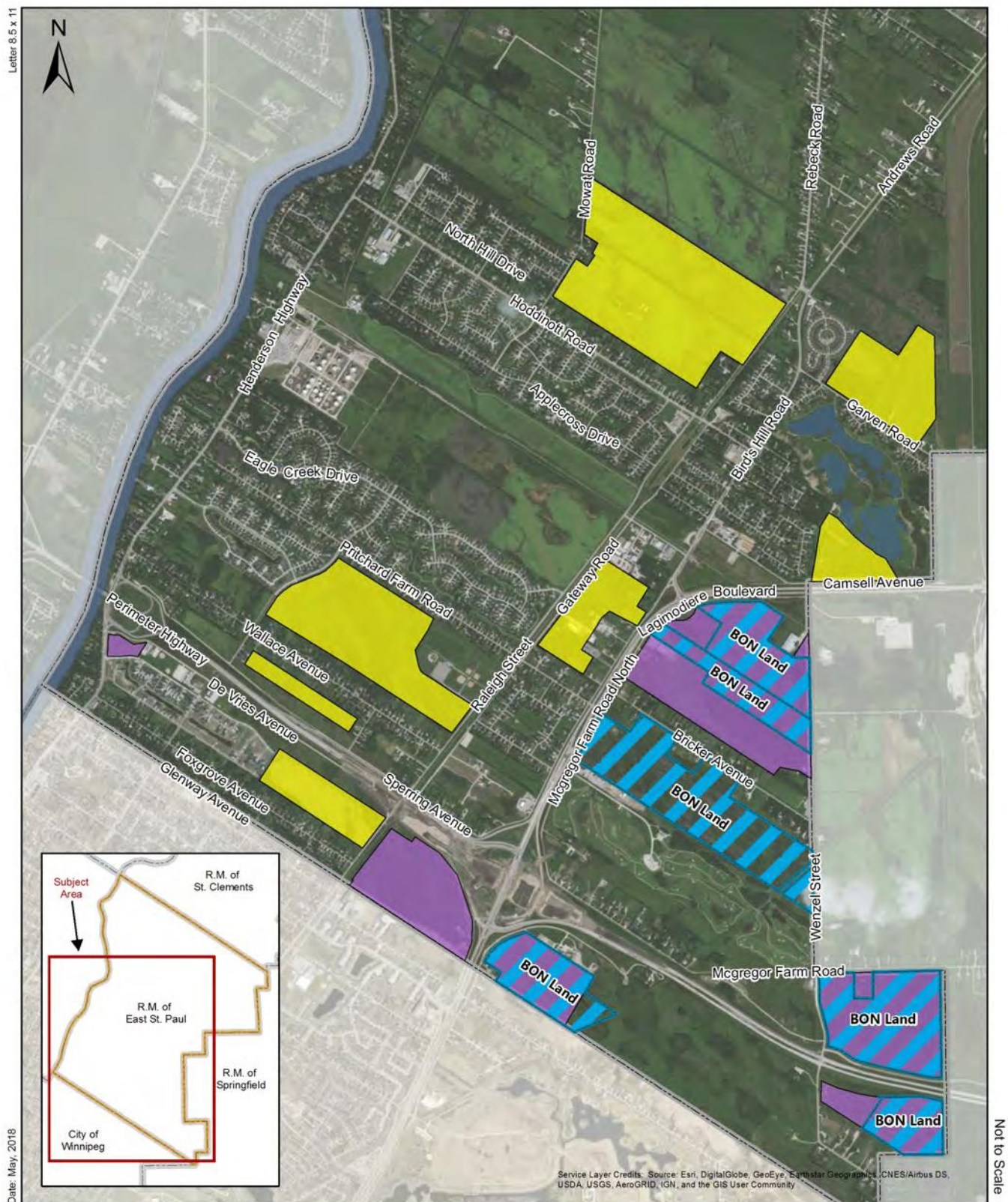
City of Selkirk Available Land

- Potential Employment Land
- Potential Residential Land
- Municipal Boundary



Map 19 City of Selkirk Vacant Land

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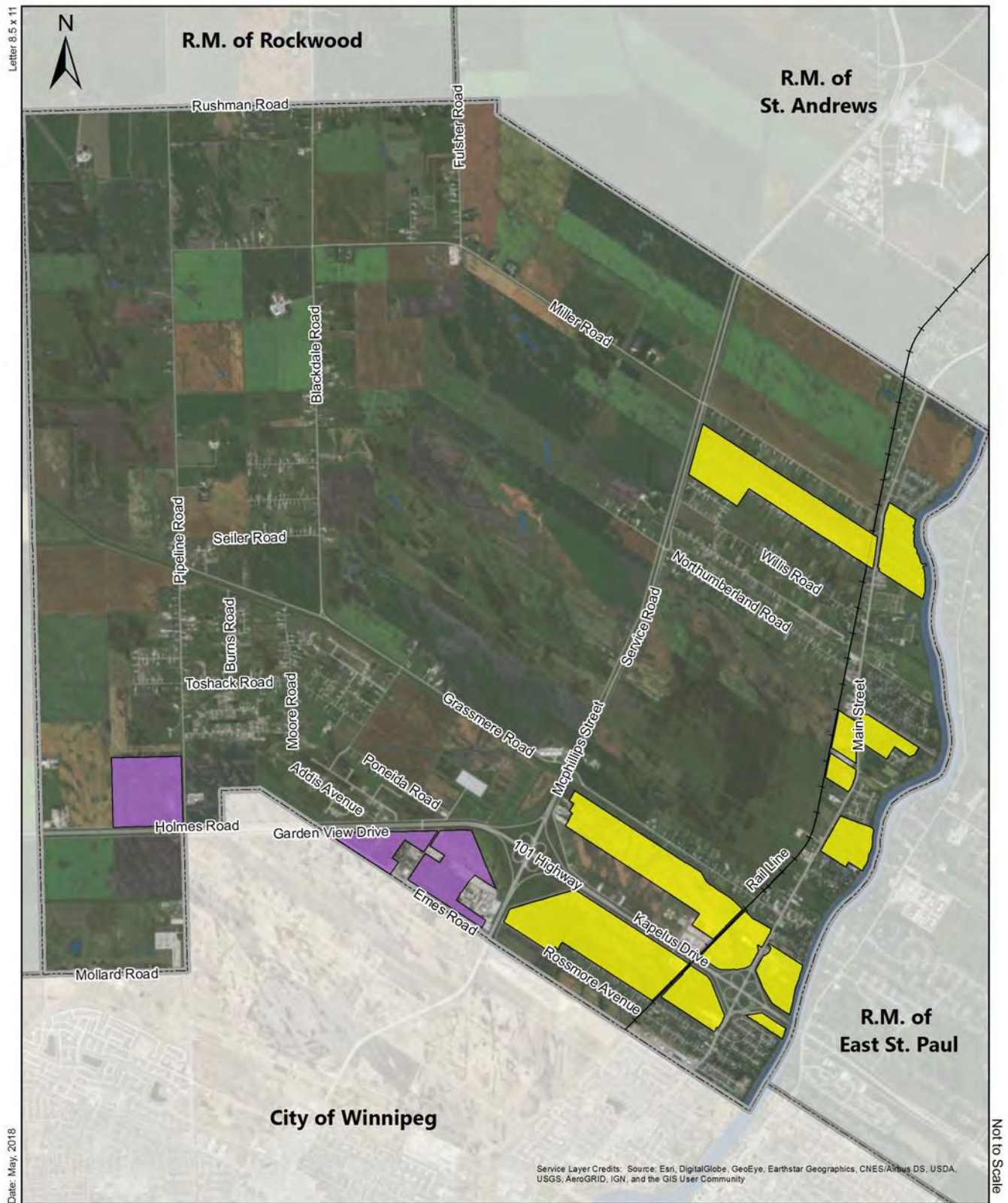
R.M. of East St. Paul Available Land

-  Expected Brokenhead Treaty Land
-  Potential Employment Land
-  Potential Residential Land
-  Municipal Boundary



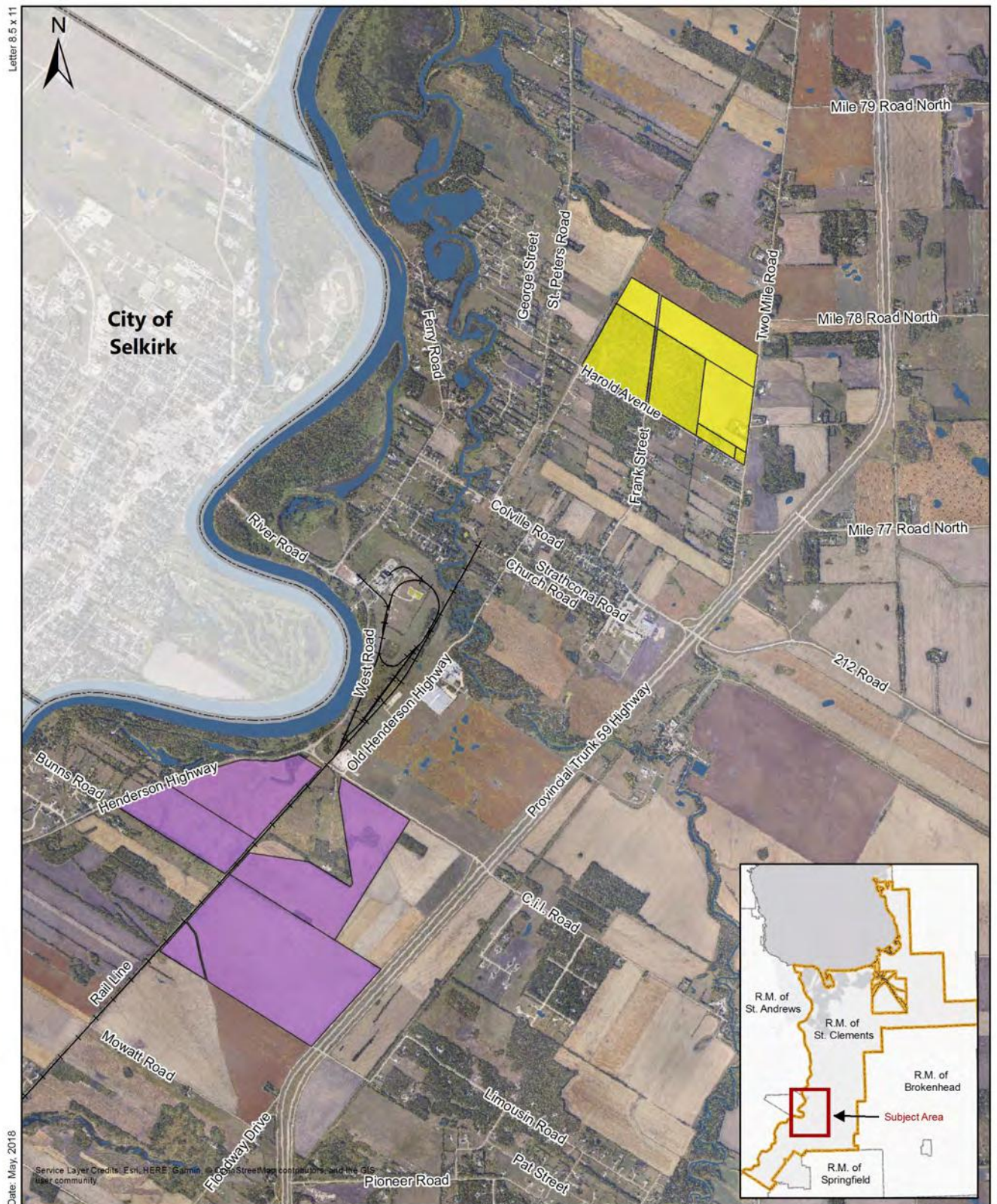
Map 20 RM of East St. Paul Vacant Land

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Map 21 RM of West St. Paul Vacant Land

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R.M. of St. Clements Available Land "A"

- Potential Residential Land
- Potential Employment Land
- St Clements Boundary



Map 22 RM of St. Clements Available Land "A" (East Selkirk)



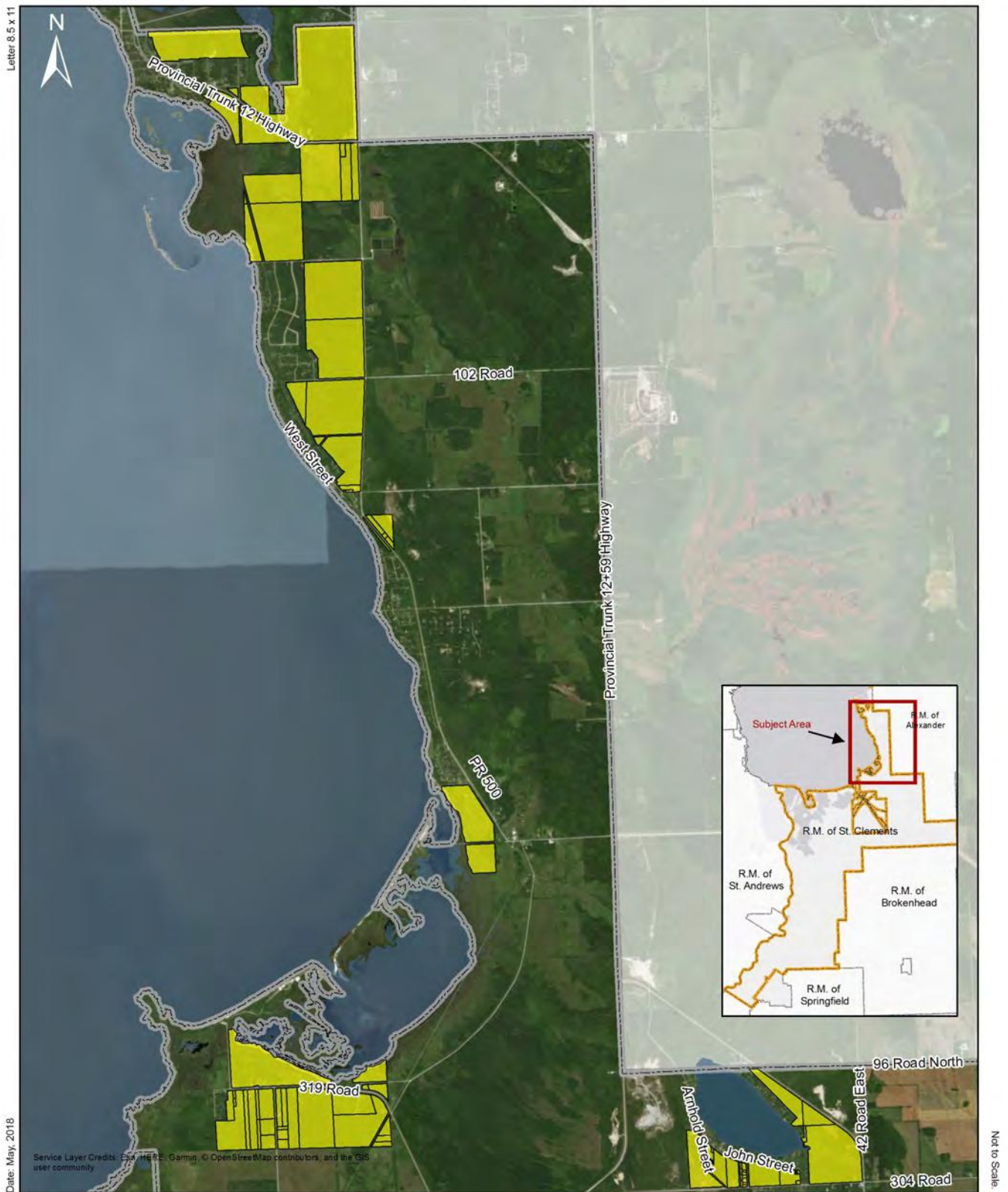
R.M. of St. Clements Available Land "B"

- Potential Residential Land
- Potential Employment Land
- St Clements Boundary



Map 23 RM of St. Clements Available Land "B" (South St. Clements)

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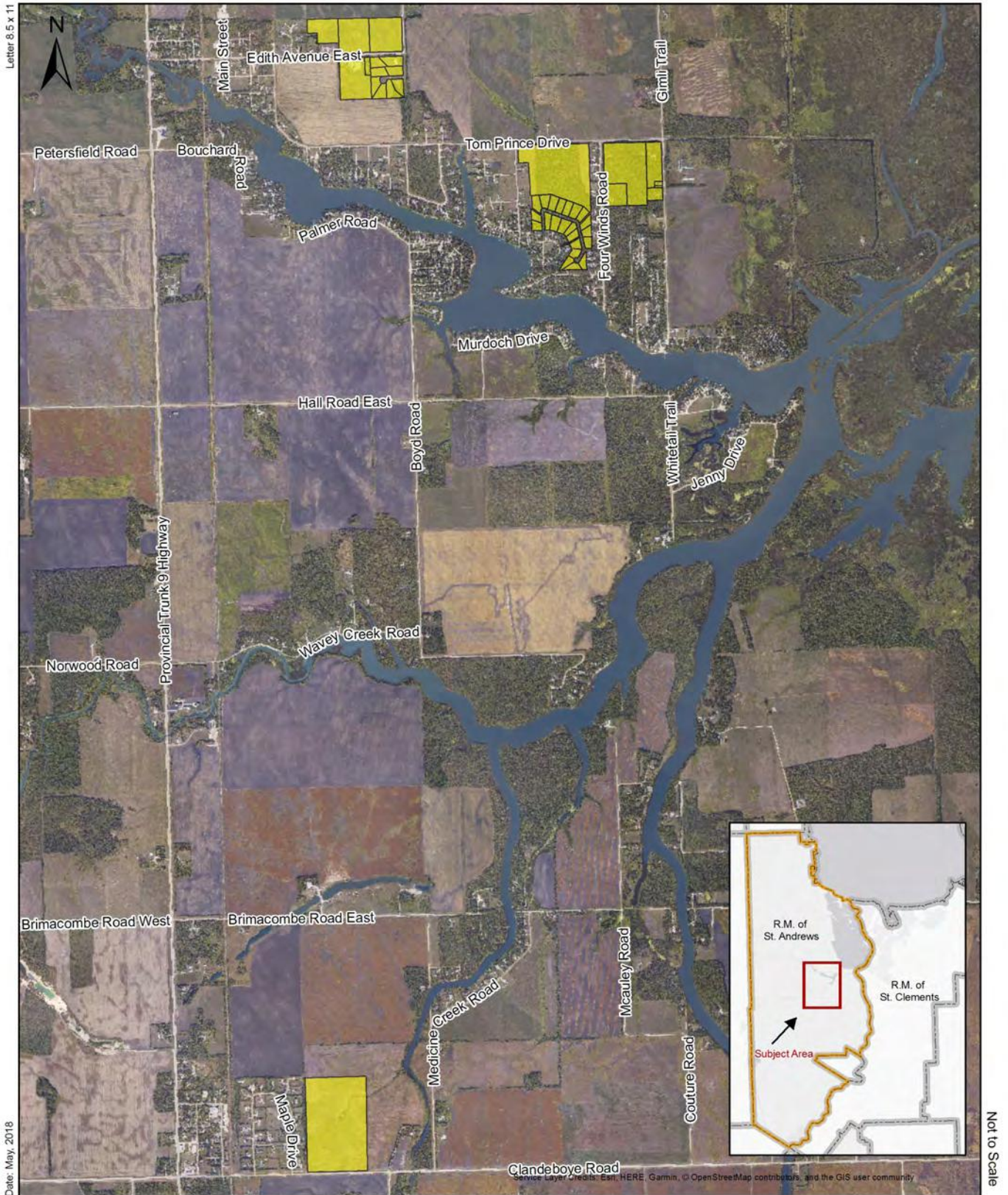
R.M. of St. Clements Available Land "C"

- Potential Residential Land
- Potential Employment Land
- St Clements Boundary



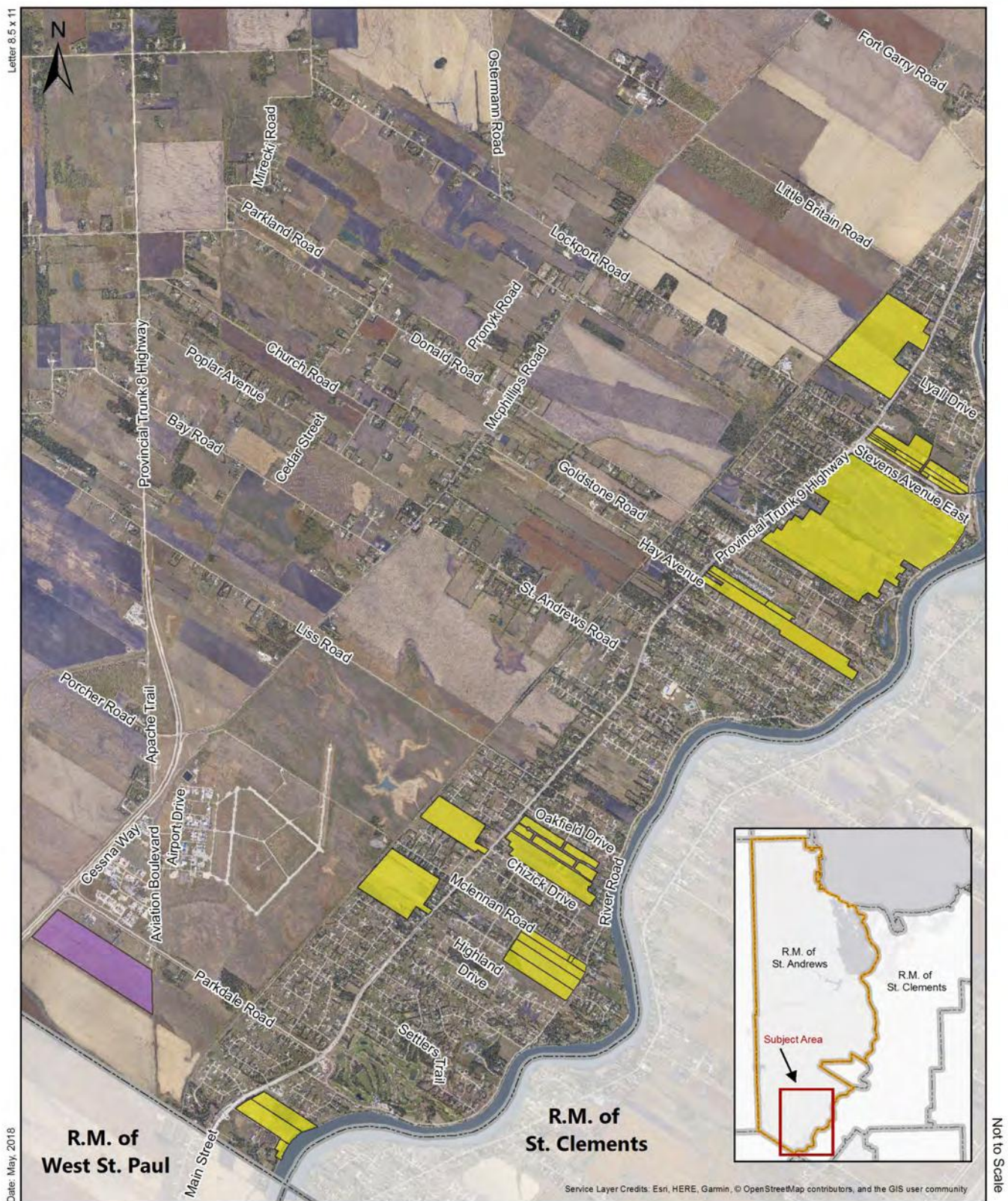
Map 24 RM of St. Clements Available Land "C" (Grand Marais and Area)

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Map 25 RM of St. Andrews Available Land "A" Petersfield and Area

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R.M. of St. Andrews Available Land "B"

- Potential Employment Land
- Potential Residential Land
- Municipal Boundary



Map 26 RM of St. Andrews Available Land "B" (South St. Andrews)

Table 45 Vacant Land Supply		
Municipality	Type of Land	Amount of Vacant Land
Village of Dunnottar	Residential Land	98 acres (+/-)
	Employment Land	0 acres (+/-)
City of Selkirk	Residential Land	435 acres (+/-)
	Employment Land	773 acres (+/-)
East St. Paul	Residential Land	627 acres (+/-)
	Employment Land	423 acres (+/-)
West St. Paul	Residential Land	1,078 acres (+/-)
	Employment Land	283 acres (+/-)
St. Clements	Residential Land	3,573 acres (+/-)
	Employment Land	513 acres (+/-)
St. Andrews	Residential Land	927 acres (+/-)
	Employment Land	198 acres (+/-)

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3.5. Findings: Future Growth

While the RRPD has provided some simple scenarios to demonstrate how municipalities have traditionally estimated for future population growth and housing unit needs, the Stevenson Advisors (2017) analysis is considered comprehensive and more accurate. This is because it uses multiple data source and is completed by professionals who are considered local experts in market analysis. Therefore, for the purpose of estimating future population growth and development (residential and employment land), along with the amount of land needed to support that growth, the Stevenson Advisors analysis (2017) will be used.

