

RRPD DEVELOPMENT PLAN REVIEW

WELCOME!

Thank-you for coming to the Red River Planning District (RRPD) Development Plan Review Open House. We are here to share with you what this is all about, and to listen to your input on what you think could be part of the development plan review.

Check-out the poster boards for some background information on your municipality, and what the future may look like in your community.

If you have any questions, please feel free to talk to any of our staff, or visit our website at redriverplanning.com for more information.



WHAT IS A DEVELOPMENT PLAN?

A development plan is a long range land use plan that reflects the development goals of the district. It sets out plans and policies of the planning district with respects to its economic, social, environmental and physical land goals, as well as how they will be implemented. The objectives and policies within a development plan are what informs the zoning by-laws of the member municipalities.

The RRPD includes the Village of Dunnottar, City of Selkirk, and the R.M.'s of West St. Paul, East St. Paul, St. Clements, and St. Andrews.

WHY IS THE PLAN BEING REVIEWED?

The *Selkirk and District Development Plan By-law No. 190/08* is due for review, as per Section 59(1)(b) of *The Planning Act*.

A number of significant events have taken place that support undertaking a review of the Development Plan:

The Village of Dunnottar (2010) and East St. Paul (2012) joined the Planning District, each with their own development plans;

Piped services for West St. Paul have been added and piped sewer service was extended for part of St. Andrews;

Name and logo change to the Planning District; and,

Completion of the RRPD board's first Strategic Plan.

This project is considered an *update* of the existing Development Plan, rather than a “start from scratch” project.

WHAT ARE THE GOALS OF THE REVIEW PROCESS?

OBJECTIVE 1: INCORPORATE ALL RRPD MUNICIPALITIES INTO ONE DEVELOPMENT PLAN

- Standardize land use designation and policies; and,
- Include new land use designation maps for Dunnottar and East St. Paul.

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;
- Identify and include new needed policies; and,
- Update Development Plan maps to reflect recently approved amendments, new designation areas, and supplementary info.

WHAT HAPPENS NEXT?

The input gathered from the public open houses and meetings with the municipalities will be consolidated into the background report, which will be presented to the RRPD Board for their review. Based on this information, the Board will direct the RRPD staff how to proceed with updating the Development Plan - continue with all recommendations, some of the recommendations, and / or include new recommendations.

FACTS WE FOUND: RESIDENTIAL GROWTH

RESIDENTIAL LANDS

Residential lands are those areas intended to be used for housing, which includes both single-family and multi-family housing options. As the population continues to grow in the district, new housing will need to be accommodated by these lands.

There are limited housing options for young adults (35 & under) and seniors. These demographic groups typically fuel the demand for more affordable housing options, such as multi-family housing. Multi-family housing offers young adults a means of entering the housing market as they establish themselves, and offers older adults the opportunity to age in place without the demands of house ownership (e.g. snow removal, yard maintenance, costs, etc.).

Continued growth and demographic changes in the City of Winnipeg may result in spillover demand into neighbouring municipalities, particularly East St. Paul and West St. Paul. There is a potential market for multi-family housing in both of these municipalities, partially as a result of this spillover effect. While all of the member municipalities may have potential for multi-family housing, there was not enough data available to quantify this demand for all municipalities.

There may be an untapped market for rental options in East St. Paul, West St. Paul, and Selkirk.

RRPD 20 Year Housing Projections to 2037 (Source: Stevenson Advisors)						
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 -2,075 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			

EMPLOYMENT LANDS

Employment lands are those areas that are primarily intended for commercial, industrial, and business park uses. It is projected that ~67,000 jobs will be needed to accommodate employment lands within the Winnipeg CMA. About 25% of these jobs are projected to be located in municipalities adjacent to Winnipeg.

Approximately 113 acres of employment lands (~147-256 lots) will be needed to accommodate anticipated growth, with an additional 400 acres of greenfield land to accommodate the deficit of available land within the City of Winnipeg.

The existing supply of industrial and commercial land in the Capital Region is estimated to only meet projected demand for 2 1/2 years.

West St. Paul, St. Andrews, and St. Clements have been identified as the best suited to meet industrial and commercial demand. It is recommended that existing business parks in these three municipalities be expanded, especially in West St. Paul as it has geographical advantages for employment land uses that other municipalities cannot replicate.

RRPD 20 Year Employment Projections to 2037 (Source: Stevenson Advisors)				
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

FACTS WE FOUND: SUMMARY OF FINDINGS

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 automobile transportation between Winnipeg and Selkirk. Some of the proposed route alignment travels across private land.

The demand for drinking water on the Planning District's water supply (Upper Carbonate Aquifer) will increase as the population grows. Currently, due to a lack of monitoring of 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. 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.

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.

Agriculture is a major industry in Manitoba and within the RRPD, and relies heavily on the natural environment. There have been some significant changes over the past decade, notably an overall decrease in the number of farms operating and the number of acres farmed.

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 for protection from demolition or re-development. Other sites are identified as heritage assets only by the municipality and do not have these same protections.

Selkirk, St. Clements, and St. Andrews appear to have the largest tourism draws within the RRPD, which can be largely contributed to the natural features in these areas. All municipalities in the RRPD offer some level of recreation for residents. Municipalities may want to consider evaluating their existing and planned facilities to ensure the needs of residents are met.

The majority of health services for residents within the Planning District are found in the City of Selkirk.

REVIEW OF CURRENT DEVELOPMENT PLAN

The existing land development policies (e.g. drainage, municipal services, transportation, etc.) and land protection and resources policies (e.g. fisheries, wildlife, heritage, mineral resources, shoreline protection, etc.) are similar in the current development plans for The Red River Planning District, East St. Paul, and Dunnottar.

There are over 70 text and 10 map improvements identified for the Red River Planning District Development Plan.

Dunnottar can be incorporated into the Red River Planning District's Development Plan by designating it as a "SC" Settlement Centre.

East St. Paul can be incorporated into the RRPD Development Plan by using the following designations: "SC" Settlement Centre, "GD" General Development, "RR" Rural Residential, "IN" Industrial, "BP" Business Park, and "AR" Agriculture Restricted.

R.M. OF EAST ST. PAUL

A challenge facing East St. Paul is how to accommodate an ageing population and how to bring back younger families.