Table 46 outlines the estimated amount of land required to accommodate future residential growth for the next twenty (20) years, the amount of land currently available (designated) for development, and whether or not additional land is needed.

The amount of land needed to sustain residential growth was calculated by multiplying the amount of forecasted dwelling units (provided by Stevenson Advisors) with the typical lot sizes that are being developed and are permitted within a municipality's zoning by-law to give a net total. This net total was then increased by 30% to estimate a gross total of land which takes into account land needed to service new development with road right-of-ways, park space, and overland drainage infrastructure (e.g. retention ponds). Below is a list of the typical lot sizes used for each municipality, which also corresponds with a zone. For most of the municipalities there are a range of lot sizes / zones that are currently being used, therefore, the table below outlines a range of land area that could be required.

Village of Dunnottar:

Single Family Dwellings: 7,500 sq.ft. per lot ("R" Zone)

City of Selkirk:

Single Family Dwellings: 3,800 sq.ft. to 5,500 sq.ft. per lot ("RS" and "R" Zone)

RM of St. Clements:

Single Family Dwellings: 10,000 sq.ft. to 60,000 sq.ft. per lot ("RS" and "RR" Zone)

RM of St. Andrews:

Single Family Dwellings: 15,000 sq.ft. to 60,000 sq.ft. per lot ("RA" and "RR" Zone)

RM of East St. Paul:

Single Family Dwellings: 10,500 sq.ft. to 17,000 sq.ft. per lot ("R1-10" and "R1-17" Zone)

Multi Family Dwellings: 13 dwelling units per acre ("RM" Zone)

RM of West St. Paul:

Single Family Dwellings: 4,400 sq.ft. to 15,000 sq.ft. per lot ("RS" and "RG" Zone)

Multi Family Dwellings: 15 to 34 dwelling units per acre ("R3" and "RMF2" Zone)

Table 46 RRPD 20 Year Housing Projections to 2037

RRPD Municipality	Type of Residential Units	Number of Residential Units Required	Amount of Land Required (Net)	Amount of Land Required (Gross)	Amount of Land Available (Gross)	Difference (+ or -)
Dunnottar	Single Family	49	8.4 acres	11 acres	98 acres	+87 acres
Selkirk	Single Family	1,039	90 to 131 acres	117 to 170 acres	435 acres	+318 to +265 acres
St. Clements	Single Family	1,582	363 to 2,179 acres	472 to 2,833 acres	3,573 acres	+3,101 to +740 acres
St. Andrews	Single Family	1,677	577 to 2,309 acres	750 to 3,002 acres	927 acres	+177 to -2075 acres
East St. Paul	Single Family	1,848	455 to 721 acres	701 to 1,060 acres	627 acres	-74 to -433 acres
	Multi-Family	1,232	94 acres			
West St. Paul	Single Family	2,319	234 to 798 acres	363 to 1,171 acres	1,078 acres	+715 to -93 acres
	Multi-Family	1,546	45 to 103 acres			

In terms of employment lands (commercial and industrial) Table 47 outlines the estimated amount of land required to accommodate future employment land growth for the next twenty (20) years, the amount of land currently available (designated) for development, and whether or not additional land is needed. The amount of land needed to sustain future growth was calculated by using the net area estimates provided by Stevenson Advisors (2017) and increasing those by 30% to estimate a gross total of land which takes into account land needed to service new development with road right-of-ways and infrastructure for overland drainage (e.g. retention ponds).

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Table 47 RRPD 20 Year Employment Projections to 2037

RRPD Municipality	Amount of Land Required (Net)	Amount of Land Required (Gross)	Amount of Land Available (Gross)	Difference (+ or -)
Dunnottar	6,000 to 10,000 ft ²	0.18 to 0.30 acres	0 acres	-0.18 to -0.30 acres
Selkirk	20 acres	26 acres	773 acres	+747 acres
St. Clements	100 to 200 acres	130 to 260 acres	514 acres	+384 to +254 acres
St. Andrews	100 to 200 acres	130 to 260 acres	198 acres	+68 to -62 acres
East St. Paul	20 acres	26 acres	423 acres	+397 acres*
West St. Paul	200 acres	260 acres	283 acres	+23 acres

*NOTE: Approximately 170 acres of this land is owned by Brokenhead Ojibway First Nation and may become treaty land entitlement or reserve land.

In terms of residential land, it appears that the municipalities of Dunnottar, Selkirk and, St. Clements have enough, or an excess of, land to accommodate the projected residential growth over the next twenty (20) years. For both the municipalities of West St. Paul and St. Andrews, if growth is developed in the most efficient manner with the highest density currently permitted in the zoning by-law, there will be an excess of land for residential growth. Conversely, if growth is developed with the lowest density currently permitted in the zoning by-law, additional land will be required to meet the projected twenty (20) year demand. Only the RM of East St. Paul is clearly in a deficit when it comes to land needed to accommodate future residential growth.

In terms of employment lands (commercial and industrial), the municipalities of Selkirk, St. Clements, East St. Paul, and West St. Paul appear to have enough, or be in excess of, land to accommodate the projected employment growth over the next twenty (20) years. While it appears that Dunnottar does not have any available employment lands, the type and little amount of anticipated commercial growth could be accommodated as infill development along the main roadways with existing residential area.

The RM of St. Andrews is the only municipality that could face a shortfall of employment lands over the next twenty (20) years. The vacant employment land in St. Andrews is located just south of the St. Andrews Airport, and this employment land could be expanded by re-designating agricultural land further south or east. That being said, it may be prudent to re-designate this area for employment land in the future, when it is better known how growth has occurred in this area.

Not included in this report, due to the RRPD's GIS mapping software not yet being installed and operational, is a higher level of analysis to identify if the lands available for development are subject to challenges or constraints that can make development not possible, or not economically viable. Such challenges or constraints could include a lack of available municipal services, or land that is at a low elevation and subject to flooding. Without undertaking this more detailed level of analysis, at this time, it is not known if all of the lands available can truly be developed.

4. NATURAL RESOURCES AND HAZARD LANDS

4.1. Introduction

This section provides an inventory of the natural resources and hazard lands found throughout the RRPD. For natural resources, areas include those with ecological, environmental, or resource significance. Hazard lands identifies areas where future development should not be allowed, or requires a detailed review due to hazards that could pose a risk to the health and / or safety of potential residents.

4. NATURAL RESOURCES AND HAZARD LANDS

4.2. Natural Resources

4.2.1. Agriculture Land

Arguably, agriculture is Manitoba's primary industry that relies on the natural environment. Table 48, Table 49, and Table 50 outline the number of active farms, amount of acres farmed, and the average farm size between the years 1996 and 2016 for municipalities within the RRPD. It should be noted that the City of Selkirk and the Village of Dunnottar are not included in these tables as they do not have any significant agriculture lands and/or operations. Table 48, Table 49, and Table 50 illustrate that over the last ten years agriculture has seen significant changes throughout Manitoba and the RRPD, notably with a decrease in the amount of farms and land area devoted to this industry.

Rural Municipality	Table 48 Number of Farms					
	1996	2001	2006	2011	2016	% Change 1996 - 2016
Manitoba	24,383	21,071	19,054	15,877	14,791	-39.43%
R.M. of East St. Paul	30	19	16	-	-	-
R.M. of West St. Paul	32	30	26	16	15	-53.13%
R.M. of St. Andrews	311	243	218	154	141	-54.66%
R.M. of St. Clements	268	247	216	145	103	-61.57%

Rural Municipality	Table 49 Acres Farmed					
	1996	2001	2006	2011	2016	% Change 1996 - 2016
Manitoba	19,106,531	18,784,407	19,073,005	18,023,472	17,637,639	-7.69%
R.M. of East St. Paul	5,829	1,691	4,878	-	-	-
R.M. of West St. Paul	17,070	19,034	15,516	8,113	11,913	-30.21%
R.M. of St. Andrews	142,275	129,404	131,213	102,272	103,951	-26.94%
R.M. of St. Clements	118,668	115,923	112,955	76,594	86,795	-26.86%

4. NATURAL RESOURCES AND HAZARD LANDS

Rural Municipality	Table 50 Average Farm Size (Acres)					
	1996	2001	2006	2011	2016	% Change 1996 - 2016
Manitoba	784	891	1,001	1,135	1,193	52.17%
R.M. of East St. Paul	194	89	305	-	-	-
R.M. of West St. Paul	533	634	597	507	794	48.97%
R.M. of St. Andrews	457	533	602	664	737	61.27%
R.M. of St. Clements	443	469	523	528	842	90.07%

4.2.2. Ecological Reserves

An ecological reserve can be established as Crown Land under the provincial *Ecological Reserve Act*, in order to preserve ecological areas that are unique and / or rare to Manitoba (Province of Manitoba, 2017b). There is one ecological reserve within the RRPD, the Brokenhead Ecological Reserve. The Brokenhead Ecological Reserve is 1,240 hectares (3,064 acres) in area and contains rare plants and habitat, including: white cedar forest, 28 of Manitoba's 36 native orchid species, and 23 other provincially rare plants. In addition, this ecological reserve includes the Brokenhead Wetland Interpretative Trail, a 1.5 kilometer long boardwalk path that allows visitors to experience the reserve without risking damage to its rare plants and habitat (Province of Manitoba, 2017b).

4.2.3. Wildlife Management Areas

Wildlife Management Areas are designated Crown Land by the Province of Manitoba under the *Manitoba Wildlife Act*. Two wildlife management areas are found within the RRPD: (1) Oak Hammock Marsh, and (2) Mars Hill Wildlife Management Area.

Oak Hammock Marsh Wildlife Management Area is located 30 minutes north of Winnipeg on Provincial Road 220, west of the No. 8 Highway, with a portion of it extending into the RM of St. Andrews. Of the approximate 8,650 acres that make up Oak Hammock Marsh, about half of this wildlife management area is marshland, with the remaining land being prairie uplands, tallgrass prairie, aspen-oak bluff, planted nesting cover and lure crops. In addition, there are twenty-five species of mammals, amphibians, reptiles, and fish that can be found at Oak Hammock Marsh, plus an estimated 300 species of birds (Oak Hammock Marsh, 2018).

Mars Hill Wildlife Management Area is located 8 km east of Libau on Provincial Road 317, with a portion of it extending into the RM of St. Clements. This wildlife management area is a wintering habitat for deer, moose, and black bears. In addition, the area is also home to red foxes, grouse, coyotes, wolves, and is a top birding site in Manitoba. Apart from the natural habitat, the Mars Hill Wildlife Management Area includes recreational trails for hiking, horseback riding, sledding and cross-country skiing (Manitoba Government/Sustainable Development, 2018).

4. NATURAL RESOURCES AND HAZARD LANDS

4.2.4. Waterways and Waterbodies

The RRPD is located within a region that includes a variety of waterways (e.g. rivers, streams, etc.) and waterbodies (e.g. lakes). Arguably, the most well-known waterway and water body within the RRPD are the Red River and Lake Winnipeg. However, there are many other waterways and waterbodies located within the RRPD, including: Cooks Creek, Brokenhead River, Netley Creek, Muckle Creek, Oak Hammock Marsh, Netley Marsh, Folster Lake, Lower Devil Lake, Parisian Lake, Gull Lake, Netley Lake, Goldeye Lake, Cochrane Lake, and Beaconia Lake to name a few. In addition, while it is not a natural waterway, a portion of the Red River Floodway is also located within the RRPD.

4.2.5. Riparian Areas

Associated with waterways and waterbodies, are riparian areas, which are transitional zones found along the banks of waterways and along shores of waterbodies. These riparian areas are an important natural resource because they provide habitat for native vegetation and wildlife and serve natural functions such as sediment trapping, overland water filtration, erosion prevention, and even flood mitigation to name a few (Province of Manitoba, n.d.).

4.2.6. Netley-Grassmere Watershed and Cooks-Devils Creek Watershed

A watershed is an area of land where "...water within it flows to a common point. Water moves downstream through a watershed and any activity that affects water quality, quantity, or rate of flow at one location will affect locations downstream" (East Interlake Conservation District, 2011, 4). The Netley-Grassmere Watershed is approximately 2,300 square kilometers in area, is located north of Winnipeg along the west side of the Red River, and stretches west and northward to Lake Winnipeg, and encompasses (all or in part) the municipalities of Armstrong, Rockwood, Rosser, St. Andrews, West St. Paul, Woodlands, Selkirk, Stonewall, Teulon, Winnipeg Beach and Dunnottar (East Interlake Conservation District, 2011). In addition, this watershed includes a freshwater wetland, a birding spot, and is underlain by the expansive Carbonate Aquifer (East Interlake Conservation District, 2011). The Cooks-Devils Creek Watershed is made up of the Cooks Creek and Devils Creek sub-watersheds and makes up approximately 1,826 square kilometers in area (Cooks Creek Conservation District, n.d., 6). The Cooks-Devils Creek Watershed extends into the RMs of St. Clements, East St. Paul and extends east and south into Springfield, Tache, St. Anne, and part of the City of Winnipeg. Peguis First Nation and Brokenhead First Nation lands are also found within the watershed (Cooks Creek Conservation District, n.d., 6).

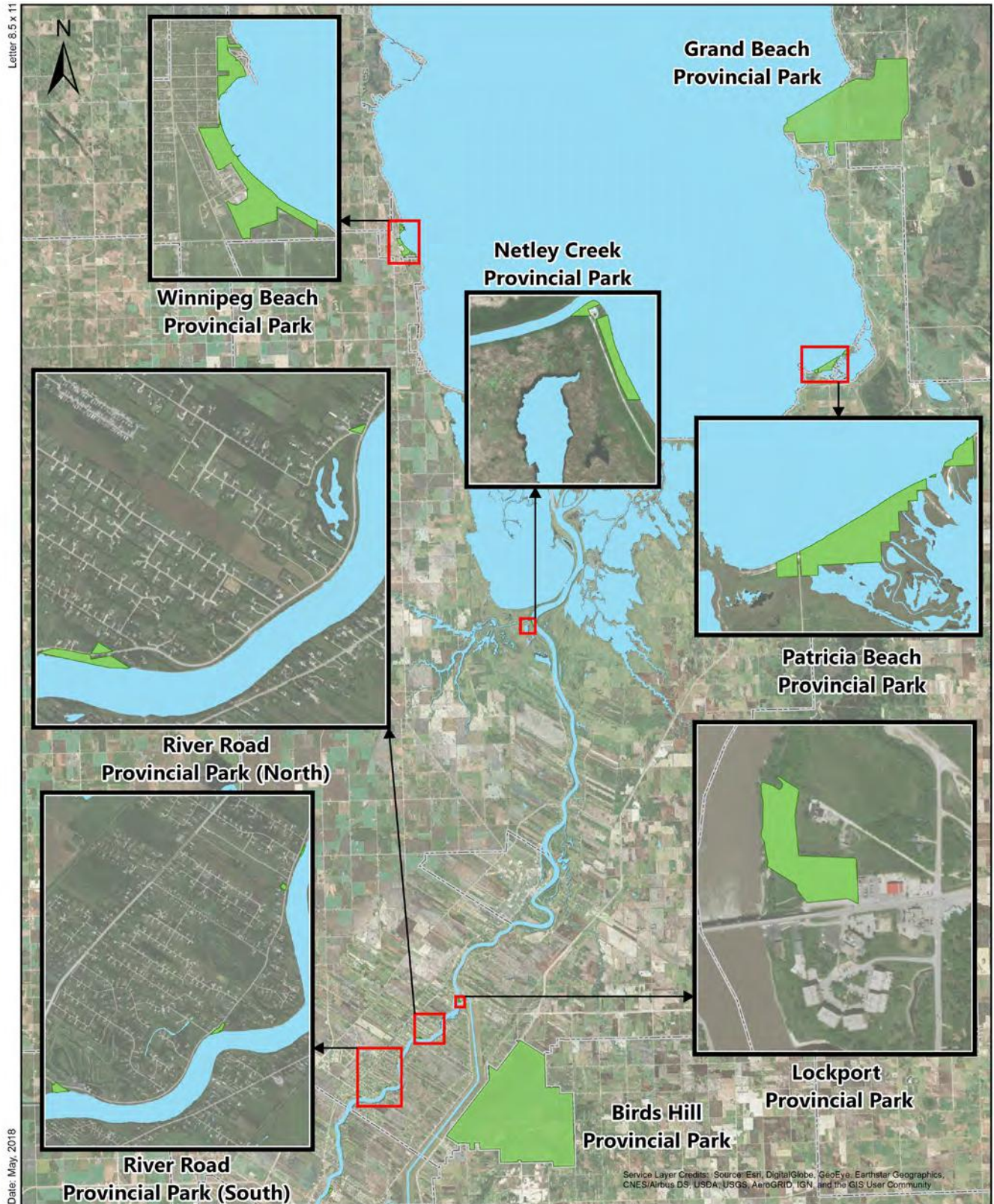
4.2.7. Provincial Parks

There are six Provincial Parks that are located within or adjacent to the RRPD, as shown in Map 27. Each having its own unique character, features and protected areas. These Provincial Parks include: Birds Hill Provincial Park; Grand Beach Provincial Park; Patricia Beach Provincial Park; Lockport Provincial Park; Netley Creek Provincial Park; and, River Road Provincial Heritage Park.

4.2.8. Aggregate Resources

Aggregate resources within the RRPD include gravel deposits and near surface dolomitic limestone bedrock (Selkirk & District Planning Area Board, 2011, 59). These resources are essential to support municipal and provincial infrastructure, as well as local construction projects.

4. NATURAL RESOURCES AND HAZARD LANDS



Manitoba Provincial Parks

 Provincial Park  Municipal Boundaries

Not to Scale. For Discussion Purposes Only.



Map 27 Manitoba Provincial Parks in or close to the RRPD

4. NATURAL RESOURCES AND HAZARD LANDS

4.3. Hazard Lands

4.3.1. Flood Prone Areas

The RRPD has many areas that are considered flood hazard lands, which are primarily located adjacent to the Red River and its tributaries. The flood hazard present in these areas is associated with the 100 year floodplain (spring season flooding), and flooding due to spring ice jams (Selkirk & District Planning Area Board, 2011, 37). Within the RRPD's current Development Plan, development within these areas is restricted, unless it can meet specific development protection criteria. The flood prone areas where development is restricted is illustrated on Map 28.