Criteria for multi-family residential development (e.g. best locations) would be helpful.

The proposed designations for East St. Paul appear to make sense.

Consider policies to establish the Birds Hill townsite as a special place in the community.

VILLAGE OF DUNNOTTAR

The Settlement Centre designation is appropriate, however, the term “Settlement Centre” could be seen to have negative connotations with regards to First Nations and the Truth and Reconciliation Commission. Maybe it could be replaced with something more appropriate?

There are concerns with drinking water quality and quantity, and the impact of industrial and commercial properties in other municipalities drawing from the same aquifer. Dunnottar supports additional policies for controls and measurements for drinking water usage.

There is interest for multi-family housing (low density, low height), however at the present time the existing infrastructure cannot support this kind of development.

It is important that the municipal boundaries of Dunnottar are recognized.

R.M. OF ST. ANDREWS

Interested in encouraging 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.

Encourage new commercial development in order to create more employment opportunities within the municipality.

Flexible agricultural areas policy would be useful to address agriculture designated land that cannot be farmed.

CITY OF SELKIRK

The proposed Winnipeg-Selkirk corridor can be a hindrance for future land use planning. Is there a timeline for this project? Should the surrounding lands 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 (PUDs) have been a good tool and should be retained unless there is another tool than can replace it.

R.M. OF WEST ST. PAUL

There is existing policy within the municipality to encourage a range of housing options.

The Rockwood Sensitive Area presents constraints on drinking water that continue to be a challenge for new development. Perhaps piped water could be extended to the areas affected.

It is expected that new development in emerging areas (e.g. Middlechurch, Main Street) will be required to connect to piped municipal water and sewer.

There is a good inventory of designated land for future growth, and infill development will continue to be encouraged along the Red River Corridor. Focus on connectivity to the Sunova Community Centre.

R.M. OF ST. CLEMENTS

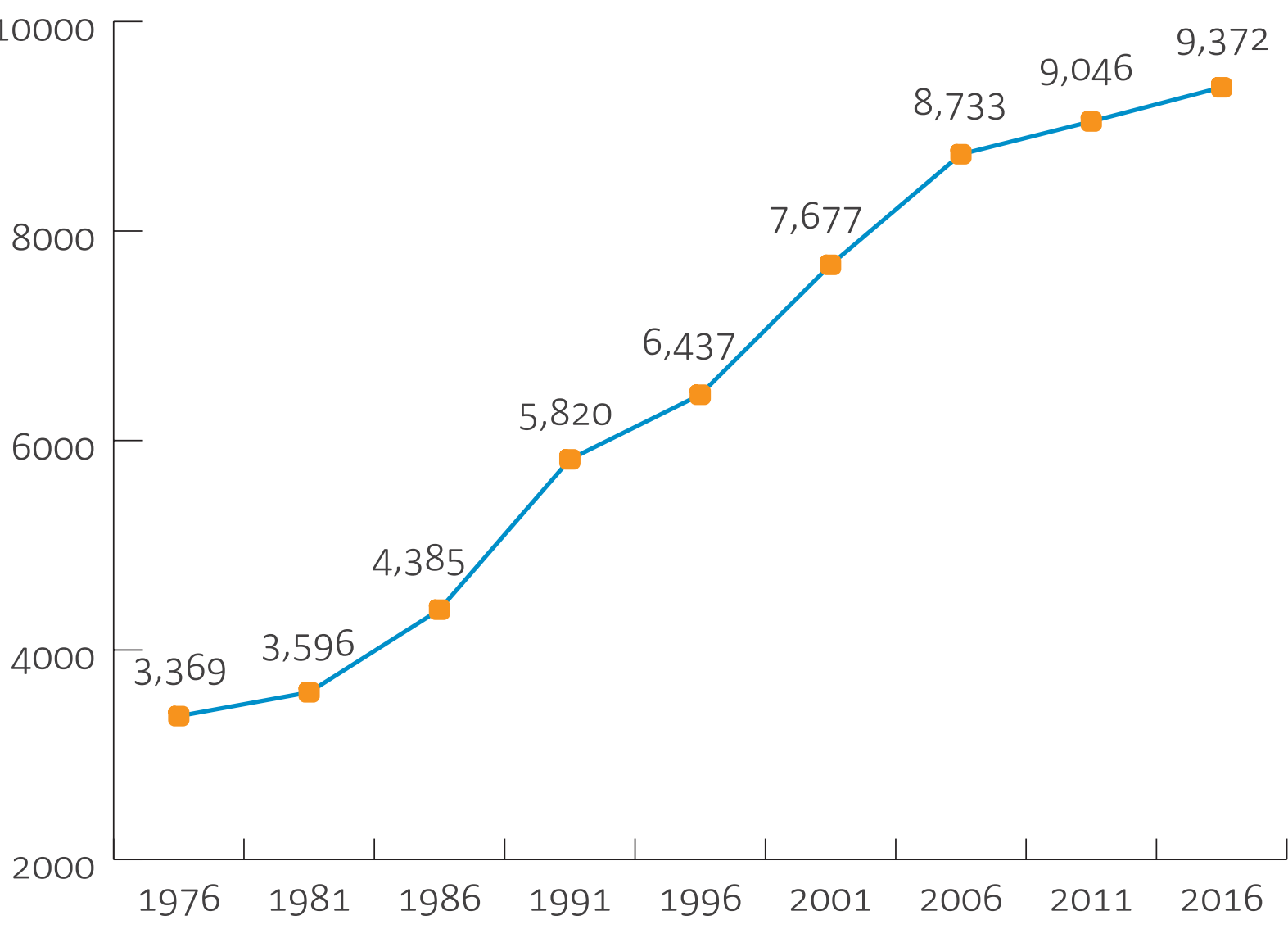
Land use designations along the St. Clements / East St. Paul border should be similar within each municipality.

Updating the zoning by-law should be the next project after the Development Plan is completed to ensure that both documents are in sync.

Multi-family residential development is supported in appropriate areas (e.g. near the future recreation complex), as is infill development and connecting roadways that are currently not connected.

More detailed information from applicants proposing new development, particularly rezoning applications, development plan amendments, or multi-lot subdivisions. These details are important for the RM to better understand proposals.