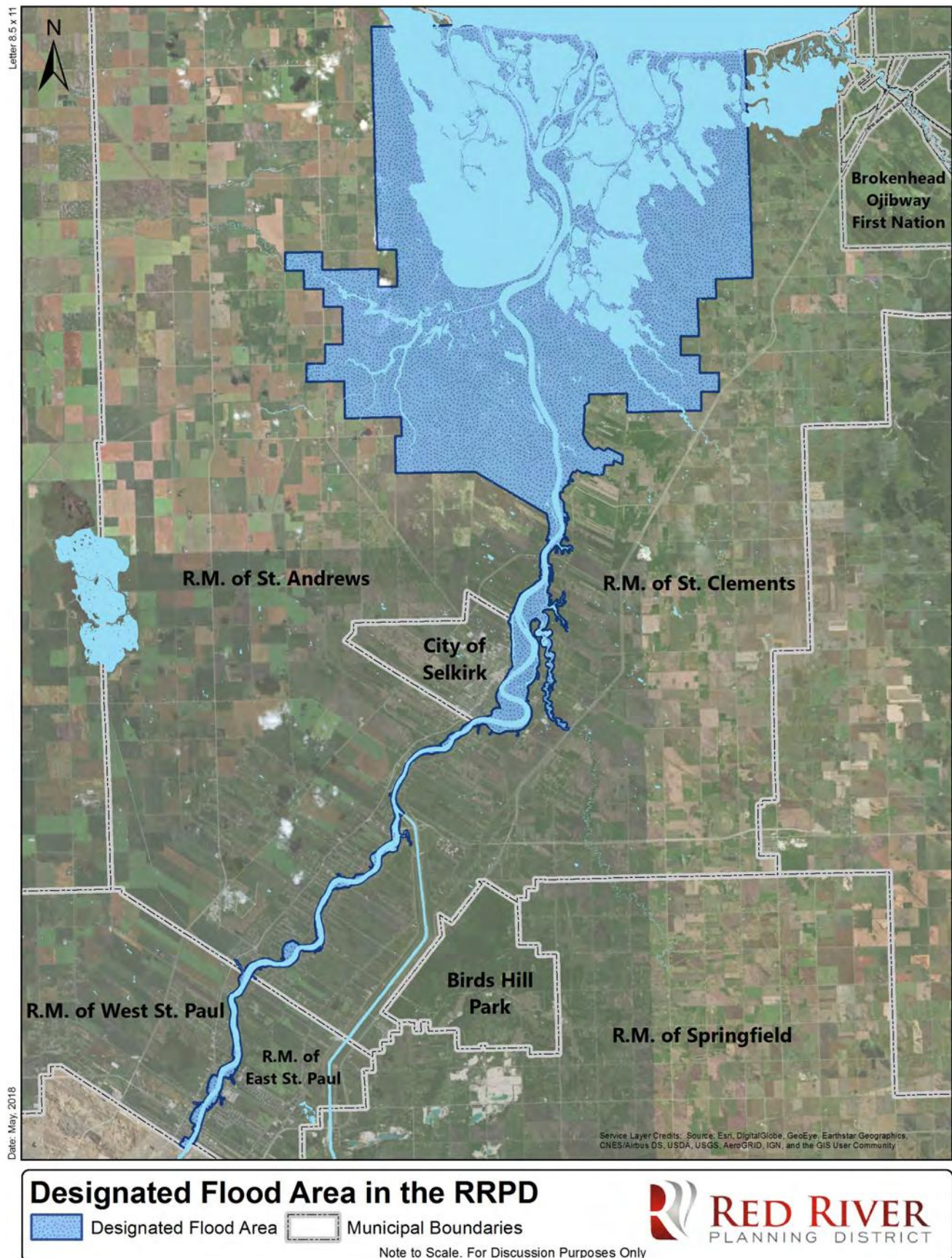
4.3.2. Contaminated and Impacted Sites

The Manitoba Contaminated Sites Remediation Act regulates how and if a property should be designated as a contaminated site. Under this Act a property, or portion of it, could be designated as a contaminated site if contamination levels are at "...a level that poses a threat to human health or safety or the environment" (Manitoba Sustainable Development, 2016, 2). Likewise, under this Act a property could also be designated as an impacted site if the "...site is contaminated at a level that does not currently pose such as threat, but that may pose such a threat in the future" (Manitoba Sustainable Development, 2016, 3). Currently, there are no contaminated sites located within the RRPD, however there are some impacted sites. The impacted sites located within the RRPD as listed in Table 51.

Table 51 Contaminated and Impacted Sites

Provincial File Number	Site	Address	Municipality
36592	Petersfield General Store	8961 Hwy 9	St. Andrews
55556	Arnason Property	11 Maple Drive, Petersfield	St. Andrews
61526	MB Infrastructure and Transportation	46 Matlock Road	St. Andrews
17566	Imperial Oil Winnipeg Terminal	2925 Henderson Hwy	East St. Paul
61654	Arena Plaza	369-379 Main St., Selkirk	City of Selkirk
20084	Mac's Convenience Store and Gas Bar	187-193 Main St., Selkirk	City of Selkirk
20093	Red River Esso Service	287 Main St., Selkirk	City of Selkirk
58374	City of Selkirk	469-471 Eveline St., Selkirk	City of Selkirk
58736	MB Infrastructure and Transportation Bird's Hill Yard	Bird's Hill Provincial Park (NE 16-12-5E)	St. Clements

4. NATURAL RESOURCES AND HAZARD LANDS



Map 28 Designated Flood Area in the RRPD

4. NATURAL RESOURCES AND HAZARD LANDS

4.3.3. Red River Corridor Designated Area

Over the years, properties in close proximity to the Red River have experienced failing septic fields an associated pollution resulting from effluent leaching into ditches and waterways (Selkirk & District Planning Area Board, 2011, 45). As a result, the Province of Manitoba, under *The Environment Act* (Onsite Wastewater Systems Regulation), restricted the construction, expansion or modification of new sewer disposal field (septic field) within the Red River Corridor Designated Area (Province of Manitoba 2017c). The Red River Corridor Designated Area is an area that encompasses land on both sides of the Red River, and, stretches from Winnipeg to Selkirk. The location and boundaries of the Red River Corridor Designated Area are illustrated on Map 29.

4.3.4. Groundwater Pollution Hazard Sites

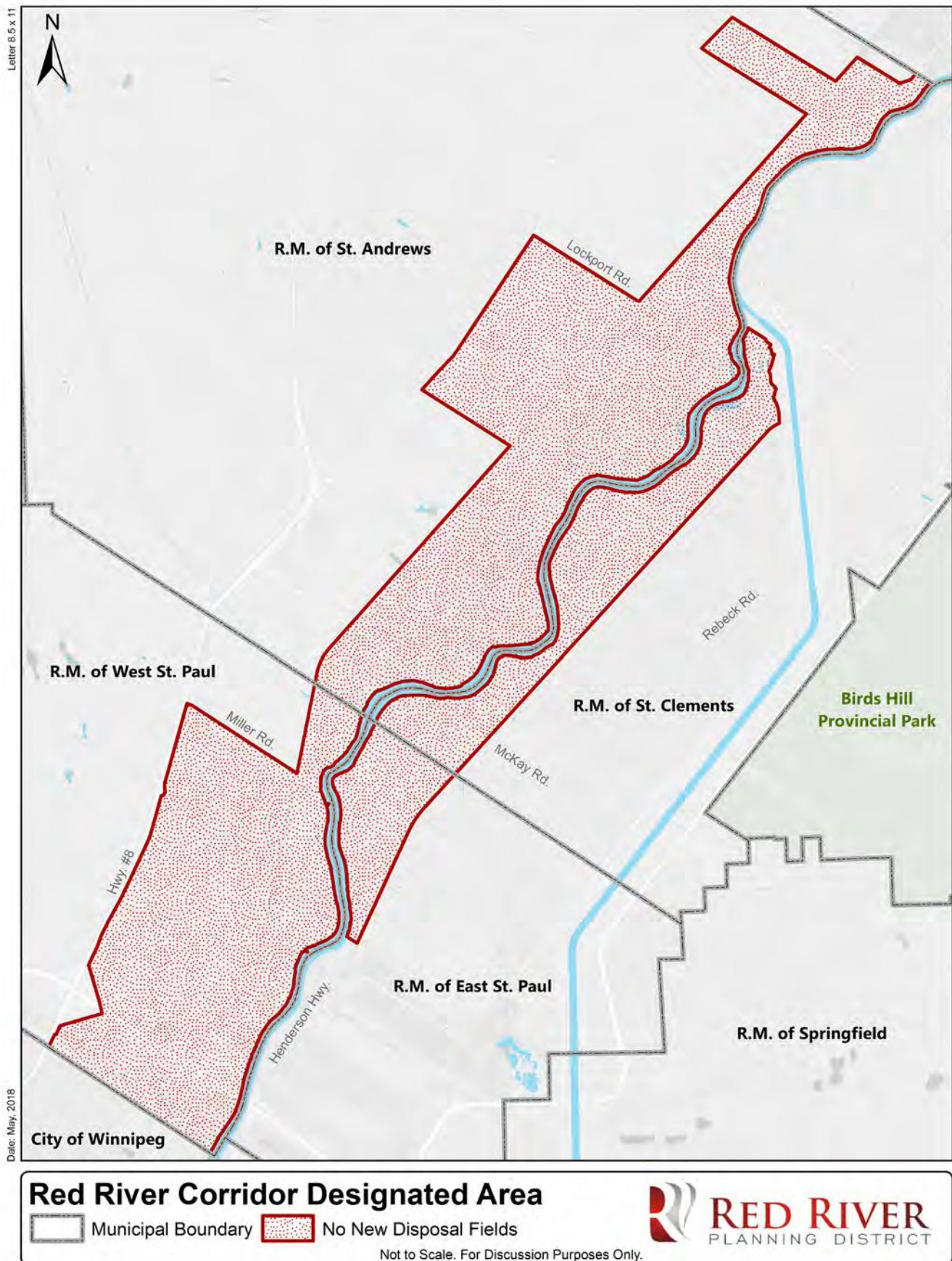
Many of the rural properties found throughout the RRPD rely on groundwater as their source of potable drinking water. However, some areas are prone to groundwater pollution. Some of the common causes of groundwater pollution are:

- Runoff from septic fields;
 - Careless storage, handling or disposal of toxic substances;
 - Runoff from quarries and gravel pits;
 - Where the aquifer is close to the ground surface; and
 - Where the overlying soils are coarse and allow liquids to pass through them easily.
- (Selkirk & District Planning Area Board, 2011, 38)

4.3.5. Rockwood Sensitive Area

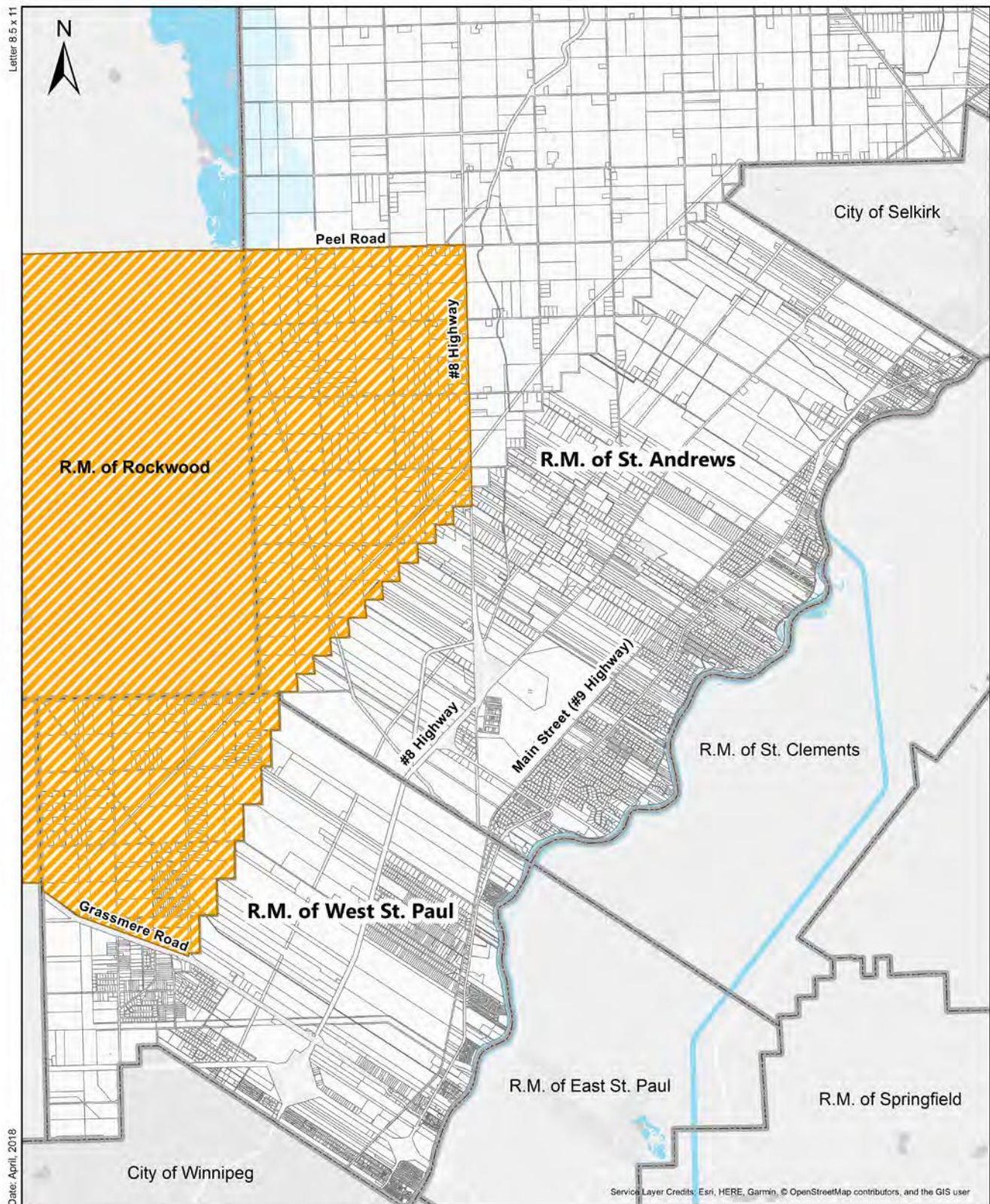
The Rockwood Sensitive Area is a geographic area identified under the Rockwood Sensitive Area Regulation of the *Manitoba Environment Act*. This Rockwood Sensitive Area includes a known site where Trichloroethylene (TCE) has contaminated the groundwater and an adjacent buffer area. The location of the Rockwood Sensitive Area is illustrated on Map 30. Since properties within this area may be subject to groundwater contamination, a permit from the Province of Manitoba is required to drill, modify, or abandon a well for drinking water.

4. NATURAL RESOURCES AND HAZARD LANDS



Map 29 The Red River Corridor Designated Area in the RRPD

4. NATURAL RESOURCES AND HAZARD LANDS



Rockwood Sensitive Area

Rockwood Sensitive Area

Municipal Boundary

Not to Scale. For Discussion Purposes Only.

RED RIVER
PLANNING DISTRICT

Map 30 Rockwood Sensitive Area

4.4. Findings: Natural Resources and Hazard Lands

A number of natural resources and hazards lands have been identified within the RRPD, and some of these natural resources and hazard lands encompass large areas. With that in mind, proposed developments that are to be located within, adjacent to, or within close proximity to these areas should be given thoughtful consideration, and may require additional research and analysis to identify:

- If a proposed development will have a negative impact on a natural resource;
- If an identified hazard land will have a negative impact on a proposed development and / or its residents;
- If there are measures and / or restrictions that can be implemented to reduce or eliminate negative impact on the natural resources; and
- If there are measures and / or restrictions that can be implemented to eliminate or reduce risk to health and / or safety of a proposed development and/or its residents from the hazard land.

5. INFRASTRUCTURE PROFILE

5.1. Introduction

All types of land development, whether it is for residential accommodations, employment land, or public facilities require infrastructure (transportation, water, wastewater etc.) to service those uses. With that in mind, this section looks at the existing infrastructure that is available throughout the Planning District, as well what improvements or facilities that may be required to facilitate future land development in terms of potable drinking water and wastewater treatment.

5. INFRASTRUCTURE PROFILE

5.2. Transportation

5.2.1. Roadways

The predominant form of transportation within the Planning District is by personal automobile on public roadways. Access throughout the RRPD is by way of Provincial Trunk Highways (PTH), Provincial Roads (PR), and local municipal roads. Map 31 illustrates the major connections between and beyond the RRPD municipalities.

These roadways act as arterials, collectors, and neighbourhood streets, and, in combination they provide a network of access for current and new development areas throughout the Planning District and beyond. It will be important when reviewing development proposals to ensure that roadways are of sufficient design and construction to accommodate automobile traffic. Coordination and partnership with the Province of Manitoba may be necessary to achieve this.

5.2.2. Winnipeg Selkirk Corridor

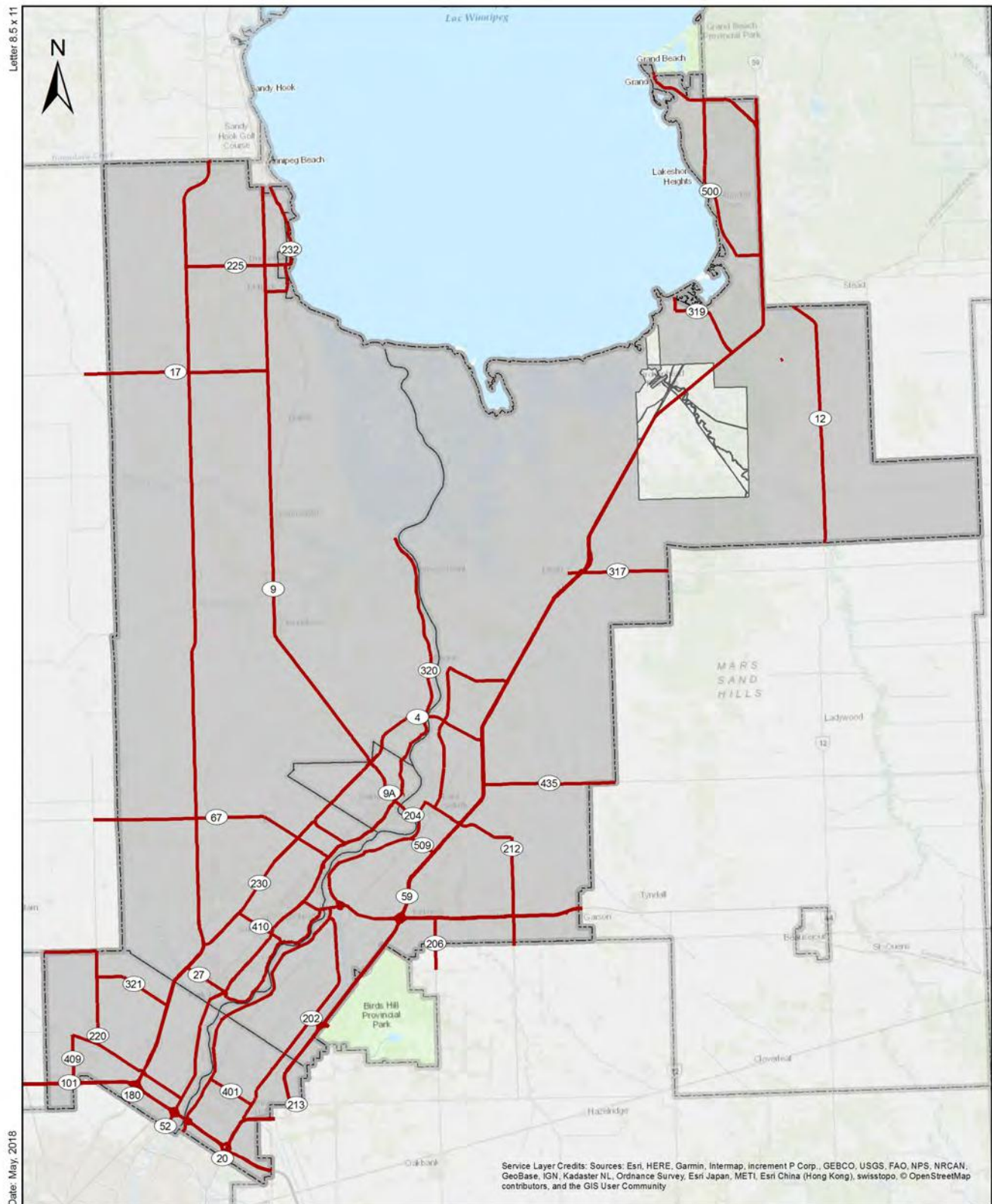
The Winnipeg Selkirk Corridor is a planned highway route to improve access to the City of Selkirk from the City of Winnipeg, as shown in Map 32. The corridor is planned to divert from Provincial Trunk Highway (PTH) 8, and run parallel (approximately) to Provincial Road (PR) 230. The study of possible routing for this corridor began in 1984 by the Province of Manitoba (ID Engineering Canada Inc., DELCAN Western Ltd., 1990) and concluded with a preferred route.

Since 2011, the RRPD's current Development Plan has prohibited development along this proposed corridor in order to ensure that it remains an option for the future. As of 2014, this corridor was still recommended as a future improvement within the *Manitoba Capital Regional Transportation Master Plan* (MMM Group, 2014c).

5.2.3. St. Andrews Airport

The St. Andrews Airport is located approximately 20 kilometers north of Winnipeg. Originally developed in the 1960's as a satellite airport to Winnipeg International Airport, the St. Andrews Airport now accounts for nearly 22 percent of all reported aircraft movement in Manitoba (RM of St. Andrews, 2013).

In terms of land use and future development, the lands within the airport boundary are under the jurisdiction of the Federal Government and governed under the *Airport Zoning Regulations (SOR/81-948)*. These regulations specifically protect the airport and neighboring land uses. Furthermore, the RRPD's current Development Plan includes policies that recommend against locating land uses next to the airport which could be a navigational hazard for airport operations. Such land uses could include those that have the potential to attract birds, such as residential subdivisions with drainage retention ponds, private gardens, or outdoor recreational areas.



Major Roads and Highways

Highways and Major Roads

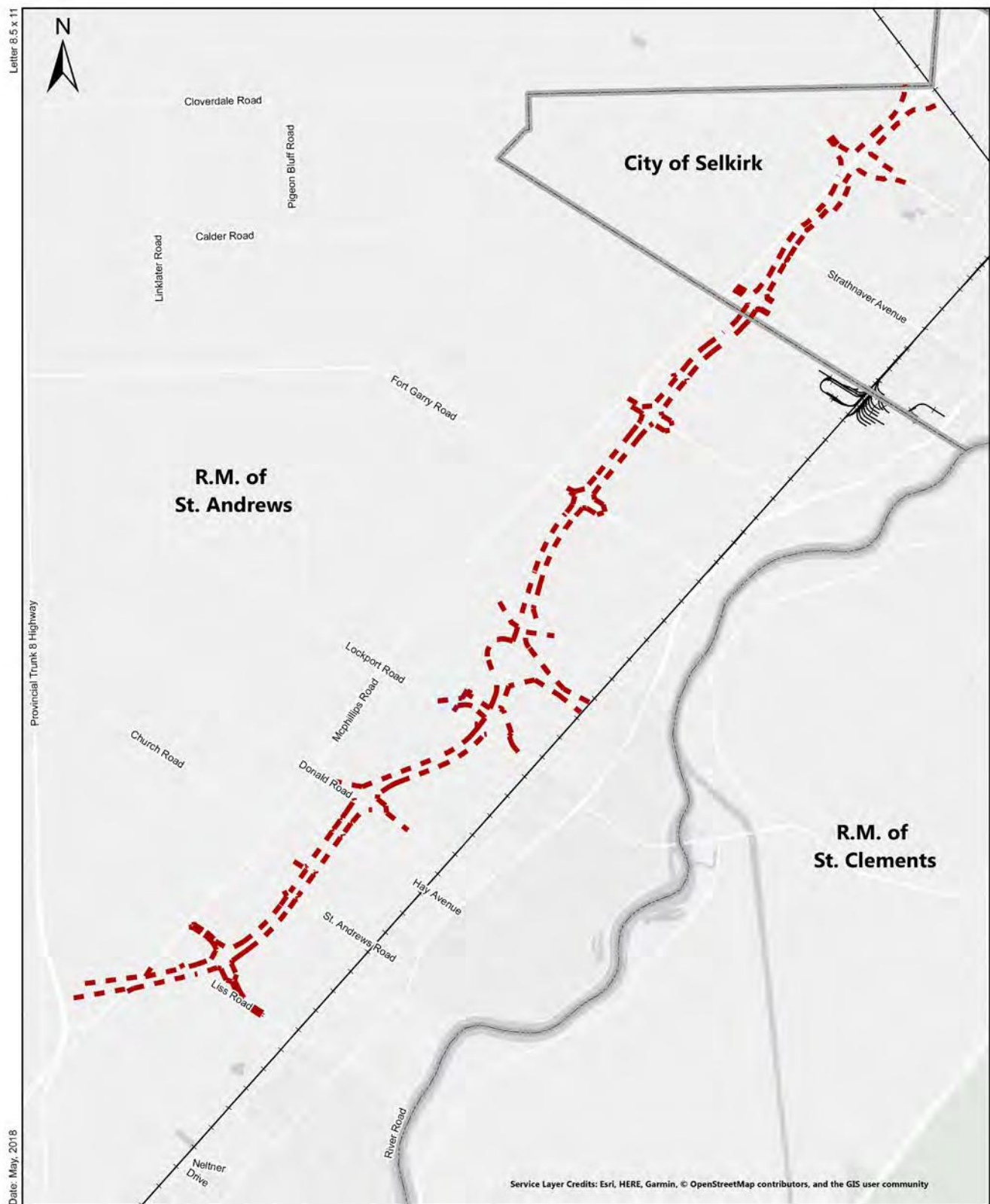


Municipal Boundary

Not to Scale. For Discussion Purposes Only.



5. INFRASTRUCTURE PROFILE



Winnipeg Selkirk Corridor (Planned)

 Municipal Boundary
  Winnipeg Selkirk Corridor

Not to Scale



Map 32 Winnipeg Selkirk Corridor Planned Route

5.2.4. Public Transportation

The only public transportation currently available within the Planning District is in the City of Selkirk. This public transportation system consists of a bus service that travels along an established route. As development throughout the Planning District increases, there may be opportunities to establish new public transportation systems, or even extend existing public transportation systems in partnership with adjacent municipalities.

5.3. Drinking Water

In 2014, the RRPD commissioned MMM Group Ltd. (MMM), to conduct research and analysis related to drinking water needs and considerations related to future land use planning for the municipalities within the RRPD. That research and analysis was provided by MMM in December of 2014 in a document titled “Red River Planning District Drinking Water Plan”. The following information is from this drinking water plan and only represents the highlights of the research and findings as it relates to the RRPD and updating the Development Plan. A complete copy of the Red River Planning District Drinking Water Plan (MMM Group, 2014a) will form part of the background material for the Development Plan update.

The source of drinking water throughout the RRPD is the Upper Carbonate Aquifer, and it is estimated that the current total annual groundwater demand for domestic purposes in the RRPD is 5.1 million m³ (MMM Group, 2014a, 1). In terms of overall quality, the Upper Carbonate Aquifer is generally considered good to excellent, with the quality being of lower quality west of the Red River and water quality being better east of the Red River (MMM Group, 2014a, 1).

The Province of Manitoba (Department of Sustainable Development) issues licenses and provides water allocations for public and semi-public systems, commercial, industrial and agricultural uses. The Province however does not license private water systems (e.g. water wells on private property), and thus, the withdrawal volumes are not monitored or recorded in a Provincial database (MMM Group, 2014a, 6). MMM Group (2014a) estimates that 73% of the RRPD population obtains their drinking water from private water wells. Therefore, the actual amount of water withdrawal for domestic purposes is not accurately known, but is rather an estimate (current annual estimate is 5.1 million m³ within the RRPD). Adding to this uncertainty of the actual amount of water drinking water withdrawal, there are 36 semi-public systems in the RRPD that provide drinking water supply and distribution, and, under provincial regulations these systems are exempt from licensing annual maximum withdrawal (MMM Group, 2014a, 14). Furthermore, MMM (2014a, 8) outlines that an estimated 20,000 wells in southern Manitoba (including The RRPD) withdraw water from the Upper Carbonate Aquifer for various uses such as, rural residential, agricultural, commercial, and industrial.

As the population of the RRPD increases, so will the demand for a supply of potable drinking water to service that increased population. By the year 2033, MMM Group estimates that the annual groundwater demand for domestic purposes in the RRPD will increase to 6.5 million m³ (MMM Group, 2014a, 16). In terms of knowing if there will be a sufficient supply of water to accommodate future growth, at this point, that information is unknown. This is because the Red River Planning District Drinking Water Plan (MMM Group, 2014a) includes only estimates on the annual water withdrawal for domestic purposes (due to private wells within and outside of the

5. INFRASTRUCTURE PROFILE

RRPD not being required to record consumption quantities), and, the document does not include data on the current supply of water within the Upper Carbonate Aquifer. However, MMM (2014a) recommends that the RRPD and the member municipalities work with the Provincial regulators to ensure there is sufficient water to accommodate increased withdrawals, and, require water studies with development proposals to ensure that there is a safe supply of water to support new development. MMM (2014a, 18) also recommends the following:

- Responsibilities of developers, municipalities and Provincial departments should be defined when planning, developing, and monitoring future drinking water systems;
- Each municipality or development proponent should undertake a water supply study to guide withdrawals and development decisions;
- Piped centralized public water systems with a sustainable water source should be established for areas of intensified development and where policies encourage densification;
- Municipalities with piped wastewater systems should monitor water usage with meters to determine volumes being discharged into the wastewater system;
- Proponents of development applications should work with Provincial regulators and / or municipalities to complete groundwater supply and quality supply studies;
- The Planning District should consider coordinating future water supply projects through a regional technical body, to make efficient use of funding and provided consistency in servicing new developments;
- Property owners connecting to public water and wastewater systems should decommission private domestic wells, as a means to eliminate potential pollution points for surface contamination; and
- Drinking water within the Rockwood Sensitive Area should be provided from a safe source through a piped distribution system.

It should be noted that since the Red River Planning District Drinking Water Plan (MMM Group, 2014a) was developed in 2014, some of these recommendations have been explored and implemented. For example, the RM of West St. Paul is extending a piped drinking water system to their community in partnership with the Cartier Regional Water Cooperative, and the RM of St. Clements now has piped drinking water in the East Selkirk settlement area. In addition, through their own research the City of Selkirk identified a shortfall in terms of water supply needed for future development (WSP, 2014), and in 2016 the City took steps to increase their water supply. These steps included obtaining an Environmental License and starting the process to construct two new water wells (located within the RM of St. Andrews) and a pipeline to bring additional water into the City (City of Selkirk, 2016).

5.4. Wastewater

In 2014, the RRPD commissioned MMM Group Ltd. (MMM), to conduct research and analysis related to wastewater production and considerations related to future land use planning for the municipalities within the RRPD. That research and analysis was provided by MMM in December of 2014 in a document titled “Red River Planning District Wastewater Management Plan”. The following information is provided from this wastewater plan, and only represents the highlights of the research and findings as it relates to the RRPD and updating the Development Plan. A complete copy of the Red River Planning District Wastewater Management Plan (MMM Group, 2014b) will form part of the background material for the Development Plan update.

Wastewater (sewer) management is addressed through a variety of methods throughout the Planning District, which is dependent on the type and location of the land use. For example, rural residential properties utilize private on-site systems which can include septic fields or holding tanks that require periodic wastewater (sewer) removal by truck and hauling that wastewater to a receiving lagoon / treatment facility (MMM Group, 2014b, 1). While other areas, like within the City of Selkirk, use piped centralized wastewater treatment systems (MMM Group, 2014b, 2). It is estimated that the daily wastewater production within the Planning District is over 15 million litres (MMM Group, 2014b, 6).

All wastewater management systems, both private on-site systems (e.g. septic field) and public systems (e.g. piped centralized systems) are regulated by the Province of Manitoba through various legislation. The purpose of the provincial legislation is to ensure development can be serviced by appropriate wastewater systems, and in some cases, the Province of Manitoba has restricted specific types of wastewater systems. An example of this is when the Province of Manitoba created the Red River Corridor Designated Area (RRCDA) in 2009, which runs through the municipalities of West St. Paul, East St. Paul, St. Andrews and St. Clements. The purpose of the RRCDA was to prohibit septic fields within an area running parallel to the Red River, due to an increasing number of failing septic systems (MMM Group, 2014b, 5).

As the population of the RRPD grows, so will the production of wastewater and the need to manage it. MMM estimates that by the year 2033, the increased population will result in daily wastewater production of over 19 million litres (MMM Group, 2014b, 6). MMM also notes that a significant portion of development to accommodate this increased population is expected to occur within portions of St. Andrews, St. Clements, West St. Paul and East St. Paul, which are within the Red River Corridor Designated Area, where septic fields are prohibited (MMM Group, 2014b, 7). Considering this, MMM (2014b, 9) notes that piped wastewater service to accommodate future growth is a key planning consideration, and recommends the following:

- Centralized wastewater systems should be implemented within the Red River Corridor Designated Area to alleviate future negative impacts of failing septic systems;
- The Planning District should consider coordinating future wastewater projects through a regional technical body to make efficient use of funding and provide consistency in serving new developments;

5. INFRASTRUCTURE PROFILE

- The City of Selkirk should conduct an infrastructure servicing study to address servicing requirements for the 500 acres of land adjacent to PTH 9;
- New development that incorporate a centralized wastewater system should address decommissioning of septic fields;
- Regional infrastructure sharing between RRPD municipalities and adjacent municipalities should be explored;
- All wastewater and septage hauled to receiving facilities should be recorded in order to assist in monitoring the origin and total wastewater being transported; and
- Municipalities should require water conservation measures with new approved developments.

It should be noted that since the Red River Planning District Wastewater Management Plan (MMM Group, 2014b) was developed in 2014, some of these recommendations have been explored and implemented. For example, the RM of West St. Paul has extended a piped wastewater system to their community from the City of Winnipeg, The RM of St. Clements now has piped wastewater systems in East Selkirk and the southern area of Henderson Hwy., and the RM of St. Andrews is exploring connecting to that system, and the City of Selkirk has completed an engineering research document called “Selkirk Servicing Study, Future Residential Lands” (WSP, 2014) to determine how to provide municipal services for future emerging development areas.

5.5. Findings: Infrastructure Profile

This section has provided a profile on the infrastructure within the Planning District. The collective infrastructure findings are summarized below.

- Transportation routes are an integral component to the urban landscape giving access to land uses and areas beyond the Planning District. Development proposals should obtain access to appropriate transportation routes and should take into account planning of future transportation routes, such as the Winnipeg-Selkirk Corridor.
- The demand for drinking water will increase as population throughout the Planning District grows, and more strain will be placed on the RRPD's drinking water source (Upper Carbonate Aquifer).
- Due to a lack of information (province wide) it isn't known exactly how much drinking water is being drawn from the Upper Carbonate Aquifer, or, the supply levels of the aquifer.
- The areas along the Red River are restricted from installing private onsite septic fields to manage wastewater (sewer), due to failing septic fields polluting the environment.
- A centralized piped wastewater system in the areas along the Red River would be beneficial to alleviate negative impacts of failing septic fields, and, to facilitate future development.
- Some of the RRPD municipalities have installed and / or are taking steps to provide municipal piped services to its residents.

6. HERITAGE AND COMMUNITY ASSETS

6.1. Introduction

This section provides an inventory of heritage and community assets within the RRPD. For heritage, assets include sites that have official designations (federal, provincial, or municipal), and non-official designations that have been identified as potentially significant to the community. Community assets are divided into two (2) categories, recreational and tourism services, and health and emergency services.

6. HERITAGE AND COMMUNITY ASSETS

6.2. Heritage Assets

There are three levels of heritage designation that affect the level of protection afforded to a heritage site. These levels are:

- Federal: If owned by the federal government, a heritage site is then protected by the federal government's policies. However, if it is not owned by the federal government, then the site does not have any special protections. In the latter case, the federal designation is intended to promote the site and draw the public's attention to it.
- Provincial: Provincially designated sites are protected under *The Heritage Resources Act* (25), and receive a high level of protection.
- Municipal: *The Heritage Resources Act* (25) provides municipalities the ability to designate municipal heritage sites through a by-law. These sites are protected by any by-laws approved by the municipality for heritage protection.

Provincially designated sites require a heritage permit issued by the Minister in order to perform any alteration to a site (including, but not limited to, repairs, renovations, or destruction, etc.), and may also require a heritage impact assessment, which is reviewed by the minister. After reviewing a heritage impact assessment, the minister may approve the work with additional requirements if necessary, and / or require funds to mitigate damage to a site or for future maintenance. Violations of *The Heritage Act* are subject to penalties under the act as enacted by the minister, and may require the violator to repair the damage, or make reparations.

Municipal sites are subject to a heritage by-law as passed by the municipality. This by-law will prescribe the protections that municipal sites are afforded, and may be as rigorous as the provincial designation (e.g. permit and assessment required for any work), or other requirements as the municipality deems necessary. If a municipality does not have a heritage by-law that details the protections and requirements for municipal heritage sites, then there are no protections afforded for such sites.

Table 52 contains heritage sites found in the RRPD that fall under either a federal, provincial or municipal designations. In addition to these official designations, there are a number of sites that have been identified by organizations such as the Manitoba Historical Society (mhs.mb.ca), the City of Selkirk (myselfkirk.ca) and the St. Clements Heritage Committee (redrivernorthheritage.com) as being significant, but have no official designation. Some of these sites may be potential candidates for future consideration for heritage designation. Table 53 should not be considered an exhaustive account of significant sites, as the table only includes sites for which data was available and indicated a historical / heritage or community significance.

6. HERITAGE AND COMMUNITY ASSETS

Table 52 Designated Heritage Sites in the RRPD

Name	Municipality	Location	Designation
Colcleugh House	City of Selkirk	102 Pacific Ave.	Provincial
Selkirk Post Office and Customs Building	City of Selkirk	406 Main St.	Provincial
Traders Bank Building	City of Selkirk	389-391 Eveline St.	Provincial
Stuart House	City of Selkirk	478 Eveline St.	Provincial
Lower Fort Garry National Historic Site (including individual building designations)	R.M. of St. Andrews	Highway 9	Federal
St. Peter's Dynevor Anglican Church Rectory	R.M. of St. Andrews	1147 Breezy Point Road	Provincial
Captain William Kennedy House	R.M. of St. Andrews	417 River Road	Provincial
Firth House (Former E.H.G.G. Hay House)	R.M. of St. Andrews	546 River Road	Provincial
Little Britain United Church	R.M. of St. Andrews	879 PTH No.9	Provincial
St. Andrews on the Red	R.M. of St. Andrews	3 St. Andrews Road	Provincial
Summerscales House	R.M. of St. Andrews	1168 River Road	Provincial
St. Louis Cabin	R.M. of St. Andrews	NE 22-15-4E Petersfield	Municipal
Scott House	R.M. of St. Andrews	266 River Road	Municipal
Miss Davis' School Residence / Twin Oaks	R.M. of St. Andrews	Lot 51 River Road	Federal
West St. Paul Municipal Building	West St. Paul	3550 Main St.	Provincial
Bunn House	R.M. of St. Clements	River Lot 97	Provincial
St. Peter's Dynevor Anglican Church	R.M. of St. Clements	River Lot 212	Provincial
Cox House	R.M. of St. Clements	348 Henderson Hwy. North	Provincial

6. HERITAGE AND COMMUNITY ASSETS

Table 53 Non-Designated Sites in the RRPD

Name	Municipality	Location
Miller Olympic Monument	Village of Dunnottar	Gimli Road
Milne Memorial Park	Village of Dunnottar	72 Gimli Road
Birds Hill War Memorial	East St. Paul	3021 Bird's Hill Road
Silver Fox Estates Monument	East St. Paul	2021 Agar Ave.
Hyland Park and Monument	East St. Paul	3014-3120 Henderson Hwy.
Comber House	City of Selkirk	309 Eveline St.
Knox Presbyterian Church	City of Selkirk	341 Eveline St.
Selkirk Mental Health Centre	City of Selkirk	825 Manitoba Ave.
Marine Museum of Manitoba	City of Selkirk	490 Eveline St.
Masonic Hall	City of Selkirk	207 Eaton Ave.
Merchant's Hotel	City of Selkirk	383 Eveline St.
Port of Selkirk Monument	City of Selkirk	125 Manitoba Ave.
Red Feather Farm	City of Selkirk	163 Edstan Place
Selkirk Centennial Monument	City of Selkirk	200 Eaton Ave.
Selkirk Firefighters Memorial	City of Selkirk	200 Eaton Ave.
Selkirk Lift Bridge	City of Selkirk	342 Eveline St.
Selkirk War Memorial	City of Selkirk	314 Eveline St.
Smith House	City of Selkirk	322 Eveline St.
Teeter House	City of Selkirk	218 Maclean St.
Clandeboye School No. 47 (Monument)	R.M. of St. Andrews	Highway 9, Clandeboye
Service Flying Training School No. 18 Relief Landing Field / Netley Field	R.M. of St. Andrews	9400 Highway 9
Beaconia Cairn	R.M. of St. Clements	30931 PR 500
Gunn's Hill Monument	R.M. of St. Clements	6860 Henderson Hwy.
Holy Trinity Ukrainian Catholic Church	R.M. of St. Clements	6297 Henderson Hwy.
Holy Trinity Ukrainian Orthodox Church	R.M. of St. Clements	33037 Road 88N
Red River Floodway / Spillway	R.M. of St. Clements	7085 Henderson Hwy. (Lockport, MB.)

6.3. Tourism and Recreation Services

6.3.1. General Tourism and Recreation Information

Interlake Tourism and Red River North promote tourism in St. Clements, St. Andrews, and Selkirk. Red River North provides a directory of things to do and places to stay while visiting the area, as well as an account of historical areas that may be of interest, which can be found on their website redrivernorth.com. Interlake Tourism publishes an annual Interlake Travel Guide that highlights events and activities happening in the Interlake region, and also provides support to the local tourism industry through training and networking opportunities. Some tourism attractions that are highlighted by these organizations include winter sports and activities (hockey, cross country skiing, and snowmobiling), geocaching, farmers' markets, boating, hunting, as well as beaches. In addition, these organizations list a variety of tourist accommodations including hotels, cabins, resorts, campgrounds, bed and breakfasts, and options through Airbnb.

Travel Manitoba also provides an in-depth directory of tourism assets across Manitoba. Its interactive map (travelmanitoba.com/mapexplorer/) provides an easy and convenient way of discovering things to do and places to visit in the RRPD.

At present it appears that Dunnottar, East St. Paul, and West St. Paul do not have many tourism resources for those that are visiting the area, although some information is provided on the municipal websites.

6.3.2. RM of St. Clements

The R.M. of St. Clements has a diverse mix of recreational activities that both residents and visitors can take part in. Birds Hill Park and Grand Beach Provincial Park provide opportunities for camping, hiking, and beach-going. Birds Hill Park is also home to the Winnipeg Folk Festival, which attracts a cumulative attendance of 60,000 people from around North America and the world over a four day weekend, generating approximately \$29.4 million in economic activity (winnipegfolkfestival.ca).

The Red River North Trail, which makes up a portion of the Trans-Canada Trail, runs through St. Clements. The Duff Roblin Parkway Trail is located along the Red River Floodway and offers multiple types of recreational uses around the year, and the Brokenhead Wetland Interpretative Trail provides an opportunity to experience an interpretative walk along a floating boardwalk from a First Nations' perspective.

St. Clements is promoted as the sport fishing capital of Manitoba, with over 1,000 km of shoreline along Lake Winnipeg, the Netley-Creek Marsh, and numerous creeks available for fishing (rmofstclements.com). There are also opportunities for ice fishing in the winter on the Red River and Lake Winnipeg. The Harold Road Archery Range, home of the Selkirk Archers and Bow Hunters, is found in East Selkirk, and offers a trail network for field archery, which is also open for the public to enjoy.

6. HERITAGE AND COMMUNITY ASSETS

The South St. Clements Recreation Centre, proposed for development at the intersection of Donald Road and Clarence Road, is currently in the design phase. In 2013, a needs assessment was completed by Dillon Consulting in collaboration with the St. Clements municipality and volunteer advisory committee (Recreation Needs Assessment, 2013). It made a series of recommendations for the area, including:

- Creating a strategic land acquisition plan that considers the recreation potential of the land;
- Develop an active transportation network that is focused around Henderson Highway and connects community focal points;
- Develop a trail network for snowmobiles and ATVs, as well as an off-road vehicle policy;
- Have community centres in other areas of the municipality;
- Improve access to the Red River, Red River Floodway, and Gunn's Creek through boat launches, fishing docks, and river pathways; and,
- Develop a playground in the Narol and Old River Road communities.

6.3.3. RM of St. Andrews

The RM of St. Andrews has ten (10) community centres throughout the municipality. There are a number of recreational activities offered at these centres including curling, yoga, hockey, skating, soccer, baseball, as well as specialty activities like jewelry making, gardening, and cake decorating.