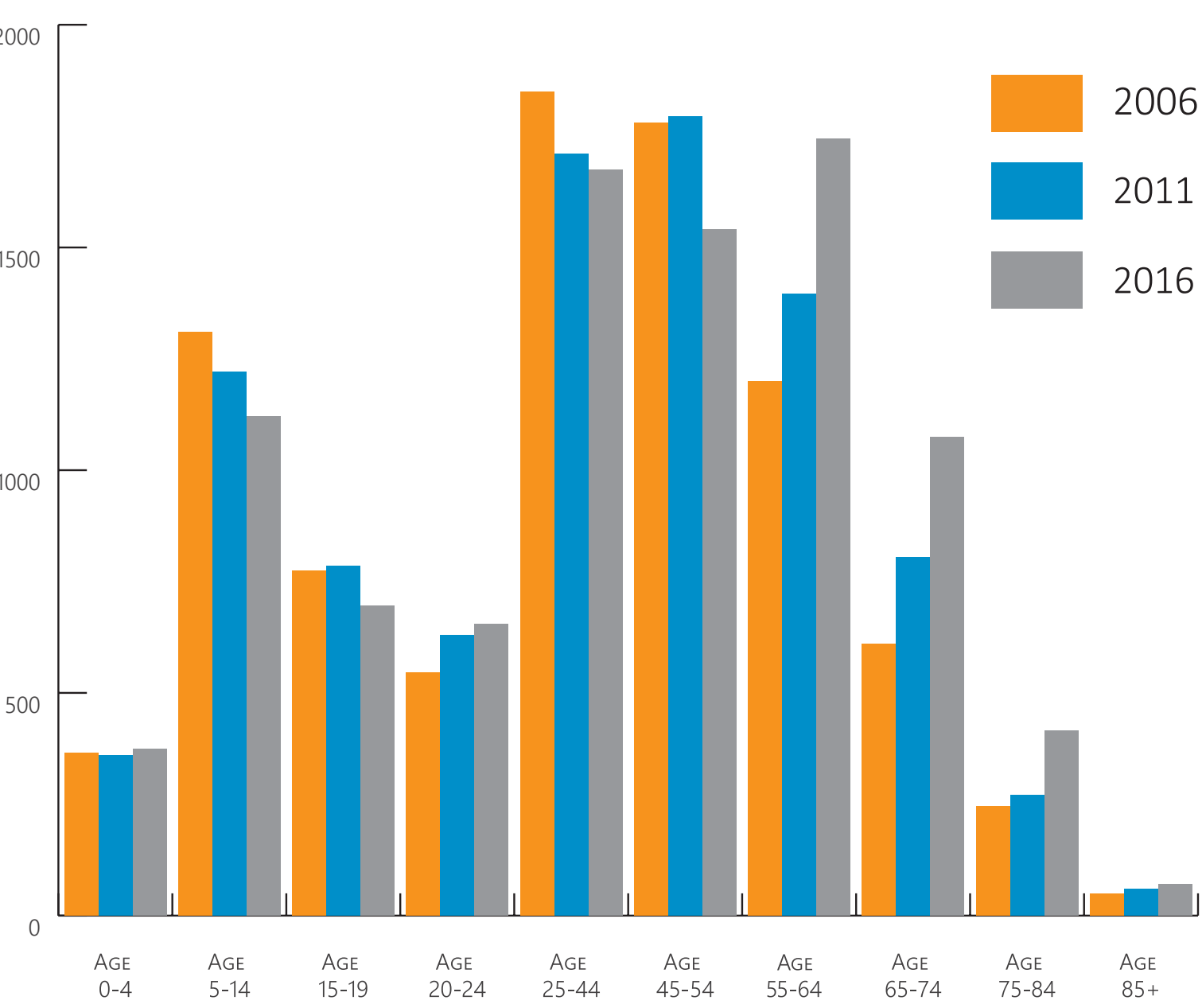
FACTS WE FOUND: R.M. OF EAST ST. PAUL



POPULATION GROWTH

Overall, East St. Paul has seen an increase in population since 1976 (~178%), while persons per household has fluctuated slightly over the past decade.

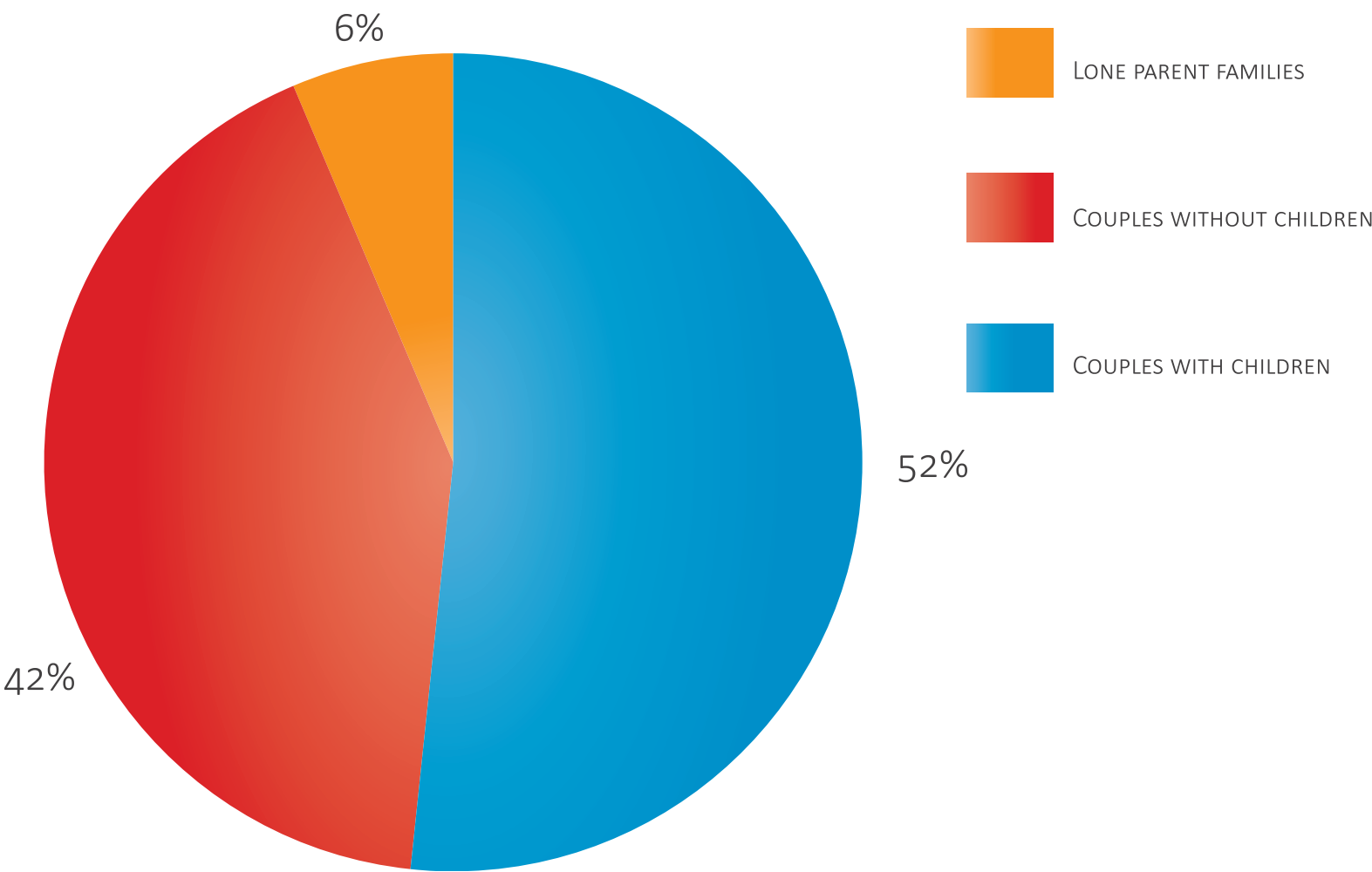
Median family income in East St. Paul is \$140,544, which is above the Manitoba average of \$104,116.