Larter's at St. Andrews Golf and Country Club and Netley Creek Golf and Country Club each offer 18 hole courses, as well as dining facilities, rentable rooms, and pro clubs. Larter's also offers cross country skiing in the winter.

The River Road Provincial Heritage Parkway consists of five parks along River Road. There are picnic areas, an interpretative centre, and the Kennedy House, which is currently closed for structural renovations.

6.3.4. RM of East St. Paul

The East St. Paul website (eaststpaul.com) details the mix of recreational assets available, including facilities, programs, and clubs. The East St. Paul Community Centre (ESPCC) has an arena and other facilities for sporting events, as well as a canteen and pro shop. The arena has open times for free public skating. The Curling Club has a lounge available for rent, and rinks that are used for league games and for practice. There are also opportunities for organized games for kids and youth, and for fitness classes. The East St. Paul Sports Complex at Raleigh and Pritchard Farm Road hosts five (5) baseball diamonds and ten (10) soccer pitches.

There are a number of clubs and organized activities that residents can participate in. Programs include the Community in Bloom competition, and the East St. Paul Farmer's Market in the summer. There is a 55+ activity centre that has yoga, book clubs, cribbage, and floor shuffleboard. There is a Lions Club, Knights of Columbus, and a Royal Canadian Legion (3600 De Vries Avenue).

During the winter there are a number of snowmobile trails that are open. Recent changes have meant that there is a broken connection between trails north of Hoddinott and south of Hoddinott. The changes were made due to safety concerns in several areas.

6.3.5. West St. Paul

The 17,000 square feet Sunova Centre in West St. Paul provides the community with opportunities for a mix of activities. The facility includes a gymnasium, commercial kitchen, boardroom, outdoor skating rink, four ball diamonds, and six soccer pitches. There are organized teams for hockey, soccer, softball, and baseball. There is recreational programming and community events throughout the year geared towards children that includes hula hoop workshops, reptile shows, bubble soccer, Jedi Knight training, and organized gym games. The centre can be rented for socials, parties, and team practice.

There are eight (8) community parks in West St. Paul that offer a variety of amenities from play structures to ice rinks. There are also the West St. Paul Curling Rink, the West St. Paul School that offers a walking track, play structure, and tennis courts, the Royal Manitoba Yacht Club, and a boat launch just south of the perimeter highway off of Main Street.

6.3.6. Village of Dunnottar

The Village of Dunnottar is a destination for cottagers, and attracts thousands of visitors over the summer. Lake Winnipeg is a major attraction for people that want to enjoy the water, sit on the beaches, or experience the relaxing atmosphere of the village. The Dunnottar Community Club offers events throughout the summer.

6.3.7. City of Selkirk

There are seven parks (7) in Selkirk, including the 200 acre Selkirk Park, which is open seven (7) days a week in the summer. The large park offers camping, picnic areas, a boat launch, as well as a Wildlife Bird Sanctuary and the Selkirk Community Trail. The community trail is open year round to hikers, skiers, and snowshoers, and has four separate trails of varying lengths, with rest stops and picnic areas. The path provides opportunities for bird watching as there are a variety of species that can be found along it. The bird sanctuary is 22 acres of land designated by Ducks Unlimited Projects, and allows people to “...view a marshland environment within an urban setting...” (myselkirk.ca/parks/selkirk-park). Inside Selkirk Park is a 110 by 95 metre pool that reaches a gradual depth of 1.5 meters. There is also an 18 feature splash pad.

The Selkirk Park is also home to the Marine Museum of Manitoba, which tells the story of marine life on Lake Winnipeg and the Red River by preserving ships, artifacts, and records. There are currently six (6) ships on display, most notably the S.S. Kenora (1897), which is Manitoba’s oldest steamship.

The Selkirk Community Pool, operated by the Lord Selkirk School Division, offers many aquatic activities, including water polo, summer swimming, competitive swimming, and swimming lessons. There are a number of city and community programs that are run in the city, including curling, canoeing and kayaking, skating, hockey, yoga, swimming, fitness classes, and day camps available for kids over the spring and summer breaks. The Selkirk and District Community Youth

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Fund provides financial assistance for eligible children and youth to participate in activities.

A number of recreation facilities can be found in Selkirk. The Selkirk Arena is available for skating, hockey, ringette, and has a banquet hall available for booking. The Selkirk Recreational Complex (180 Easton Drive) is the home of the Selkirk Steelers, Selkirk Fisherman, and the Selkirk Figure Skating Club. There are a number of activities hosted here including hockey, ringette, figure skating, speed skating, and fitness classes. Public skating is available throughout the week during the winter. The Selkirk Curling Club has 6 rinks/sheets. There are a variety of events organized over the year, as well as curling leagues. The Selkirk Golf and Country Club is an 18 hole course that plays up to 6520 yards. It has a clubhouse, pro shop, and offers lessons as well as tournaments over the season. The new Gaynor Family Library has a number of events over the year, and provides many services including homework help, research help, public computers, and activities for kids.

6.4. Health and Emergency Services

6.4.1. Health Services Overview

In terms of health regions, the City of Selkirk, RM of St. Clements, RM of St. Andrews, and the Village of Dunnottar are all within the Interlake-Eastern Regional Health Authority (IERHA). While the RM's of East St. Paul and West St. Paul are within the Winnipeg Regional Health Authority (WRHA).

The City of Selkirk is a major provider of health services for adjacent municipalities, as is the City of Winnipeg. The newly completed Selkirk Regional Health Centre provides most services for municipalities that are within the IERHA. Services include, but are not limited to, an MRI facility, diagnostic imaging, emergency services, and cancer care. The new hospital provides improved patient privacy, natural lighting, beds for larger adults, and is accessible by public transit.

While Selkirk and Winnipeg, as well as local providers, may provide most health services for member municipalities, some services such as dental, pharmaceutical, and counselling, etc. are less accessible to those who do not have access to an automobile, or can afford private transportation services.

Although Dunnottar does not have local health service providers, its residents can find health services in the larger centres of Selkirk and Gimli. However, since services in these larger centres require an automobile to be accessible, consideration should be given regarding the accessibility of these services for those with mobility impairments, or for older adults who may not drive. At present, there is no service available that will help people travel to appointments outside of Dunnottar.

The City of Selkirk also has a QuickCare Centre for non-urgent health needs. QuickCare Centres are staffed by registered nurses as well as nurse practitioners, the latter have advanced education/

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training to provide a full range of primary care services, including prescribing medication and ordering tests.

6.4.2. Emergency Services

Member municipalities are serviced by local fire departments, and the RCMP. St. Andrews has implemented CodeRED, which informs residents and business of emergencies and time sensitive information, while East St. Paul, Selkirk, and St. Clements have implemented emergency preparedness measures either through committees or other services.

The tables below summarizes the health and emergency services available within each of the RRPD municipalities.

Table 54 Health Services in the RRPD						
Service	Dunnottar	Selkirk	East St. Paul	West St. Paul	St. Clements	St. Andrews
Hospital		•				
QuickCare Centre		•				
Long-Term Care		•		•		
Mental Health Facility		•				
Therapy, Psychiatric, or Counselling Services		•				•
Adult Day Care Program		•				
Travel Health Clinic		•			•	
Health Clinic		•	•			
Pharmacy		•	•			
Dental Care		•	•			
Physiotherapy or Athletic Therapy		•	•			•
Massage Therapy		•				•
Chiropractic Service		•				•
Medical Doctor		•				
Eye Care		•	•			

6. HERITAGE AND COMMUNITY ASSETS

Table 55 Emergency Services in the RRPD

Service	Dunnottar	Selkirk	East St. Paul	West St. Paul	St. Clements	St. Andrews
Fire Service		•	•	•	•	•
RCMP Detachment		•	•		•	
Emergency Communication System						•
Emergency Preparedness Committee or Service		•	•		•	
Citizens on Patrol Program		•	•		•	

6.5. Findings: Heritage and Community Assets

6.5.1. Heritage Assets

A number of heritage assets have been identified within the RRPD. Some of these assets have been identified and designated at the municipal level of government. However, with none of the RRPD member municipalities having a municipal heritage protection by-law in place, these assets are not currently protected from demolition or re-development. With that in mind, the RRPD municipalities may want to give consideration to: (1) if these assets should be protected; (2) if so, to what level of protection should be afforded; and (3) what type of tool should be utilized (e.g. municipal by-law, Development Plan policy, etc.).

6.5.2. Recreation and Tourism

St. Clements, St. Andrews, and Selkirk appear to have the largest tourism draws within the RRPD. This can be contributed to the natural features, such as Lake Winnipeg, the Red River and other waterways and natural areas, as well as programming such as festivals. Furthermore, all of the RRPD municipalities appear to offer some level of recreation to its residents, whether through passive outdoor space (e.g. parks, trails, etc.) or with programmed facilities (e.g. recreation centres, etc.). Each RRPD member municipality may want to consider evaluating their recreation facilities to determine if they are adequate for their residents, or if they require additional facilities and spaces. Of note, the City of Selkirk has adopted the “Selkirk Recreation Strategy” (2016) and St. Clements is in the process of developing a new recreation centre.

6.5.3. Health and Emergency Services

It appears that all of the RRPD member municipalities (with the exception of Dunnottar) have some level of first responders. Furthermore, significant general health services are available within the City of Selkirk, as it is a regional services centre. However, for those who live in the municipalities outside of Selkirk and have limited mobility or access to transportation, traveling to Selkirk for health services may be a challenge. With that in mind, these municipalities may want to consider how to attract and establish health services to their community, or, how to provide convenient transportation options for those without personal automobiles.

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7.1. Introduction

As noted in Section 1 (Introduction) of this report, the scope of updating the Development Plan includes identifying improvements to policies within the existing Development Plan (Selkirk and District Development Plan By-law No. 190/08), and adding the Village of Dunnottar and the RM of East St. Paul into the Development Plan. This section outlines suggested refinements to the existing Development Plan (Selkirk and District Development Plan By-law No. 190/08), and, suggestions on how the Village of Dunnottar and the RM of East St. Paul can be included into the Development Plan.

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7.2. Policy Refinements to Existing Development Plan

A review of *Selkirk and District Development Plan By-law No. 190/08* was undertaken to identify challenges with existing policies and opportunities to make improvements. The table below outlines the result of that review and lists suggested changes, or improvements, for the Development Plan.

Table 56 Recommended Policy Changes				
Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
1	Title Page	n/a	Former Planning District	Update with new Planning District name, logo, etc.
2	Table of Contents	n/a		Ensure section and page numbers align.
3	Entire Document	n/a	Former Planning District name and logo.	Ensure revised Development Plan now references the RRPD.
4	Entire Document	n/a	Introductions / preambles for sections are at times overly verbose, and, reference only 4 member municipalities.	Refine all section introductions / preambles - remove excess text and information that is covered in other documents (e.g. Background Report etc.), and include references to all 6 member municipalities
5	Entire Document	n/a	The document format at times doesn't differentiate between separate sections.	Improve format / layout of entire document to ensure clear distinction between sections.
6	Entire Document	n/a	Text referencing policy and / or referencing maps may be outdated.	Ensure reference to policy and / or maps are updated.
7	Entire Document	n/a	References to specific provincial departments are outdated (e.g. department name has changed or no longer exists).	Remove reference to specific provincial departments and replace with "Province of Manitoba".
8	Entire Document	n/a	Policy sections include implementation suggestions repeated by Part 7 (Plan Implementation)	Remove "implementation" suggestions from each Policy Section, and concentrate them in Part 7.

GENERAL IMPROVEMENTS

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GENERAL IMPROVEMENTS	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	9	Entire Document	n/a	References to specific provincial legislation, and / or sections of provincial legislation may be outdated (e.g. specific section of <i>The Planning Act</i>)	Remove reference to specific sections of legislation and replace with “provincial regulations” or simply the name of the Provincial Act when appropriate.
	10	Part 5 & Part 6	Land Use Designations	Land use designations are separated between those that typically only apply to Selkirk and those that apply to everywhere else. But, there is some crossover.	Reorganize Part 5 and Part 6 land use designations into one section with enhanced descriptions to explain where each designation (geographically) apply (e.g. within Selkirk).
	11	Part 5 & Part 6	Land Use Designations	Each land use designation has some subdivision related policies / criteria (e.g. connection to roads, services, drainage, etc.). However the policy language and topics are not consistent throughout the Plan.	Provide standard and consistent subdivision related policy / criteria in each land use designation. Note: detailed criteria may eliminate the requirement for secondary plans in some instances.
	12	Part 5 & 6	Land Use Designations	The requirement for secondary plans for future subdivisions is mentioned throughout these sections. But, secondary plans may not be needed in many situations.	Provide standard and consistent subdivision related policy / criteria in each land use designation.
	13	Appendix	Waste Water Servicing Study	Wastewater servicing plan is outdated. In addition, this type of information should be provided within a background report.	Remove this section from the Development Plan, and include any relevant wastewater servicing information within the Background Report.

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	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
PART 1 - INTRODUCTION	14		Pages 1-5	References to outdated provincial legislation.	Update with current provincial legislation references.
	15	Format	Pages 4-5	Outdated section descriptions.	Ensure the description of DP sections are consistent with revised / improved document.
	16		Page 5	Basic policy interpretation guidelines not included.	Include policy interpretation guidelines outlining the differences of “shall”, “should” and “may”.
PART 2 - CONTEXT	17		Pages 6-23	This section is not needed within a Development Plan. All information previously provided in this section will now be provided in a Background Report.	Remove entire section. Include in the “Introduction Section” a reference to the Background Report, and, that both the Development Plan and Background Report should be read in unison.
PART 4- RESOURCES, SERVICES, AND INFRASTRUCTURE	18	Airports	Pages 30-36	Unknown if references to federal rules and requirements are current.	Ensure reference to federal rules and requirements are current.
	19	Transportation	Page 37	References to active transportation, pedestrian routes / trails, bus services are outdated.	Update with current information.
	20	Transportation	Page 38	Information in 4th paragraph is no longer relevant / current.	Remove 4th paragraph.
	21	Transportation	Policy 3 (page 39)	Policy may be outdated – developments may now be required to have access to an all-weather road.	Update policy, if required, to reflect current requirements.

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PART 4- RESOURCES, SERVICES, AND INFRASTRUCTURE	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	22	Water, Hazard Lands, Flooding and Erosion	Surface Water & Drainage (Page 43)	The term “overland flooding” isn’t consistent with policy.	Change all “overland flooding” references to “overland drainage”
	23	Water, Hazard Lands, Flooding and Erosion	Page 45	Outdated information on drinking water	Update section with relevant drinking water information from the Drinking Water Plan.
	24	Water, Hazard Lands, Flooding and Erosion	Policy 3 (page 47)	Policy may be outdated – there may be new flood protection requirements for structures (habitable and non-habitable)	Update policy, if required, to reflect current requirements.
	25	Water, Hazard Lands, Flooding and Erosion	Policy 10 (page 48)	Policy is repeated. Similar policies are in “Fisheries” section of the Development Plan.	Remove repeated policy and ensure it is consolidated in appropriate section of Development Plan.
	26	Municipal Services & Infrastructure	Policy 11 (page 55)	Policy for secondary plans is already stated in Land Use policy sections.	Remove repeated policy and ensure it is consolidated in appropriate section of Development Plan.
	27	Fisheries	Policy 1-6 (page 58)	Policy is outlines / similar to policies in “Water Hazard Lands, etc.” section of the Development Plan.	Ensure riparian / fisheries policies are consolidated in appropriate section of Development Plan
	28	Wildlife & Natural Resources	Policy 1-6 (page 61)		Ensure that appropriate reference maps can be provided identifying habitat areas, wetlands, etc.
	29	Heritage	Page 63-65	Heritage sites are listed in the preamble, and may be out of date.	Update and enhance the inventory of heritage sites (more info: location, type of heritage designation, etc.) and provide in an appendix to the Development Plan.

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	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	30	Heritage	Page 66-67	The “implementation” points are providing direction for future development etc.	Review the “implementation” point and relocate under “Policies” where appropriate.
	31	Minerals	Policy 2, 4, 5, 8,	Policy direction may be out of date with current Provincial regulations.	Ensure that policy is reflective of current provincial requirements.
PART 5- LAND USE DESIGNATIONS	32	All Land Use Designations	n/a	Introductions for each land use designation includes outdated information, and some lack a description or purpose of the designation.	Refine / simplify each introduction to include a description or purpose of the designation, and any updated information.
	33	Resource & Agriculture	Policy 7 a-c Page 73-76	Land divisions for small non-agriculture parcels.	Ensure that policy is reflective of current provincial requirements (Regulation).
	34	Resource & Agriculture	Policy 7 a-c Page 73-76	There is not any direction on how these policies are to be applied / proven	Include text with a requirement for the applicant to demonstrate how they meet the policy.
	35	Resource & Agriculture	Policy 8 Page 79	No subdivisions within 400 meters of sewage lagoon or waste disposal grounds	Ensure that policy is reflective of current provincial requirements (Regulation)
	36	Resource & Agriculture	Policy 15 Page 79 & 80	Thresholds for livestock operations in each municipality	Include East St. Paul and Dunnottar in this section. Confirm Council direction.
	37	Resource & Agriculture	Implementation Page 82	The “implementation” points are providing direction for future development etc.	Review the “implementation” points and relocate under “Policies” where appropriate.

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PART 5- LAND USE DESIGNATIONS	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	38	Resource & Agriculture	n/a	Development Plan does not include policy allowing non-resource related uses that should be, and often are, found in remote / agriculture areas (e.g. sewage lagoons, transfer stations, etc.)	Discuss with Province (Agriculture & Municipal Relations) how this could be included as policy. Or, should these have "Industrial" designations?
	39	Resource & Agriculture	n/a	Development Plan doesn't include policy allowing non-resource related / residential small lots, where the "RA" land is heavily treed or forest and cannot be reasonably farmed.	Discuss with Province (Agriculture & Municipal Relations) how this could be included as policy.
	40	Agriculture Restricted	Policy 3 (Page 84)	There has been some confusion about "infill" lots and what is the minimum lot size.	Provide clarification text that new lots should be of a size that reflects the existing established character / lot sizes in the area.
	41	Agriculture Restricted	Policy 4 (Page 85)	"Conservation Subdivision" is currently only permitted in St. Clements	Discuss with the RRPD Board if this policy should include all areas that are designated as "AR" throughout the RRPD.
	42	Agriculture Restricted	Policy 12 (Page 87)	Livestock in "AR" for each municipality is listed as a maximum of 10 Animal Units.	Consolidate text into one concise policy.
	43	Rural Residential	Policy 7 & 8	These two "Home based business" and "small-scale commercial" policies are repeated in the Rural Residential "commercial" policies 19-22.	Remove Policy 10 as secondary plans are not necessary. Criteria for subdivision.

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PART 5- LAND USE DESIGNATIONS	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	44	Rural Residential	Policy 10	This policy requiring a Secondary Plan for all new development / subdivision is not necessary as criteria for subdivision / development is already provided in RR policies.	Remove Policy 10 as secondary plans are not necessary. Criteria for subdivision / development is already provided in RR policies.
	45	Rural Residential	Policy 11(d)	Requires 2 acre lot size for onsite sewage – doesn't allow for smaller lots and septic tanks.	Replace policy with standard policy for accommodating onsite wastewater disposal meeting provincial requirements.
	46	Rural Residential	Policy 11(h)	Policy isn't necessary as it references possible need for permits. Policies should outline requirements.	Remove policy.
	47	Rural Residential	Policy 13 & 14	This policy requiring a Secondary Plan for all new development / subdivision isn't necessary as criteria for subdivision / development is already provided in RR policies.	Remove Policy 13 & 14.
	48	Rural Residential	Policy 15	Policy 15 relates to transportation criteria for new subdivisions. This should be included with other subdivision criteria listed in Policy 12.	Move Policy 15 into Policy 12 (subdivision / development criteria).

7. CURRENT DISTRICT DEVELOPMENT PLANS

PART 5- LAND USE DESIGNATIONS	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	49	Rural Residential	Policy 16	This environmental related Policy is redundant as it's already addressed in another section.	Remove policy.
	50	Resort	Policy 6 & 8	These flood protection and riparian protection policies are redundant as they're addressed in another section.	Remove policy.
	51	Resort	Policy 13 & 15	These two policies address the same topic.	Combine Policy 13 & 15.
	52	Resort	Policy 18 & 19	Requirement for Secondary Plans may not be needed if standard criteria for subdivisions are provided.	Provide criteria for subdivision / development, and refine the Secondary Plan policy to give direction on when they are needed.
	53	Resort	Policy 21	This policy provides too much detail for onsite wastewater disposal.	Simplify policy and refer to Province of MB jurisdiction.
	55	Resort	Policy 22	Policy gives direction on potable drinking water, which could be refined to reflect provincial standards.	Simplify policy and refer to Province of MB jurisdiction.
	55	Resort	Policy 23	Policy should be grouped with other development related policy.	Incorporate policy into a standard list of development / subdivision criteria.

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PART 5- LAND USE DESIGNATION	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	56	Settlement Centre	n/a	Additional or refined policy is required to clarify that Settlement Centers can accommodate a range of housing options. Additional policy direction should be provided to clarify where multi-family should be located.	Include policy supporting a range of housing options, and, provide direction or criteria on where multi-family residential should be located.
	57	Settlement Centre	Policy 9, 10, 11	Requirement for Secondary Plans may not be needed if standard criteria for subdivisions are provided.	Provide criteria for subdivision / development, and refine the Secondary Plan policy to give direction on when they are needed.
	58	General Development	Policy 5	There is a lack of direction or criteria for residential subdivisions.	Provide standard and consistent subdivision related policy / criteria.
	59	General Development	Policy 7 & 8	Requirement for Secondary Plans may not be needed if standard criteria for subdivisions are provided.	Provide criteria for subdivision / development, and refine the Secondary Plan policy to give direction on when they are needed.
	60	General Development	Commercial and Industrial Policies	Industrial uses are not allowed in this designation, but the title includes industrial.	Remove “industrial” reference in title.