POPULATION AGE

The number of those who are retired or soon to retire make up a significant portion of the population and are increasing.

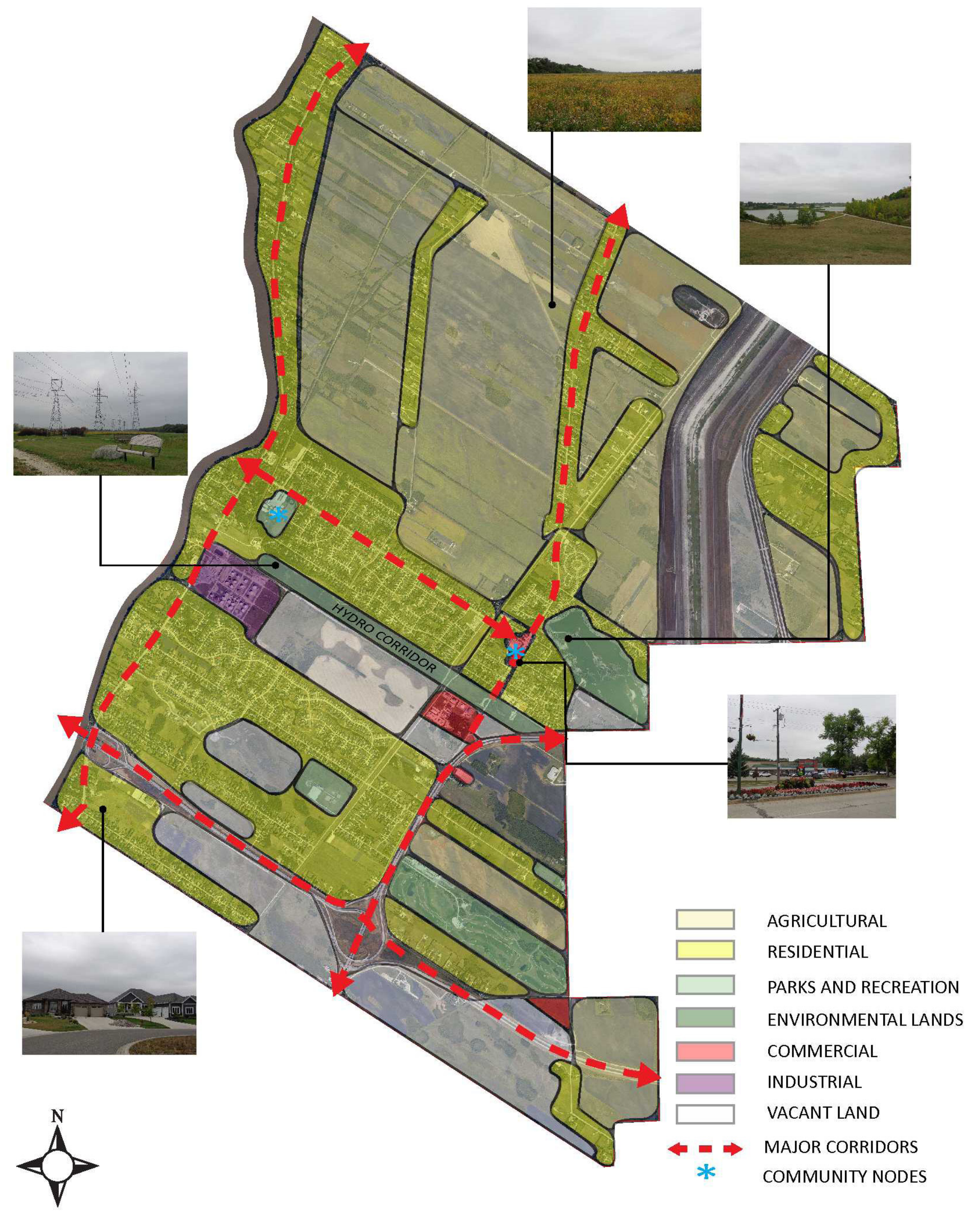
Trends indicate children and young to middle aged adults are decreasing over time. Factors contributing this could be a lack of affordable housing, and/or lack of employment opportunities.



HOUSEHOLD BY TYPE

Single-family detached homes make up 99% of dwellings, and are considered to be in good condition.

Statistics Canada (2011 National Household Survey) estimated the average value of dwellings in East St. Paul at \$543,865.