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	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
PART 5- LAND USE DESIGNATION	61	General Development	Policies 18, 19 & 24	Policies are redundant – they reference that regional commercial, industrial, and institutional uses are only allowed in “Regional Commercial” “Industrial” and “Regional Institutional” designations.	Remove policy 18, 19 & 24
	62	Industrial & Business Park	n/a	Current policies do not differentiate between Industrial and Business Park.	Refine policies to make distinction between Industrial and Business Park.
	63	Industrial & Business Park	Policy 2 & 4	Policies forgot to mention Business Park.	Include reference to “Business Park”.
	64	Industrial & Business Park	Policy 14	Policy is redundant, as this is already a requirement under <i>The Planning Act</i> .	Remove Policy 14
PART 6- CITY OF SELKIRK	65	Urban Neighbourhood	Policy 1	Policy 1 is worded as a statement, not a policy, and therefore isn’t appropriate in the policy section.	Remove Policy 1
	66	Urban Neighbourhood	Policy 8	Policy references Planed Unit Development (PUD) and <i>The Planning Act</i> removed PUD’s in 2006.	Refine policy to clarify purpose of PUD and when it should be utilized.

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PART 6- CITY OF SELKIRK	Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
	67	Urban Neighbourhood	Policy 10	Policy purpose is to reference general forms of multifamily housing but the term “four-plex” is too specific.	Replace reference to “four-plex” with “townhouse”
	68	Urban Neighbourhood	Policy 10 (b)	The term “major arterial street” is too specific for Selkirk.	Replace “major arterial street” with the more general term of “major transportation corridors”.
	69	Urban Neighbourhood	Policy 10	Policy doesn’t differentiate between lower and higher density multi-family and where they could be located.	Provide some policies to give direction to locating lower density vs. higher density.
	70	Urban Neighbourhood	Policy 11	Policy is redundant as it is already captured in other policy.	Remove Policy 11.
	71	Urban Neighbourhood	Policy 12 & 13	Not sure what “specific purpose housing” or “special needs housing” is referring to.	Clarify policy purpose and refine.
	72	Regional Recreation and Open Space	n/a	The section lacks specific direction on the uses and structures that are permitted in Regional Recreation and Open Space.	Include a policy specifying events, facilities and structures that support recreation are permitted in these designations.
	73	Regional Recreation and Open Space	Implementation points	These “Implementation” points are written as policy direction.	Include these as policies within the Development Plan.

7. CURRENT DISTRICT DEVELOPMENT PLANS

Item #	Development Plan Section	Identified Policy / Page	Challenge / Opportunity	Proposed Change
74	Regional Commercial & Institutional	n/a	These two uses are combined in one section, however they are not related land uses, and are illustrated as separate land uses on the Policy Map.	Re-organize Regional Commercial & Regional Institutional objectives and policies into separate sections.

7.3. Map Refinements to Existing Development Plan

A review of Selkirk and District Development Plan By-law No. 190/08 policy maps was undertaken, in order to identify required refinements. Specifically, to identify situations where the current existing land use patterns are not reflected on the policy maps. This review involved comparing the Development Plan policy maps to maps illustrating the existing land use patterns, which are provided in Section 2 (Community Profiles) of this report.

The table below outlines the result of that review and lists suggested refinements to the Development Plan policy maps to bring existing uses into conformance with the appropriate Development Plan land use designation.

Table 57 Recommended Policy Changes					
Item #	Municipality	Property Location	Current Designation	Current Use of Property	Proposed Designation Change
1	West St. Paul	1944 Miller Rd. Roll# 306350 NE 28-12-3E	Resource & Agriculture	Province of Manitoba Public Works	Business Park
2	West St. Paul	Multiple properties south of Grassmere Road, and east of PTH 8	Resource & Agriculture	Farming & vacant land	Settlement Centre
3	St. Clements	Multiple Properties around Ross Farm Road, Dunning Road, and Coronation Road	Agriculture Restricted	59'er Store, Pineridge Village Mobile Home Park, wastewater lagoon, residential lots	General Development
4	St. Clements	Roll# 605300 Ne 29-15-7E	Resource & Agriculture	St. Clements Libau Regional Landfill and Recycling Facility	Industrial

7. CURRENT DISTRICT DEVELOPMENT PLANS

Item #	Municipality	Property Location	Current Designation	Current Use of Property	Proposed Designation Change
5	St. Andrews	9784 HWY 8 Roll# 603750 NE 12-17-3E	Business Park	Undeveloped Land	Resource & Agriculture
6	St. Andrews	868 Whytewold Rd. Roll # 624100 NW 8-17-4E	Resource & Agriculture	Village of Dunnottar Waste Disposal Grounds	Industrial
7	St. Andrews	Kernstead Rd. Roll# 641740	Resource & Agriculture	Town of Winnipeg Beach Lagoon	Industrial
8	St. Andrews	Multiple properties along Henry Rd., east of Gimli Trail.	Agriculture Restricted	Existing single-family	Rural Residential
9	St. Andrews	Multiple properties along Wavey Creek Rd. SW 15-15-4E	Resource & Agriculture	Existing single family homes on lots that are 2 to 5 acres in size	Rural Residential
10	St. Andrews	897 Henry Rd. Roll# 553200	Resource & Agriculture	Existing manufacturing business- Netley Mill Work	Business Park

7.4. Including Dunnottar and East St. Paul

A review of the RM of East St. Paul Development Plan (By-law No. 2007-14) and the Village of Dunnottar Development Plan (By-law No. 820/05) was undertaken to identify how these two municipalities could be incorporated into one Development Plan for the entire Planning District.

7.4.1. Village of Dunnottar

General Policies

The Village of Dunnottar Development Plan (By-law No. 820/05) includes policies related to land development requirements (e.g. drainage, municipal services, transportation and utilities), and protection of specific lands and resources (e.g. fisheries, wildlife, heritage, mineral resources, hazard lands and shoreline protection). These policies are similar to those found within the overall Development Plan (Selkirk and District Development Plan By-law No. 190/08). Therefore, there is no need for additional policies or policy sections when including Dunnottar into the updated overall Development Plan.

Land Use Designation Policies

In terms of land use designations and policies, only three designations are included in the Village of Dunnottar Development Plan. These include: (1) Commercial Areas; (2) Open Space, Parks and Recreational Areas; and (3) Residential Areas. These designations and their policies aim to:

7. CURRENT DISTRICT DEVELOPMENT PLANS

- Allow existing commercial developments to remain;
- Provide open space, park and recreational development, and seek dedication of land along the Lake Winnipeg shoreline to establish additional community open space; and
- Allow residential development in the form of single family dwellings.

It should also be noted that the Dunnottar Development Plan includes policies restricting the establishment of agriculture and livestock operations.

Taking the purpose of Dunnottar's land use designations into account, along with the fact that the Village of Dunnottar is described as a summer resort community (as noted in Section 2.2.2 - Village of Dunnottar Community Profile), it is recommended that the Village of Dunnottar be incorporated into the Development Plan as a "Settlement Centre" (SC) designation. The "Settlement Centre" (SC) designation, which is currently found within the overall Development Plan (Selkirk and District Development Plan By-law No. 190/08), is given to areas that function as administrative and service centres for their respective municipality. In addition, this designation is given to areas within the RRPD that have similar characteristics to Dunnottar (e.g. Petersfield, Grand Marais). Map 33 and Map 34 illustrate the current and proposed land use designations. Some additional "Settlement Centre" (SC) policy direction may be needed in order to capture Dunnottar's unique character. These could include:

- Identifying specific location for commercial uses (e.g. along Gimli Road, Matlock Road, and Whytewold Road);
- Continuing the connection of shore lands for public open space; and
- Restricting residential development to single family dwellings, or allowing multi-family dwellings in specific locations.

7. CURRENT DISTRICT DEVELOPMENT PLANS



VILLAGE OF DUNNOTTAR DEVELOPMENT PLAN - CURRENT

- Commercial
- Open Space, Park, and Recreation
- Residential
- Municipal Boundary

Not To Scale. For Discussion Purposes Only.





Map 33 Village of Dunnottar Current Development Plan

7. CURRENT DISTRICT DEVELOPMENT PLANS



VILLAGE OF DUNNOTTAR DEVELOPMENT PLAN - PROPOSED

-  Municipal Boundary
-  "Settlement Centre"

Not To Scale. For Discussion Purposes Only.



Map 34 Village of Dunnottar Proposed Development Plan

7. CURRENT DISTRICT DEVELOPMENT PLANS

7.4.2. East St. Paul

General Policies

The RM of East St. Paul Development Plan (By-law No. 2007-14) includes policies related to land development requirements (e.g. transportation, urban design, municipal services, etc.) and protection of specific lands and resources (e.g. hazard lands, cultural / heritage resources, water stewardship, etc.). These general policies are similar to those found within the overall Development Plan (Selkirk and District Development Plan By-law No. 190/08). Therefore, there is no need for additional policies or policy sections when including East St. Paul into the updated overall Development Plan.

Land Use Designation Policies

In terms of land use designations and policies, the RM of East St. Paul has twelve (12) designations, which provide a range of urban (e.g. residential neighbourhoods, commercial and industrial) and rural uses (e.g. limited farming, rural residential). However, when looking at the existing land use patterns and characteristics, the RM of East St. Paul can be organized into four (4) geographic areas, which are described as follows:

1. Birds Hill Town Site & East St. Paul Proper

- Area located along Birds Hill Road at the heart of the community that includes the municipal offices, local shopping and services, and a range of residential types.
- The area located north of the Winnipeg boundary, east of the Red River and west of PTH 59, that is primarily a residential area with ancillary services (schools, recreation, neighbourhood commercial, etc.).

2. East of PTH59

- Area located east of PTH 59, north of the Winnipeg boundary, and west of the Springfield boundary.

3. Garven Road North

- Rural residential area located north of Garven Road and east of PTH 59.

4. Northern Area

- Rural residential and farming area generally located north of the existing residential neighbourhoods and up to the St. Clements boundary.

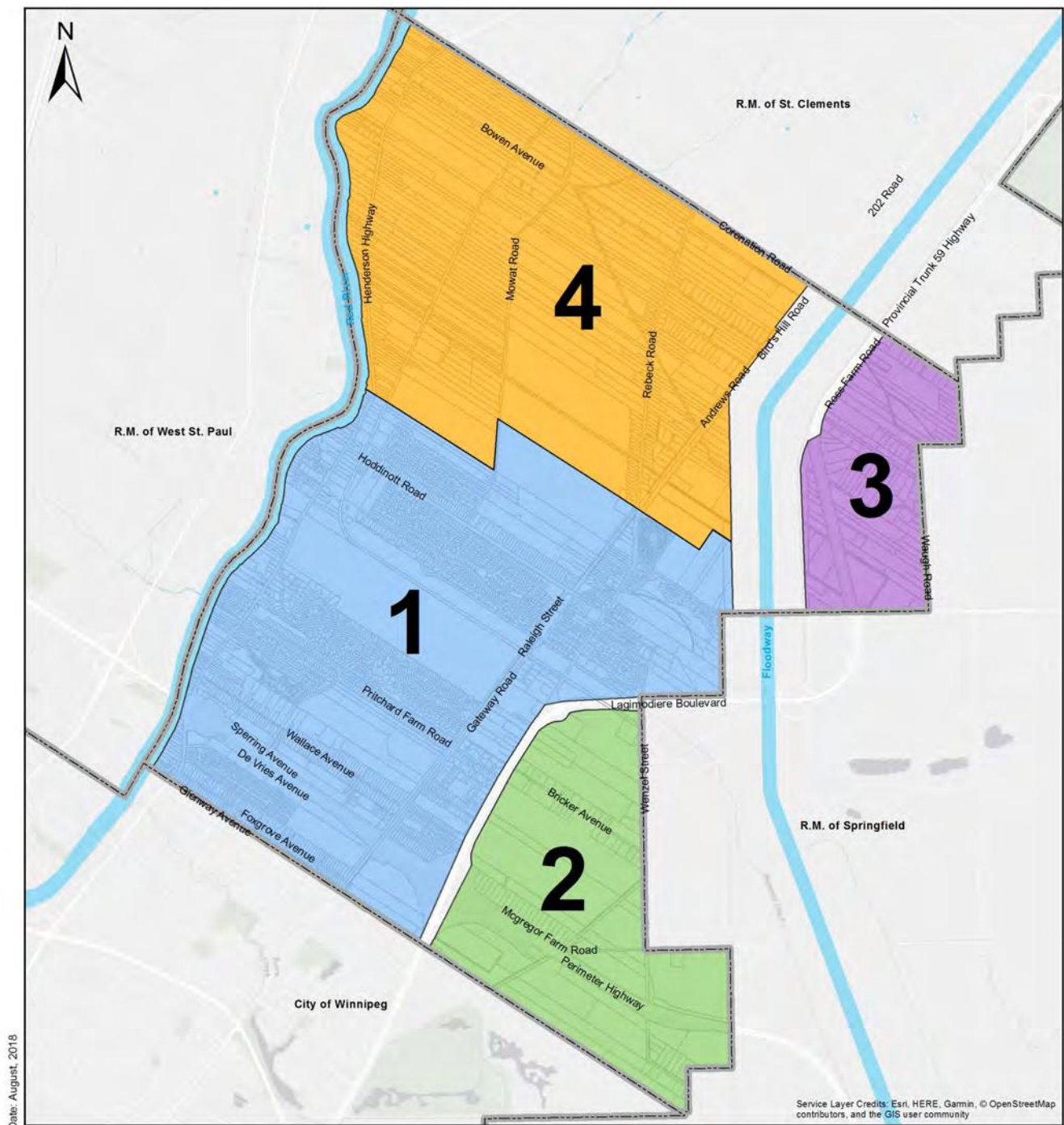
Table 58 and Map 35 illustrate the general boundaries of these areas, and describes how these areas could be designated under the overall Development Plan for the entire Planning District, while Map 36 and Map 37 illustrate current and proposed land use designations.

7. CURRENT DISTRICT DEVELOPMENT PLANS

**Table 58 Land Use Designation Translation
(East St. Paul Development Plan - Overall Development Plan)**

Map Area	Area Description	Current Designations		Proposed Designation	Rationale for Change
1	Birds Hill Town site & East St. Paul Proper	TMU SR1 SR2 COM REC	SRR IND RI BLR	“SC” Settlement Centre “I” Industrial (for Imperial Oil Site)	This area functions as the administrative and service centre for the municipality, which is the purpose of a Settlement Centre. The Imperial Oil site is within this area, and is the only heavy industrial site in East St. Paul.
2	East of 59	IND COM RL REC LCR		“GD” General Development “BP” Business Park	This area is established with industrial uses in the northern portion, and limited residential developments with opportunities to expand.
3	Garven Road North	RL		“RR” Rural Residential	This area is already established with single-family houses on larger rural lots that rely on private on-site water and wastewater services.
4	Northern Area	RL		“RR” Rural Residential “AR” Agriculture Restricted	Properties along major roadways (e.g. Henderson Highway, Rebeck Road, etc.) are developed with single-family houses on larger rural lots that rely on private on-site water and wastewater services. Other properties consist of undeveloped land currently used for smaller-scale agriculture or market gardens.

7. CURRENT DISTRICT DEVELOPMENT PLANS



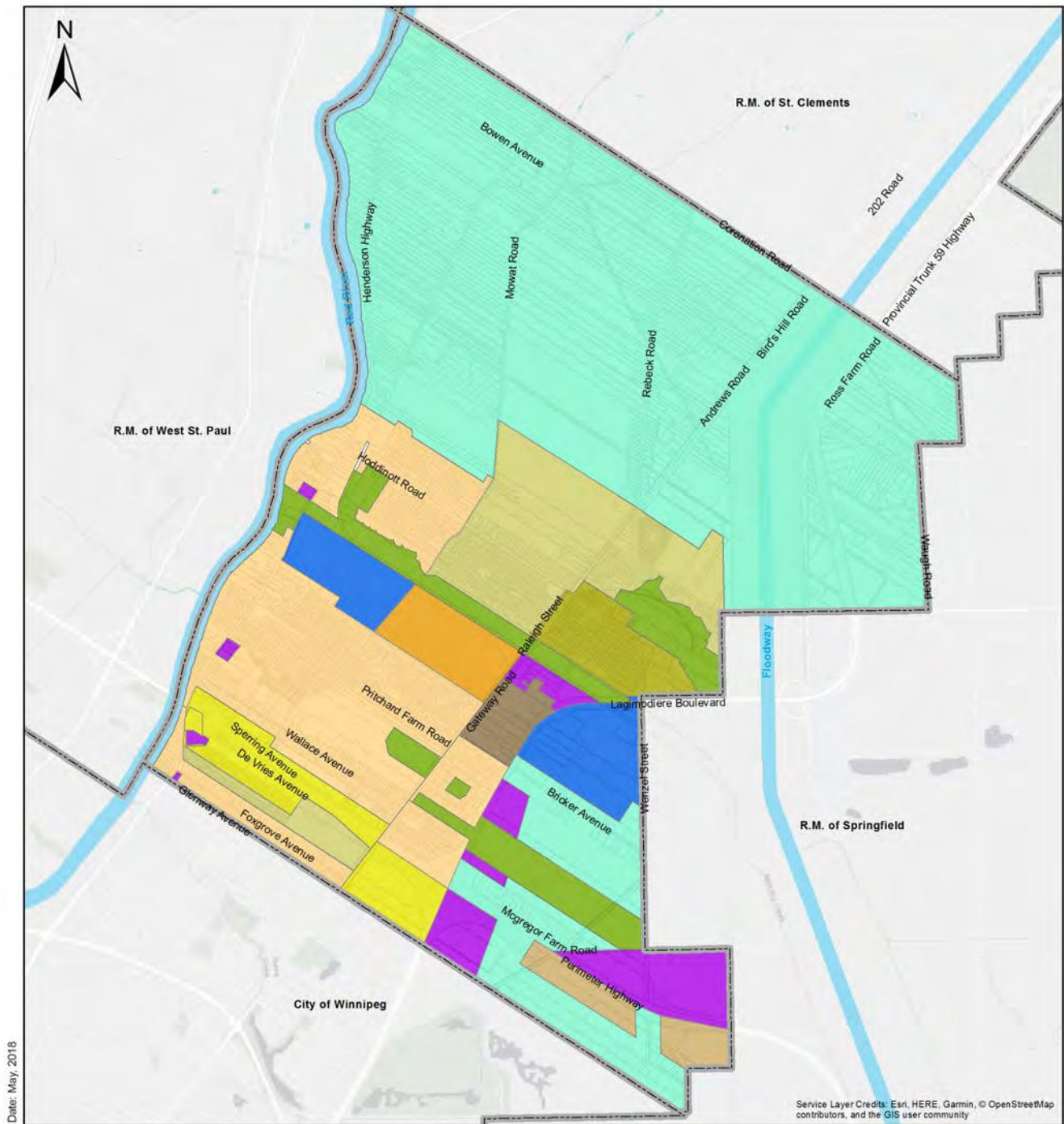
R.M. of EAST ST. PAUL IDENTIFIED AREAS

- Municipal Boundary
- Area 1 Settlement Centre / Industrial (Imperial Oil)
- Area 2 General Development / Business Park
- Area 3 Rural Residential
- Area 4 Rural Residential / Agriculture Restricted

Not to Scale. For Discussion Purposes Only.



7. CURRENT DISTRICT DEVELOPMENT PLANS



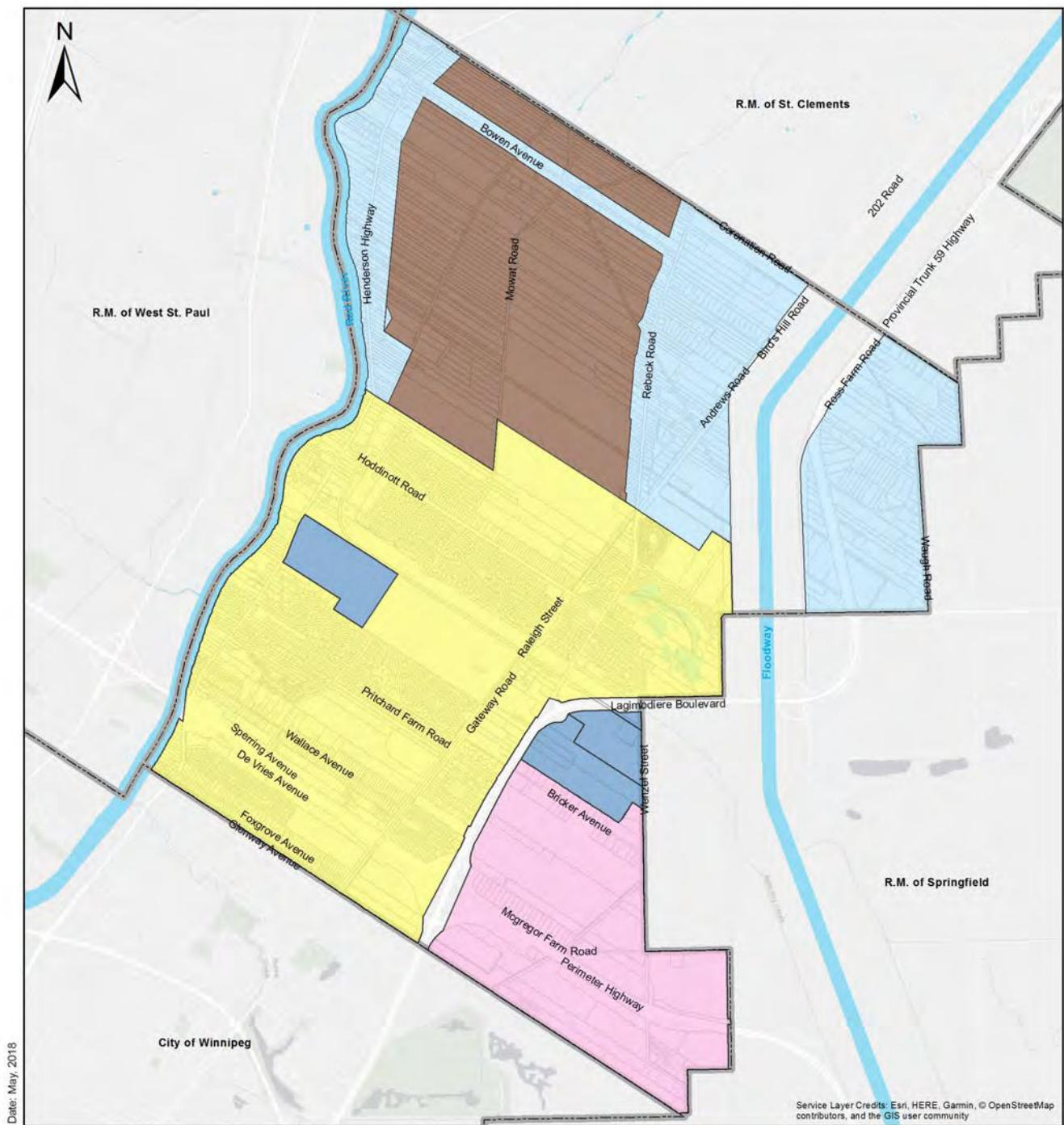
R.M. of EAST ST. PAUL DEVELOPMENT PLAN - CURRENT

- | | |
|--|-------------------------------------|
| Municipal Boundary | Mixed Use Residential/Institutional |
| Mixed Use Business/Limited Residential | Rural Limited |
| Commercial | Serviced Residential 1 |
| Industrial | Serviced Residential 2 |
| Mixed Use Limited Commercial/Residential | Serviced Residential Reserve |
| Recreation/Open Space | Mixed Use Townsite |

Not to Scale. For Discussion Purposes Only.