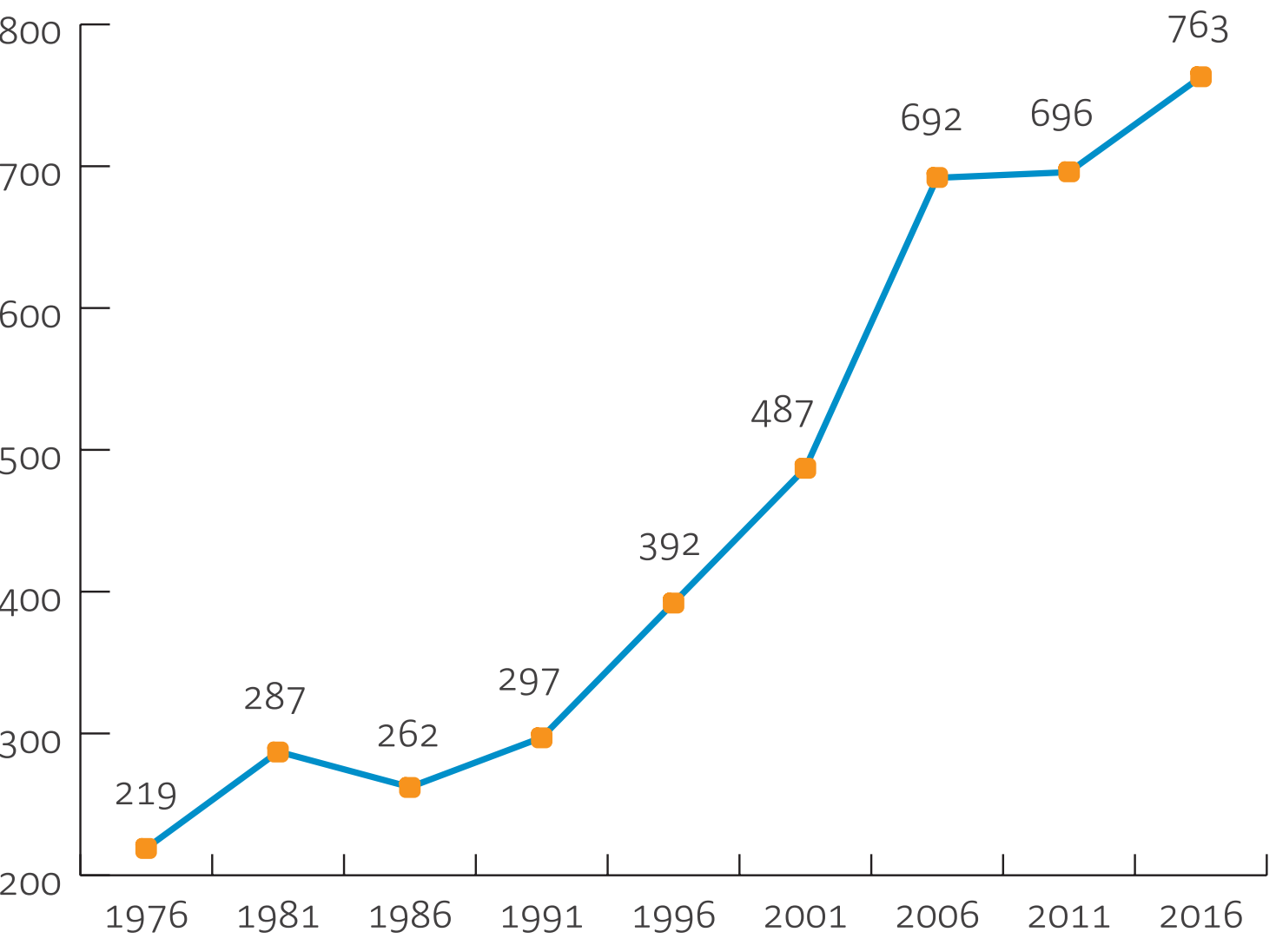


LAND USE IN EAST ST. PAUL

This map shows the general location, arrangement, and pattern of the predominant land uses, as well as vacant land that may potentially be used for new development.

The predominant land use in East St. Paul is residential, with suburban type single family lots. This is complemented by a town centre that has local commercial and restaurants. Larger rural residential lots as well as agriculture land and market gardens are found in the northern area.

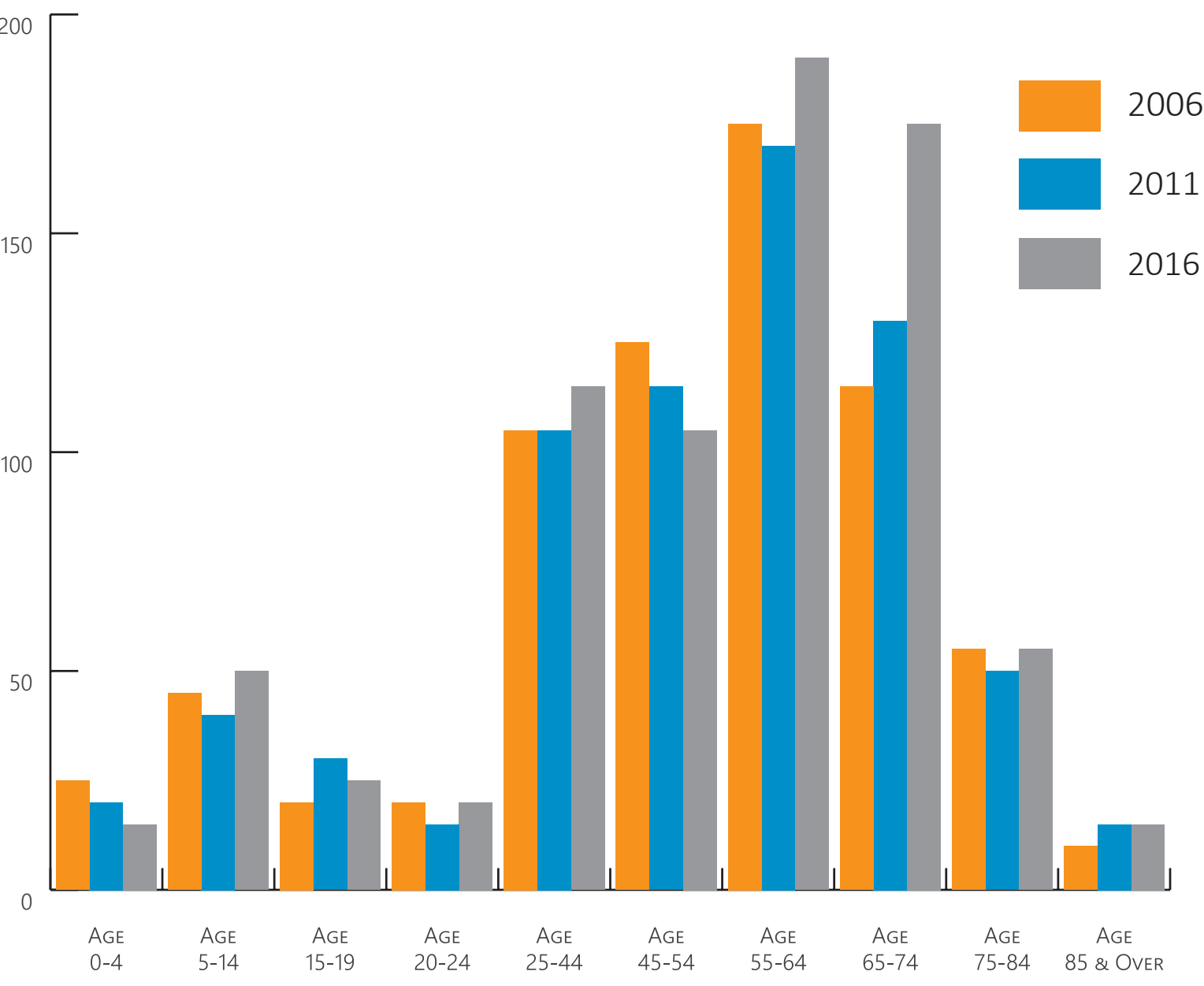
FACTS WE FOUND: VILLAGE OF DUNNOTTAR



POPULATION GROWTH

Overall, the Village of Dunnottar has seen an increase in population since 1976 (~248%) outpacing comparable communities, but this has leveled off in recent years. Persons per household has decreased over the past decade.

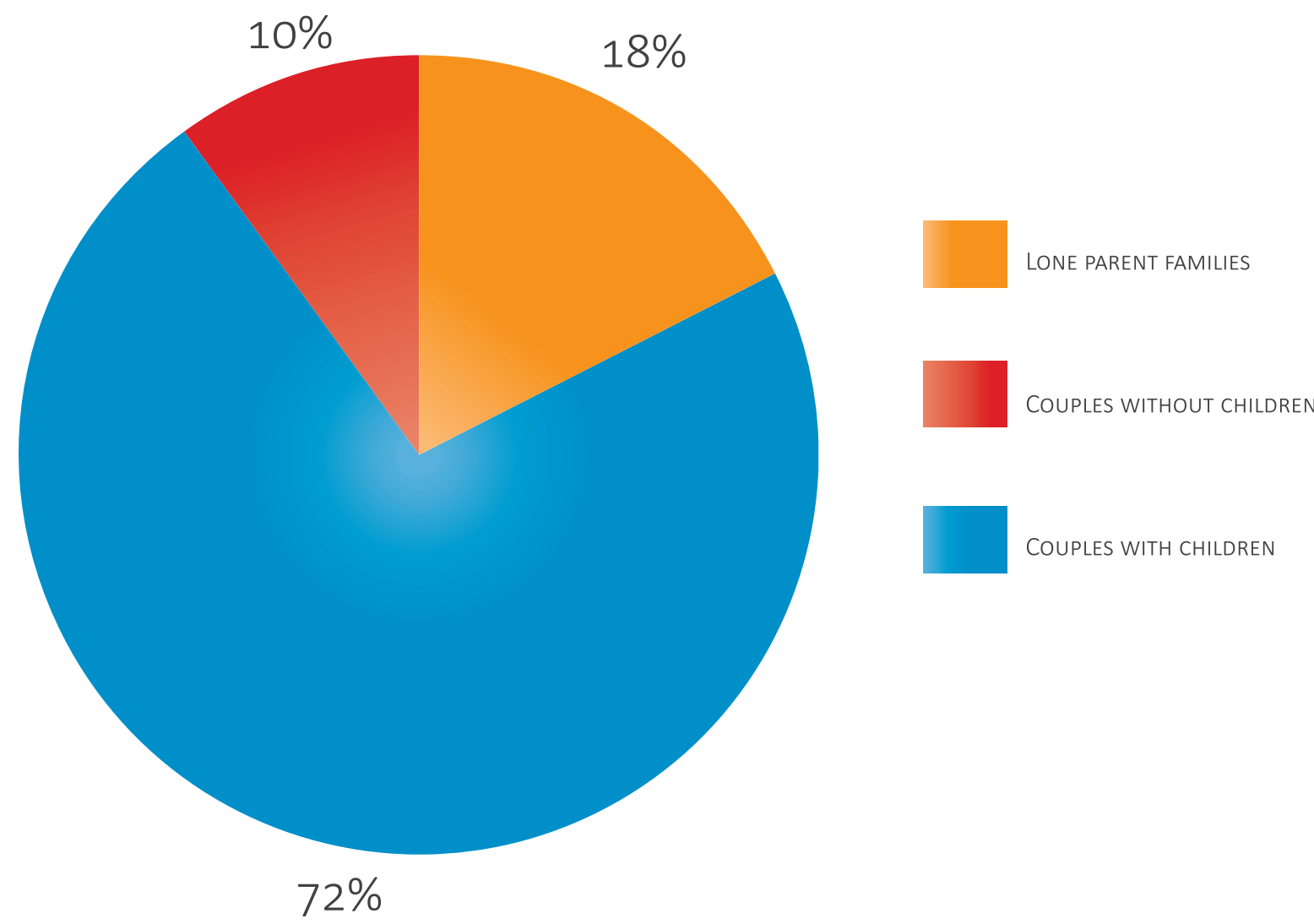
Median family income in Dunnottar is \$78,763, which is below the Manitoba average of \$104,116.



POPULATION AGE

The number of those who are retired or soon to retire make up a significant portion of the population and are increasing.

Children, and young to middle aged adults have increased from 2011- 2016, but has a percentage of the population these groups have remained steady.