7. CURRENT DISTRICT DEVELOPMENT PLANS



R.M. of EAST ST. PAUL DEVELOPMENT PLAN - PROPOSED

- | | | | |
|--|------------------------|--|----------------------------|
| | Municipal Boundary | | Industrial / Business Park |
| | Agriculture Restricted | | Rural Residential |
| | General Development | | Settlement Centre |

Not to Scale. For Discussion Purposes Only.



Map 37 RM of East St. Paul Proposed Development Plan

7.5. Findings: Current District Development Plans

This section has provided a profile for the current Development Plans, and outlines how the existing RRPD Development Plan (*Selkirk and District Development Plan By-law No. 190/08*) can be improved, and how both the East St. Paul and Dunnottar Development Plans can be included into the RRPD Development Plan (*Selkirk and District Development Plan By-law No. 190/08*).

In terms of general improvements to the existing RRPD Development Plan (*Selkirk and District Development Plan By-law No. 190/08*), over seventy (70) text and ten (10) map improvements are suggested, which are aimed at: improving clarity of policies; correcting land use designation errors, and addressing arising land use conflicts.

In reviewing the East St. Paul and Dunnottar Development Plans, it has been found that the general policies (e.g. transportation, urban design, municipal services, protection of natural resources, etc.) within all three Development Plans are similar. In terms of including East St. Paul and Dunnottar into the land use designations currently found within the RRPD Development Plan (*Selkirk and District Development Plan By-law No. 190/08*), a review was completed which compared land use patterns to the purpose of the exiting land use designation. Through this review it was identified that Dunnottar can be incorporated into the RRPD Development Plan (*Selkirk and District Development Plan By-law No. 190/08*) by designating the entire Village as a “SC” Settlement Centre designation. Further, East St. Paul can be incorporated into the RRPD Development Plan by using six (6) of the existing RRPD Designation: “SC” Settlement Centre; “I” Industrial; “GD” General Development; “BP” Business Park; “RR” Rural Residential; and “AR” Agriculture Restricted. All of this combined makes incorporating East St. Paul and Dunnottar into one Development Plan a relatively simple task.

8. SUMMARY OF FINDINGS

8.1. Introduction

The following section begins by summarizing the highlights of the research findings from each of the previous topic sections. It concludes with outlining identified implications of those findings for the Red River Planning District. These collective findings and identified implications are based on the review and analysis of the data obtained.

8.0 SUMMARY OF FINDINGS

8.2. Findings Highlights

Community Profile

- Population is increasing throughout the Planning District and the average number of persons per household is decreasing.
- With the exception of Selkirk, which has a diversified range of housing, single family homes are the predominant form of housing within the Planning District representing 83% to 99% of all dwelling types which are valued at an average cost of approximately \$300,000.
- Seniors (65 years plus) and those nearing retirement (55-64 years old) represent a significant portion of the overall population and this group is increasing.
- In St. Clements, St. Andrews, and East St. Paul, children and young to middle age adults (0-14 and 25-44 years old) have been decreasing over time.
- It appears that there is land available for future residential development throughout the Planning District.
- The City of Selkirk appears to have a range of housing options available to accommodate its diversified population (various age and income levels).

Future Growth

- Market research and analysis projects that there will be a demand over the next 20 years for additional residential dwellings in all of the RRPD's municipalities. Furthermore, the market research and analysis concludes that there is a demographic shift that is resulting in a demand for additional multi-family housing units – an aging population is looking for housing choice beyond single-family units, and, there are limited affordable housing options for the younger population.
- West St. Paul and East St. Paul will experience “spillover” demand for residential development, especially for multi-family units, from the City of Winnipeg.
- Most of the RRPD municipalities have enough vacant and designated land to support future residential demand / development. The RM of East St. Paul has a shortfall of vacant and designated residential land to support future growth.
- Market research and analysis projects that there will be a demand over the next 20 years for additional employment land development (industrial and commercial) dwellings in all of the RRPD's municipalities
- Within the RRPD, West St. Paul, St. Andrews, and St. Clements are best suited to alleviate the current shortfall of employment lands within the Capital Region.

- Due to its location, being further east of the western transportation hubs in the CMA, it is expected that future employment land development in East St. Paul will be in the form of mixed-use commercial / residential type incorporated into developed neighborhoods where services and retail are needed.
- The RM of St. Andrews is the only municipality where it appears there could be a shortfall of vacant and designated land to support future employment land development. The development of their industrial lands will need to be monitored in order to ensure that supply keeps up with demand.

Natural Resources and Hazard Lands

- There are a variety of natural resources and hazard lands found throughout the Planning District.
- Some of the natural resources and hazard lands may be in close proximity to future development areas. Development in these areas may be limited in order to avoid negative impacts to the natural resource or to the development and its occupants.

Infrastructure

- Transportation routes are an integral component to the built urban environment, and there is good access throughout the Planning District via major transportation corridors.
- The Winnipeg-Selkirk Corridor is a proposed future transportation route which would improve the automobile transportation between Winnipeg and Selkirk. Some of the proposed route alignment travels across private land.
- The demand for drinking water on the Planning Districts water supply (Upper Carbonate Aquifer) will increase as the population grows. Currently, due to a lack of monitoring private water wells (province wide) it isn't known exactly how much drinking water is being drawn from the aquifer, or, the supply levels of the aquifer.
- Areas along the Red River are restricted from installing private onsite septic fields due to failing septic fields polluting the environment. A Centralized piped wastewater (sewer) system in areas along the Red River would be beneficial to alleviate negative impacts of failing septic fields.
- Some of the RRPD municipalities have taken steps to install and / or expand municipal piped services throughout their municipalities.

8.0 SUMMARY OF FINDINGS

Heritage and Community Assets

- There are a variety of sites throughout the Planning District that have been identified as heritage assets, with some given federal and / or provincial designations and protection from demolition or re-development. Other sites are identified as heritage assets only by the municipality and do not have any protection from demolition or re-development.
- The majority of health services for residents within the Planning District are found in the City of Selkirk.

Current District Development Plans

- Over seventy (70) text and ten (10) map general improvements are suggested to the existing Development Plan (Selkirk and District Development Plan By-law No. 190/08). These general improvements aim to improve clarity of policies by reorganizing and simplifying text, addressing outdated references and outdated maps, removing redundant policies and outdated policies, correcting land use designation maps where properties have been previously assigned an incorrect designation, and addressing arising land use conflicts (e.g. municipal industrial uses like sewer lagoons and transfer stations in agriculture areas, forested areas designated for agricultural use).
- The general policies (e.g. transportation, urban design, municipal services, protection of natural resources, etc.) found within both the Village of Dunnottar and East St. Paul Development Plans are similar to those already within the RRPD Development Plan.
- The Village of Dunnottar can be incorporated into the RRPD Development Plan by designating the entire community as a “SC” Settlement Centre designation. Plus, some Dunnottar specific policies should be incorporated to capture the Village’s unique character.
- The RM of East St. Paul has twelve (12) designations within their Development Plan. It is recommended that East St. Paul can be incorporated into the RRPD Development Plan by using 6 of the existing RRPD Designation: “SC” Settlement Centre; “I” Industrial; “GD” General Development; “BP” Business Park; “RR” Rural Residential; and “AR” Agriculture Restricted.

8.3. Implications of Findings Highlights

- With population increasing and persons per household decreasing, this means that there will be a demand for additional residential units throughout the Planning District.
- With single-family homes as the predominant form of housing within the Planning District, there appears to be a lack of housing options for seniors looking to downsize or obtain lower maintenance housing.

8. SUMMARY OF FINDINGS

- With the predominant form of housing within the Planning District being single-family homes average cost of approximately \$300,000, the population of children and adults aged 25-44 years old may be decreasing due to this demographic group seeking affordable housing options outside of the Planning District.
- With the two demographic groups of aging and younger population seeking alternative and/or more affordable forms of housing, consideration should be given to allowing multi-family developments.
- With there being a lack of land designated in East St. Paul to accommodate the projected residential growth, new areas for growth should be identified and designated appropriately.
- With there being a shortage of employment lands (industrial and commercial) within the Capital Region, the development of employment lands in West St Paul, St. Andrews and St. Clements should be monitored to ensure there is an ongoing adequate to accommodate future growth.
- With areas along the Red River planned for future residential growth, and with failing septic fields in these areas new development should be required to connect to a centralized piped wastewater (sewer) system in order to alleviate negative impacts of failing septic fields.
- With a lack of information on the available amount of drinking water, or an accurate tally of how much is being used, it will be difficult to determine if there is an adequate supply of water in new development areas. The RRPD Board may want to consider working with The Province and development proponents to ensure there will be adequate drinking water resources for the location of development proposals. Likewise, the RRPD Board may also want to consider requiring, encouraging, or incentivising the inclusion of water conservation practices into new developments (e.g. grey water recycling, composting toilets, etc.)
- With the Winnipeg-Selkirk Corridor not yet constructed, and its planned route across private lands, development on these lands may be limited in order to avoid land use conflicts for this future roadway project.
- With municipal recognized heritage sites not having any protection from demolition or re-development, these heritage assets are at risk of being lost to development.
- With the majority of health services found within the City of Selkirk, those who live outside of Selkirk and are mobility impaired or who don't have easy access to a personal automobile (e.g. seniors who no longer drive), accessing health care may be challenging.
- With a number of challenges and opportunities for improvement being identified for the current RRPD Development Plan (Selkirk and District Development Plan By-law No. 190/08), and by incorporating the Village of Dunnottar and the RM of East St. Paul into the this Development Plan, a variety of improvements will need to be undertaken.

9. MUNICIPAL AND PUBLIC PARTICIPATION

9.1. Introduction

Once completed and adopted, the updated Development Plan will outline the Planning District's future vision for land use and development, which will be articulated and implemented through related policies and policy maps. Further, these policies and policy maps will apply to land (public and private) within the Planning District's member municipalities. Because the Development Plan will apply to land within the Planning District's member municipalities, the RRPD Board believes it is important for its member municipalities and the public to participate in the process of updating the Development Plan. This section outlines the input received from both its member municipalities (Council and administration), and the public.

9. MUNICIPAL AND PUBLIC PARTICIPATION

9.2. Municipal Participation

The Planning District's member municipalities (Council and administration) participated in a "joint information session" on February 28th, 2018. At this information session participants were provided preliminary findings from the background research, and, had an opportunity to discuss those findings and share their thoughts on development within the municipalities. Following this event, the RRPD met multiple times with each municipality individually from March to July 2018 to ensure that all of their input was recorded correctly, and that nothing was missed. In addition, these follow-up meetings were an opportunity for the municipalities to review requests received from ratepayers to re-designate their land, and make recommendations. The input collected from these events are summarized below and organized by municipality.

9.2.1. Village of Dunnottar

- The designation of Settlement Centre with its applicable land uses seems to fit. However, the Village of Dunnottar does not like the term "Settlement Centre" as it could be seen to have negative connotations with regards to First Nations and the Truth and Reconciliation Commission. Perhaps the term "Settlement Centre" could be replaced with something else.
- It is important to recognize the Village of Dunnottar's municipal boundaries, and that they are a separate municipal entity within the RRPD.
- The Village of Dunnottar is concerned with drinking water quality and quantity, and, the impact of industrial and commercial properties in other municipalities drawing from the same aquifer. The Village of Dunnottar's artisan wells are important, and the Village supports additional policies for controls and measurements for drinking water usage.
- There is interest within the Village for multi-family housing (low density, low height). However, at the present time the existing infrastructure cannot support multi-family development.

9. MUNICIPAL AND PUBLIC PARTICIPATION

Development Plan Re-designation Requests Received from Rate Payers:

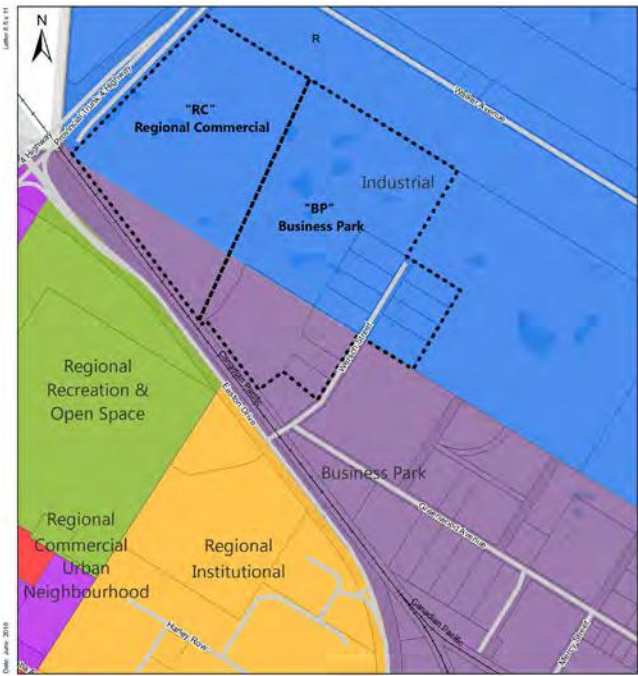
Location:	32 Whytefold Rd.	
Current Designation:	Parks and Recreation	
Proposed Designation:	Residential	
Council Recommendation:	Yes	
Council Rationale:	This re-designation will be accommodated by the proposed map changes.	

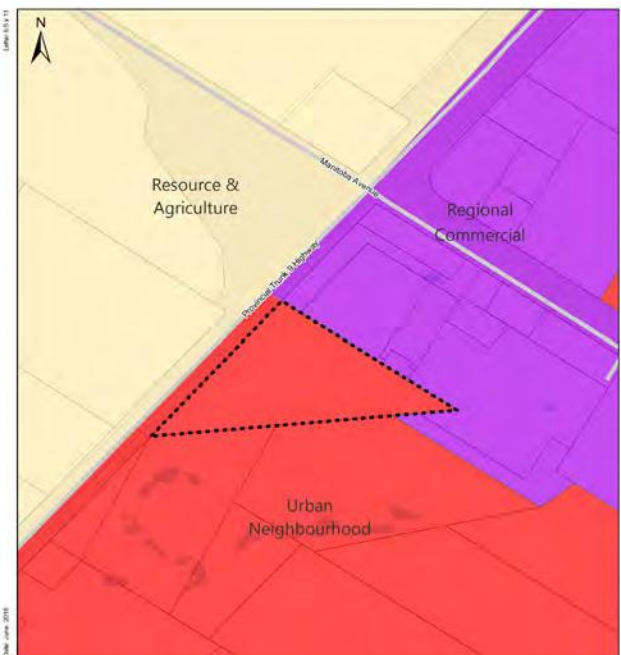
9.2.2. City of Selkirk

- The proposed Winnipeg-Selkirk Corridor can be a hindrance for future land use planning. Is there a timeline on when this will be constructed? Should land around the Winnipeg-Selkirk Corridor be re-designated?
- Industrial and Business Park policies need to be refined to make a clear distinction between these two land uses.
- Planned Unit Developments (PUD) have been a good tool and should be retained, unless there is another tool that can replace it?
- The implementation of drinking water conservation standards could look very different between municipalities.


9. MUNICIPAL AND PUBLIC PARTICIPATION

Development Plan Re-designation Requests Received from Rate Payers:

Location:	East Drive / Wersch Street	
Current Designation:	Business Park and Industrial	
Proposed Designation:	Regional Commercial, Business Park, and Industrial	
Council Recommendation:	Yes	
Council Rationale:	Attract and promote commercial development along Highway #9 and strengthen City's role as a regional hub for commerce and recreation. Make smooth transition from regional commercial to business park to promote and strengthen small and medium size businesses along already created 11 business park lots. Leave rest of the area as Industrial to accomodate any future light to heavy industrial operation.	

Location:	Highway #9	
Current Designation:	Urban Neighbourhood	
Proposed Designation:	Regional Commercial	
Council Recommendation:	Yes	
Council Rationale:	This land is surrounded by HWY #9 (west), Selkirk Crossing (north), and old landfill (east). Regional Commercial designation will bring this land out of isolation and will help in attracting highway commercial development. It will strengthen Selkirk Crossing while adding commercial land south of it.	

9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	Eveline Street along Selkirk Park	
Current Designation:	Urban Neighbourhood and Downtown Mixed Use	
Proposed Designation:	Regional Recreation and Open Space	
Council Recommendation:	Not at this time	
Council Rationale:	This land is strategically located along Selkirk Park. The long-term vision is to develop parks and recreation facilities on these lands to strengthen the delivery of recreational activities as per the City of Selkirk Strategic Plan.	

9. MUNICIPAL AND PUBLIC PARTICIPATION

9.2.3. RM of East St. Paul

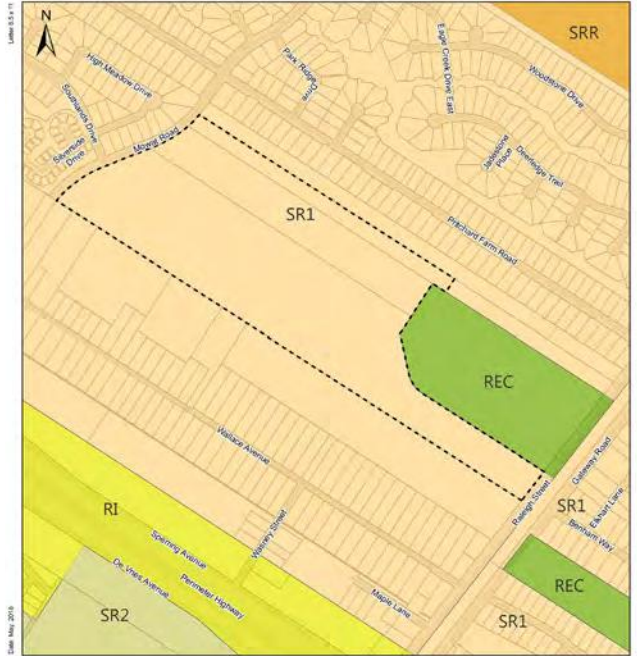
- A challenge facing the RM of East St. Paul is how to accommodate an ageing population, and bring back younger families.
- Criteria for multi-family residential development (e.g. where it should be located) would be helpful.
- The proposed designations and how to “fit” East St. Paul into the Development Plan appear to make sense.
- Consider policies to establish the Birds Hill townsite as a special place in the community.


Development Plan Re-designation Requests Received from Rate Payers:

Location:	Raleigh St. / DeVries Avenue
Current Designation:	Serviced Residential 2 (SR2)
Proposed Designation:	Mixed Use / Residential / Institutional
Council Recommendation:	N/A
Council Rationale:	This re-designation will be accommodated by the proposed map changes.

Labeled R 5.5.11

9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	Raleigh St.	
Current Designation:	Serviced Residential 1 (SR1)	
Proposed Designation:	Residential	
Council Recommendation:	N/A	
Council Rationale:	This re-designation will be accommodated by the proposed map changes.	

Location:	2360 and 2370 Henderson Hwy.	
Current Designation:	Serviced Residential (SR1)	
Proposed Designation:	Mixed Use / Residential / Institutional	
Council Recommendation:	N/A	
Council Rationale:	This re-designation will be accommodated by the proposed map changes.	

9. MUNICIPAL AND PUBLIC PARTICIPATION


9.2.4. RM of West St. Paul


- The RM of West St. Paul has enabled policy to encourage a range of housing options.
- The Rockwood Sensitive Area, and the constraints this area has on drinking water, continues to be a challenge for new development. Perhaps piped water could be extended to the areas affected by the Rockwood Sensitive Area.
- It is expected that new development in emerging areas (e.g. Middlechurch, Main Street, etc.) will be required to connect to piped municipal water and sewer.
- The RM of West St. Paul already has a good inventory of designated land for future growth.
- Continue to encourage infill development along the Red River Corridor.
- Regional solutions are needed for regional drainage challenges.
- The RM of West St. Paul needs to retain young families.
- Focus on Sunova Centre as a community hub with connections to it (e.g. trails and access).

Development Plan Re-designation Requests Received from Rate Payers:

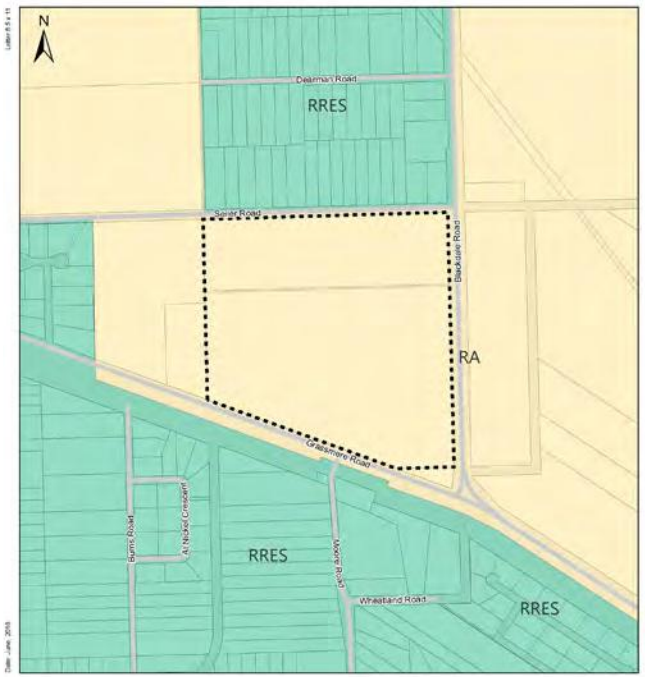
Location:	197 Fulsher Road	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Agriculture Restricted (AR)	
Council Recommendation:	Yes	
Council Rationale:	This land is considered non-farmable and is suitable for development purposes. Re-designating to Agriculture Restricted would be consistent with the designation across the street.	