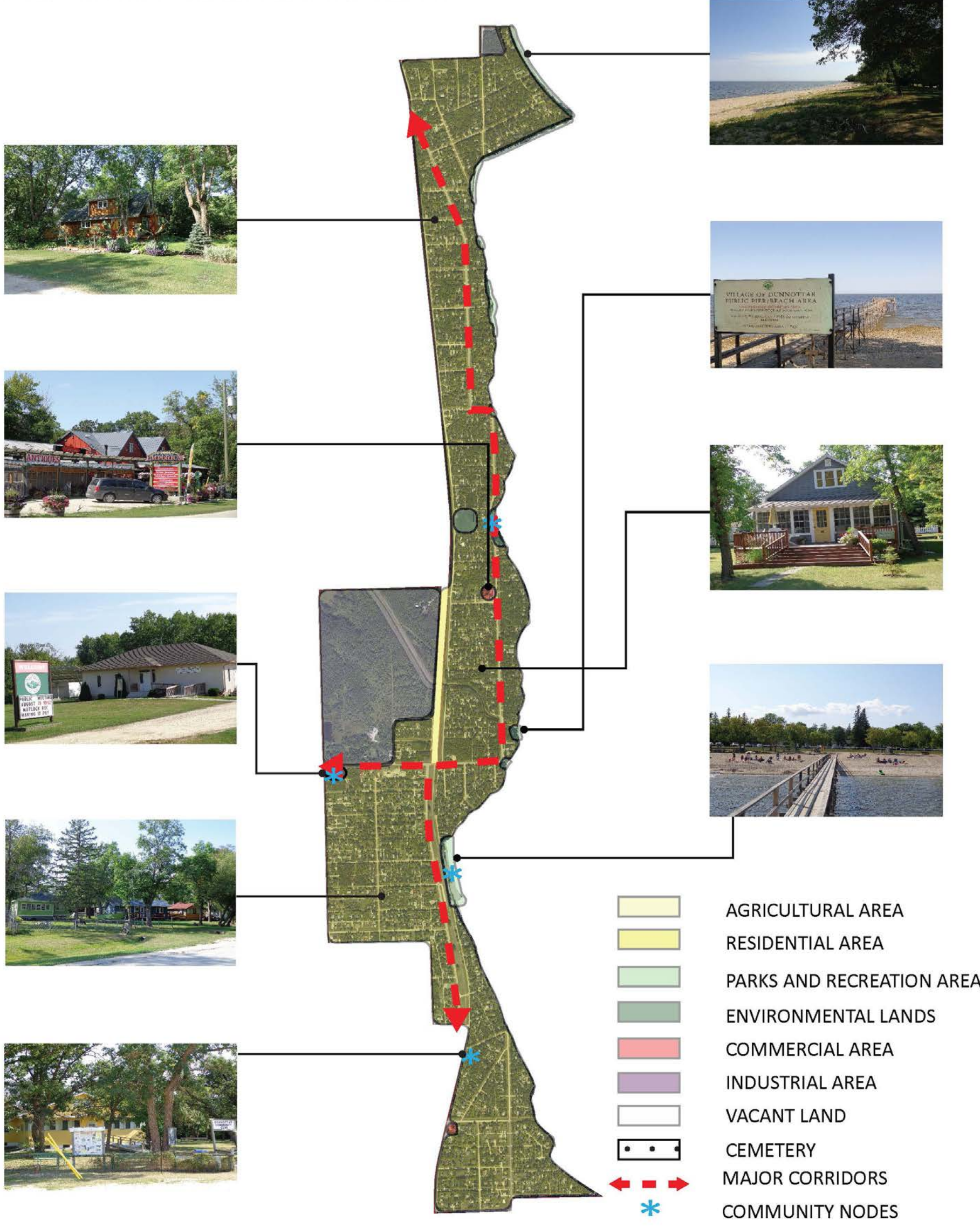


HOUSEHOLD BY TYPE

Single-family detached homes make up 96% of dwellings, and are considered to be in good condition.

Statistics Canada estimated the average value of dwellings in Dunnottar at \$215,297.