9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	Grassmere / Poneida	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Rural Residential (RR)	
Council Recommendation:	Yes	
Council Rationale:	Land is considered non-farmable and is suitable for development purposes. Re-designating to Rural Residential would be consistent with surrounding designations.	

Location:	1504 Blackdale	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Rural Residential (RR)	
Council Recommendation:	Not at this time	
Council Rationale:	Not appropriate at this time. Perhaps it could be considered for re-designation when municipal services become available.	

9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	Grassmere Rd. at Blackdale Rd.	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Rural Residential	
Council Recommendation:	Yes, with considerations.	
Council Rationale:	The Rural Residential designation is a natural expansion of the existing Rural Residential, but future development may be required to connect to municipal services (water and sewer).	

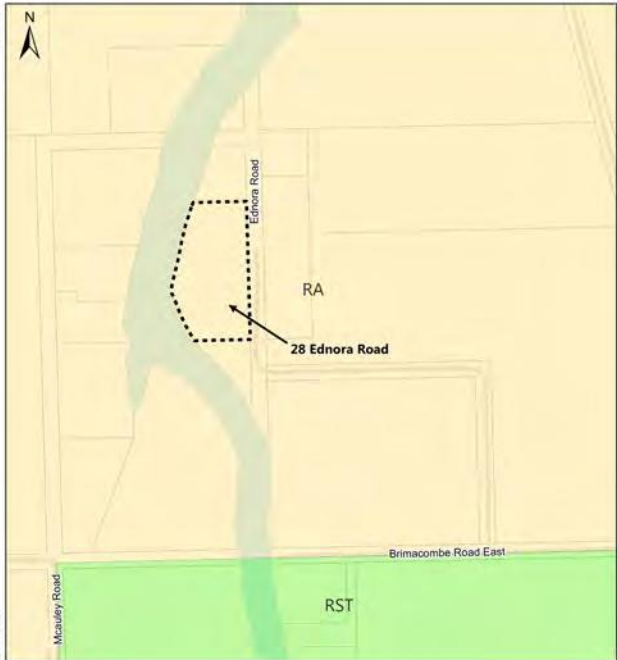
Location:	Holmes Rd.	
Current Designation:	Rural Residential (RR)	
Proposed Designation:	Commercial Highway (CH) or Business Park (BP)	
Council Recommendation:	No	
Council Rationale:	It does not work within the context of the surrounding area, especially considering the emerging residential neighbourhood.	

9. MUNICIPAL AND PUBLIC PARTICIPATION

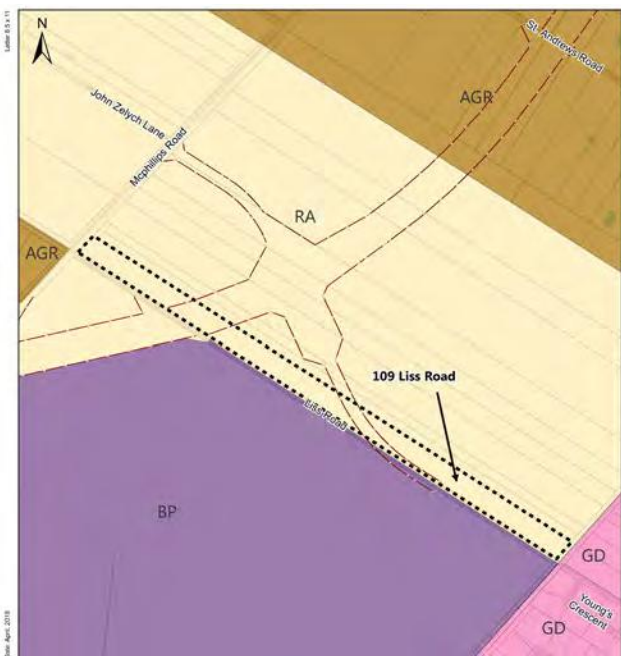
9.2.5. RM of St. Andrews

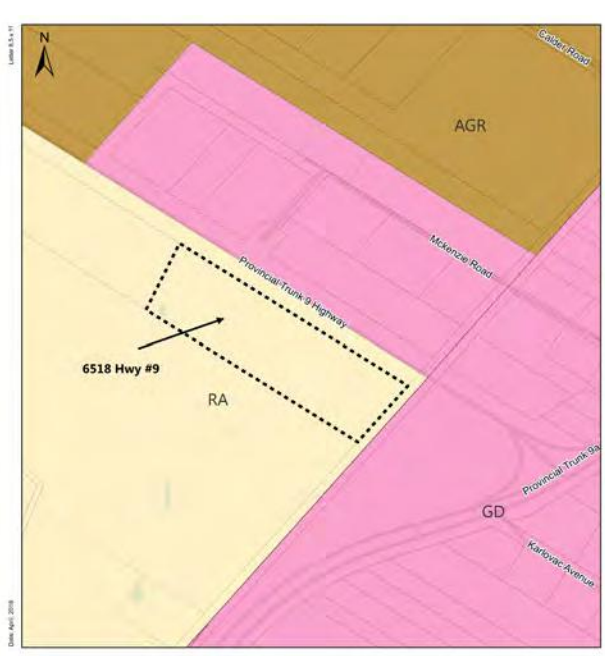
- The RM of St. Andrews would encourage the development of a range of housing options throughout the municipality, in order to accommodate younger and older age groups.
- Higher density residential development should be directed towards the settlement centres where piped municipal services will be available.
- The RM of St. Andrews would encourage new commercial development, in order to create more employment opportunities within the municipality.
- Improve opportunities for alternative forms of transportation (e.g. active transportation trails, transit, etc.) within new and existing neighbourhoods.
- “Clean up” land use designations by labeling areas with designations that fit the actual land use occurring on the land. For example, there are some “Agriculture Restricted” designations areas that are actually established as “Rural Residential” neighbourhoods.
- Flexible agricultural areas policy would be useful to address agriculture designated land that can’t be farmed (e.g. forest area, poor soils, etc.)

Development Plan Re-designation Requests Received from Rate Payers:


Location:	28 Ednora Road	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Resort (RST)	
Council Recommendation:	Yes	
Council Rationale:	<p>This is already an established / developed resort property.</p> <p>*Look at re-designating surrounding area that is already developed as resort properties.</p>	

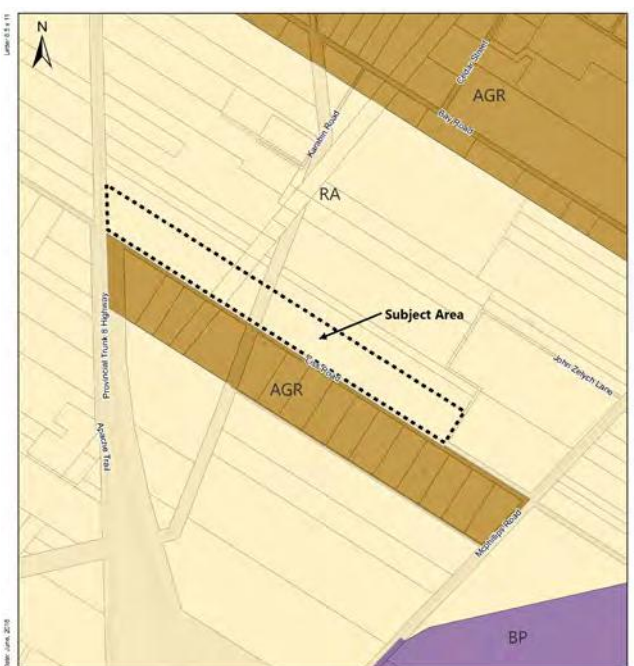
9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	109 Liss Road	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Agriculture Restricted (AGR) or General Development (GD)	
Council Recommendation:	No	
Council Rationale:	Future Winnipeg Selkirk Corridor is planned in this area. Plus, development in this area may conflict with airport operations.	

Location:	6518 Highway #9	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	General Development (GD)	
Council Recommendation:	Yes	
Council Rationale:	This property is not farm land, and it is across from a developed area.	

9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	2560 Gimli Rd.	
Current Designation:	Resort	
Proposed Designation:	Resource and Agriculture	
Council Recommendation:	Yes	
Council Rationale:	Not likely to be used as resort development in near future.	

Location:	Liss Road at HWY #8 and 445 Liss Road	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Agriculture Restricted	
Council Recommendation:	Yes	
Council Rationale:	Look at re-designating northern portion of Liss Rd. to reflect existing development on south side of Liss Rd.	


9. MUNICIPAL AND PUBLIC PARTICIPATION

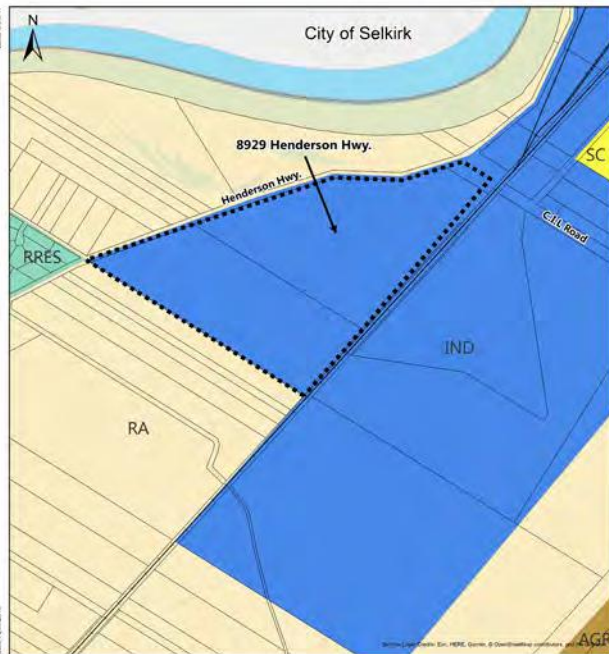
9.2.6. RM of St. Clements

- What impact will land designation changes have on property values for property owners?
- The land use designations along the St. Clements / East St. Paul border should be similar within each municipality.
- Conducting site tours to see what land uses are actually occurring on the land was a good exercise. Currently, there are land use designations that do not reflect what is happening on the land (e.g. Agriculture designation given to forested areas).
- Updating the zoning by-law should be the next project after the Development Plan is completed, to ensure that both documents are in sync.
- If existing industrial / employment land is re-designated to residential, there will need to be other lands considered for industrial / employment land use. Land along the 59 Highway may be a good option.
- The RM of St. Clements encourages infill development, and, this infill development should connect the currently disconnected roadways.
- The RM of St. Clements would support multi-family residential development in appropriate areas. One such area may be close to the future recreation complex.
- The RM of St. Clements would like to see more information from applicants proposing new development, especially for applications involving the rezoning of land, development plan amendments, or multi-lot subdivisions. Detailed letters of intent and additional information (e.g. site plans, engineering reports, etc.) are important for the RM to better understand proposals.
- Tourism is important to the RM of St. Clements. Are there ways that the Development Plan can complement the RM's tourism assets?

9. MUNICIPAL AND PUBLIC PARTICIPATION

Development Plan Re-designation Requests Received from Rate Payers:

Location:	Dunning Road East Area	
Current Designation:	Agriculture Restricted (AGR)	
Proposed Designation:	General Development (GD)	
Council Recommendation:	Yes	
Council Rationale:	Under present designation no development is permitted, despite existing mobile home park and commercial activities. Land should be re-designated to reflect what is occurring on it.	

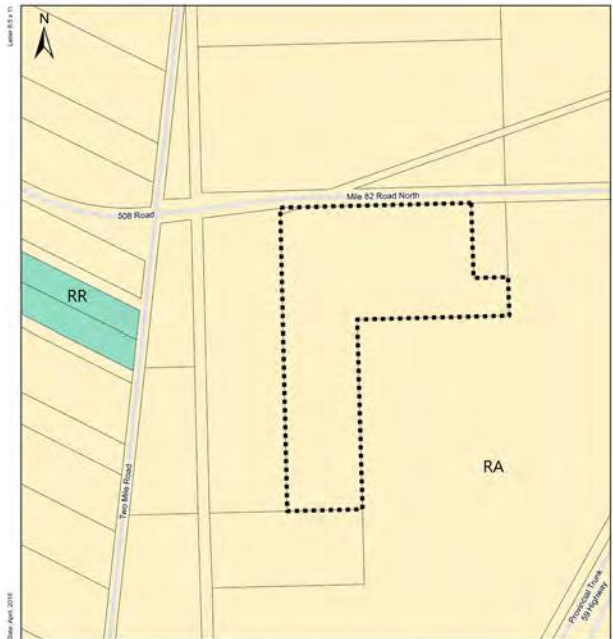
Location:	8929 Henderson Hwy.	
Current Designation:	Industrial / Business Park (IND)	
Proposed Designation:	Settlement Centre (SC)	
Council Recommendation:	Yes	
Council Rationale:	No objections to re-designation for residential use.	

9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	Two Mile Road (North of East Selkirk)
Current Designation:	Resource and Agriculture (RA)
Proposed Designation:	Settlement Centre
Council Recommendation:	Not at this time
Council Rationale:	No sewer services presently available, need to concentrate development where this service is available. Could be considered for re-designation when services are available in the future.




Location:	Fuller Road
Current Designation:	Resource and Agriculture (RA)
Proposed Designation:	Rural Residential (RR)
Council Recommendation:	Yes
Council Rationale:	Not presently usable as agriculture land, is a suitable location for development. Other rural residential properties are in the surrounding area.




9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	South Libau
Current Designation:	Resource and Agriculture (RA)
Proposed Designation:	Settlement Centre (SC)
Council Recommendation:	Yes
Council Rationale:	Would like to see revitalization happen in Libau. New residential development may help achieve revitalization.



Location:	Ferry Road
Current Designation:	Agriculture Restricted
Proposed Designation:	Settlement Centre (SC)
Council Recommendation:	Yes
Council Rationale:	Logical continuation of the existing SC designation, would ensure that the entire Property Title would have same designation.



9. MUNICIPAL AND PUBLIC PARTICIPATION

Location:	26080 PTH 44	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Agriculture Restricted (AR)	
Council Recommendation:	Yes	
Council Rationale:	Continuation of existing AR in the area.	

Location:	73054 Rd. 29E	
Current Designation:	Resource and Agriculture (RA)	
Proposed Designation:	Agriculture Restricted (AR)	
Council Recommendation:	Yes	
Council Rationale:	There are other AR designations in close proximity to this site, so it does make sense.	

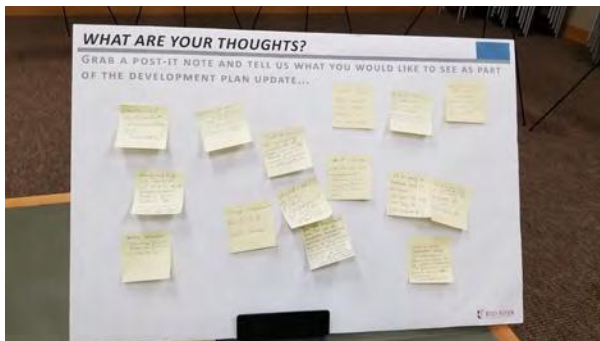
9.3. Public Participation

Open house events took place in the central area (Selkirk) and in the southern area (East St. Paul) of the Planning District on May 31, 2018 and June 21, 2018. At these open house events the public was provided the findings from the background research, and, had an opportunity to discuss those findings and share their thoughts with RRPD staff. Almost 80 people attended these events - 33 people on May 31st, and 46 people on June 21st. A variety of comments were received at these two events, both verbally and written, which are listed below.

- “When and where will industrial parks be set up so that businesses are not in the residential areas? E.g. refurbishing of write-off cars!”
- “I bought a cottage in the lake like setting in Dunnottar. I want to keep it that way! Nevermind the development of condos on the lake.”
- “Land subdivision (below 40 acres) in the area of Lockport Rd. and Earl Grey Rd.”
- “We are looking to subdivide land in this area: Lockport Rd. and Earl Grey Rd.”
- “Well Done! It’s about time that there is a real plan.”
- “Would like to see fill-in land development in the area inside Porcher Rd, Apache Trail and Bunn’s Drain.”
- “Drinking Water and Wastewater Plans (2014) background documents need to be updated and coordinated with development plan. Planning should precede construction of infrastructure.”
- “In your development plan, the lack of affordable housing for seniors is evident. Seniors in these municipalities are calling them unfriendly to seniors. “Aging in place” is hugely encouraged by government, the RRPD needs to be on board.”
- “Would be nice if the Municipality would make the people clean up the terrible yards on corner of Foxgrove and Rothesay Streets.”
- “Would like to see infill development for smaller properties in West St. Paul.”
- “Huge improvement for E.S.P. Well Done!”
- “Would like to see more Senior Housing in West St. Paul (i.e. condos / condo bungalows - 1 floor).”
- “More amenities (Coffee shops, bike paths, restaurants, and corner stores) in West St. Paul.”
- “What kind of development in Dunnottar? No Sewers!”
- “Allowing multi-family in a majority of East St. Pauls already developed residential areas is opening Pandora’s box. Will be many, many proposals. As well as many unhappy residents!”

9. MUNICIPAL AND PUBLIC PARTICIPATION

- “We would like to see more local community spots, like a coffee shop, or a local grocery store in West St. Paul”
- “There needs to be a little coffee shop in East St. Paul.”
- “More opportunities for being able to get around without a car.”
- “Multi-family is okay in East St. Paul, so long as it’s not in my back yard.”
- “I am concerned about the future of roads that have been closed in Dunnottar, and how to ensure that open / green space is preserved for future generations.”
- “50 Meadows St. in Dunnottar was designated as protected natural space by the Council.”



10. RECOMMENDATIONS AND NEXT STEPS

10.1. Introduction

The previous sections (Section 8.0 and Section 9.0) outlined the key findings from the background research and their implications for future planning and development within the Red River Planning District (RRPD) as well as input from the RRPD municipalities and the public. Building on that information, this section outlines recommendations as they relate to updating the current Development Plan (Regulatory Recommendations), as well as recommendations for after it is adopted and in practice (Operational Recommendations). This section concludes with next steps for the Planning District Board to consider, as it relates to moving forward with the Development Plan Update project.

10. RECOMMENDATIONS & NEXT STEPS

10.2. Regulatory Recommendations

- Develop another term for the “Settlement Centre” land use designation.
- Include policy requiring development proponents to include a drinking water supply study with their proposals to ensure there is adequate drinking water resources for the location of the proposal, when municipal (piped) services are not available.
- Include policy supporting the implementation for water conservation practices into new developments (e.g. gray water recycling, composting toilets, etc.).
- Complete the over seventy (70) text and ten (10) map general improvements that are suggested to the existing Development Plan (Selkirk and District Development Plan By-law No. 190/08), as outlined in Section 7.0 (Current District Development Plans) of this report.
- Incorporate the Village of Dunnottar into the RRPD Development Plan by designating the entire community as a “SC” Settlement Centre designation. Plus, if required by Council, include some Dunnottar specific policies to capture the Village’s unique character (e.g. connection to shore lands and public space, location for neighborhood commercial, etc.).
- Incorporate the RM of East St. Paul into the RRPD Development Plan by using 6 of the existing RRPD Designations (“SC” Settlement Centre; “I” Industrial; “GD” General Development; “BP” Business Park; “RR” Rural Residential; and “AR” Agriculture Restricted) in the locations outlined in Section 7.0 (Current District Development Plans) of this report.
- Incorporate the re-designation recommendations put forward by the RRPD municipalities outlined in Section 9.0 (Municipal and Public Participation).
- Undertake conversations with The Province of Manitoba on the following topics:
 - How to plan areas around the Winnipeg-Selkirk Corridor;
 - How to incorporate flexibility into agricultural policies to allow development on land not suitable for farming (e.g. forested areas, etc.);
 - How the municipalities can use Planned Unit Developments as a planning tool;
 - How / when secondary plans or concept plans would be required; and
 - How to manage non-conforming uses / properties.

10.3. Operational Recommendations

- The RRPD should document (list and map) the location of newly approved lots, and, when they have been issued building permits, in order to keep an ongoing vacant land inventory, which can be used in RRPD annual reports, and as part of the analysis required for future updates of the Planning District's Development Plan.
- The RRPD should implement Geographic Information System (GIS) and continue to update and add data layers (e.g. land use, infrastructure, environmental, etc.) in order to undertake spatial analysis and accurate mapping for evaluation of future development proposals, and for an eventual future update of the Planning Districts Development Plan.
- The RRPD should monitor the development of employment lands (industrial and commercial) throughout the Planning District to ensure there is an adequate supply of vacant and designated land to accommodate future growth.
- The RRPD Municipalities should evaluate their identified heritage sites to determine which sites should be protected from demolition or re-development, and, consider implementing a local by-law to protect these sites.
- The rural municipalities may want to explore alternative transportation options for their residents who don't have easy access to a personal automobile and therefore are challenged with accessing health care in Selkirk.
- The RRPD Board should work with the Province and development proponents to ensure there are adequate drinking water resources for the locations where development is proposed.

10.4. Next Steps

Before the RRPD staff invests significant time and resources to move forward with updating the Development Plan, it would be prudent for the RRPD Board to undertake a couple of steps. First, carefully review and evaluate the recommendations presented in the Background Report. Second, inform the RRPD staff of how they should proceed with updating the Development Plan (e.g. continue with all recommendations, some of the recommendations, include new recommendations, etc.).

APPENDIX A: REFERENCES

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APPENDIX A: REFERENCES

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