VILLAGE OF DUNNOTTAR LAND USE INVENTORY MAP

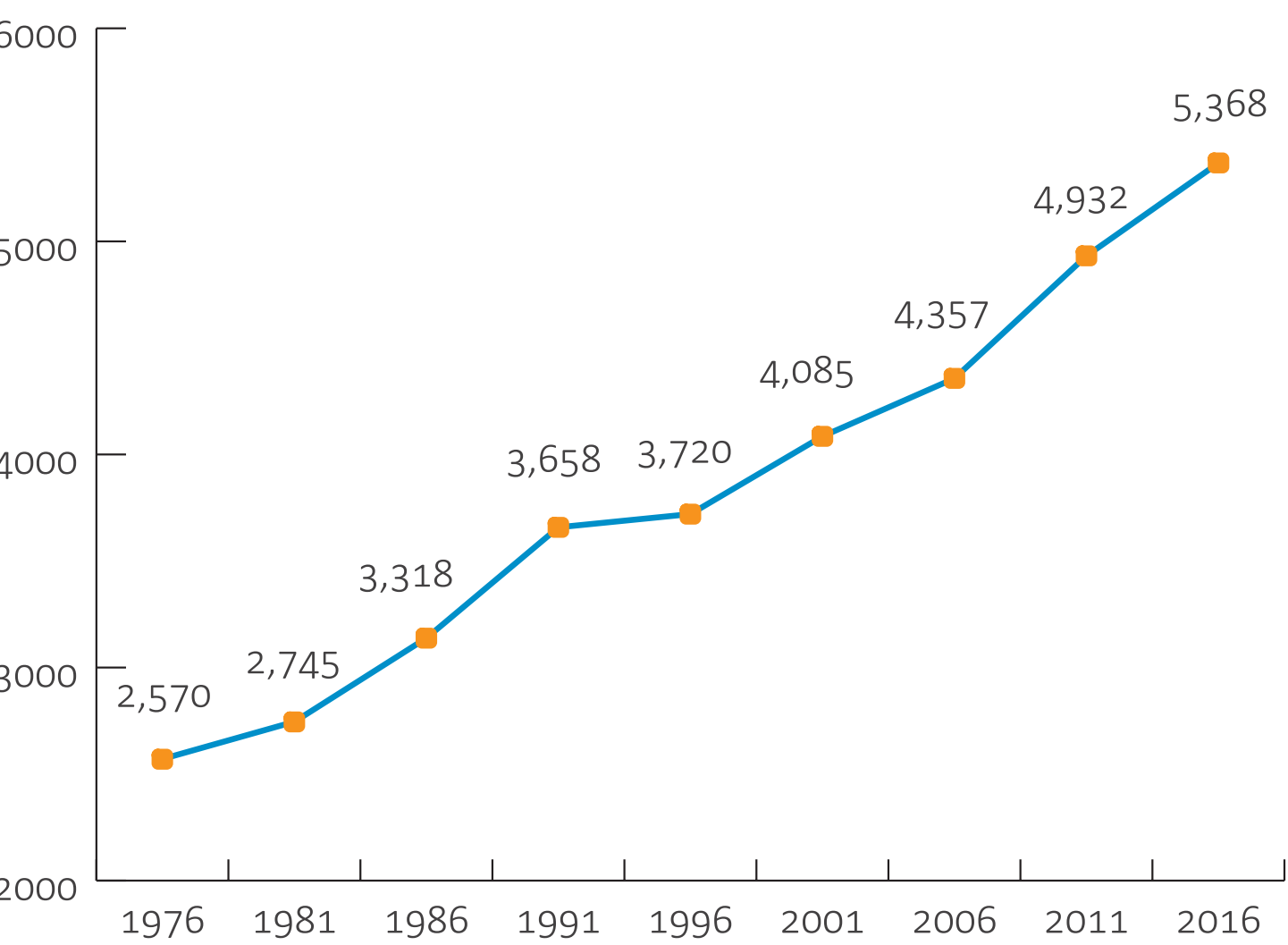


LAND USE IN DUNNOTTAR

This map shows the general location, arrangement, and pattern of the predominant land uses, as well as vacant land that may potentially be used for new development.

The predominant land use in Dunnottar is single-family residential homes which are located on either waterfront lots or smaller interior lots. This is complemented with public parks, beaches, a series of linear parks and walkways along Lake Winnipeg, and some commercial properties that serve the local community.

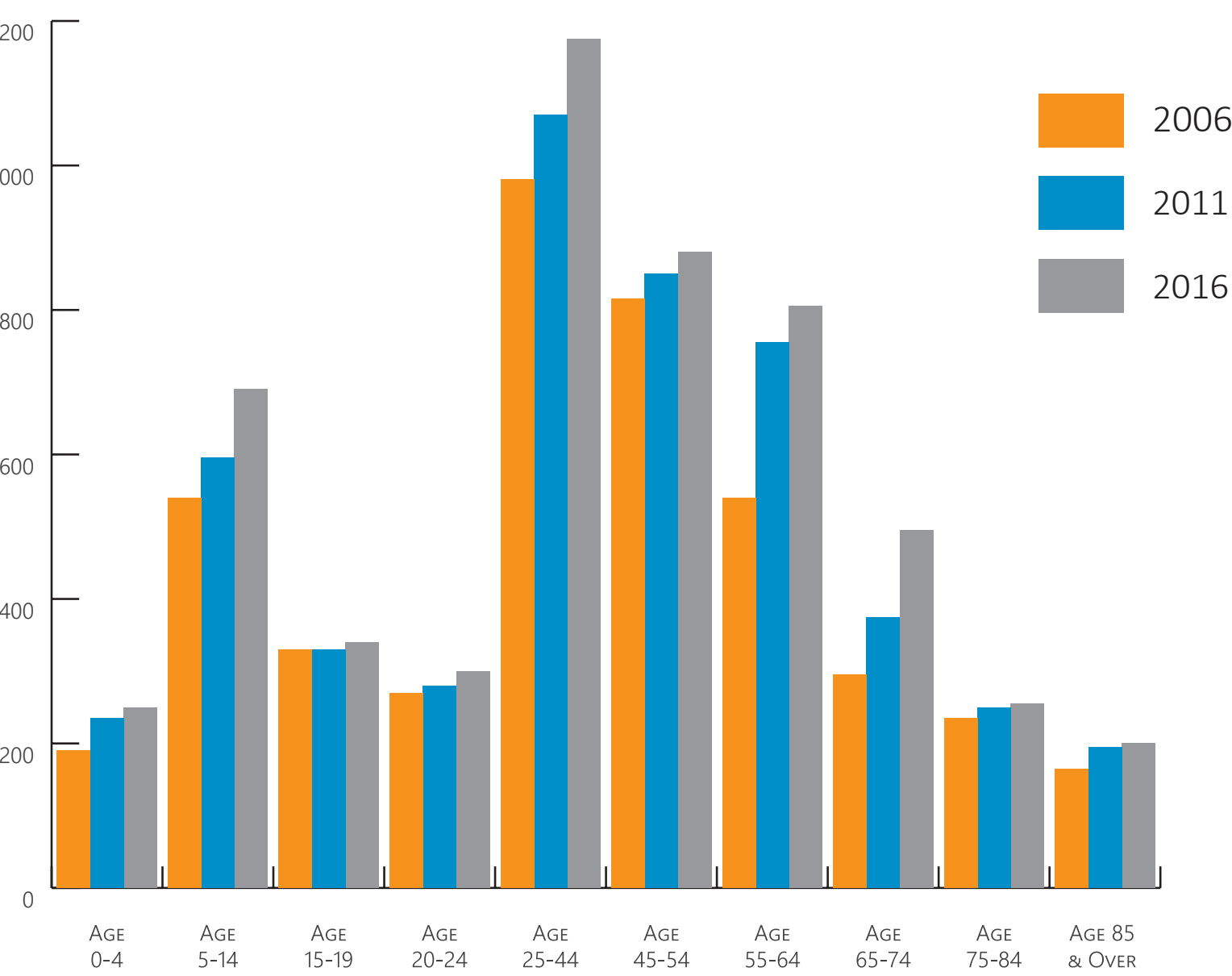
FACTS WE FOUND: R.M. OF WEST ST. PAUL



POPULATION GROWTH

Overall, West St. Paul has seen an increase in population since 1976 (~108%), while persons per household remains steady.

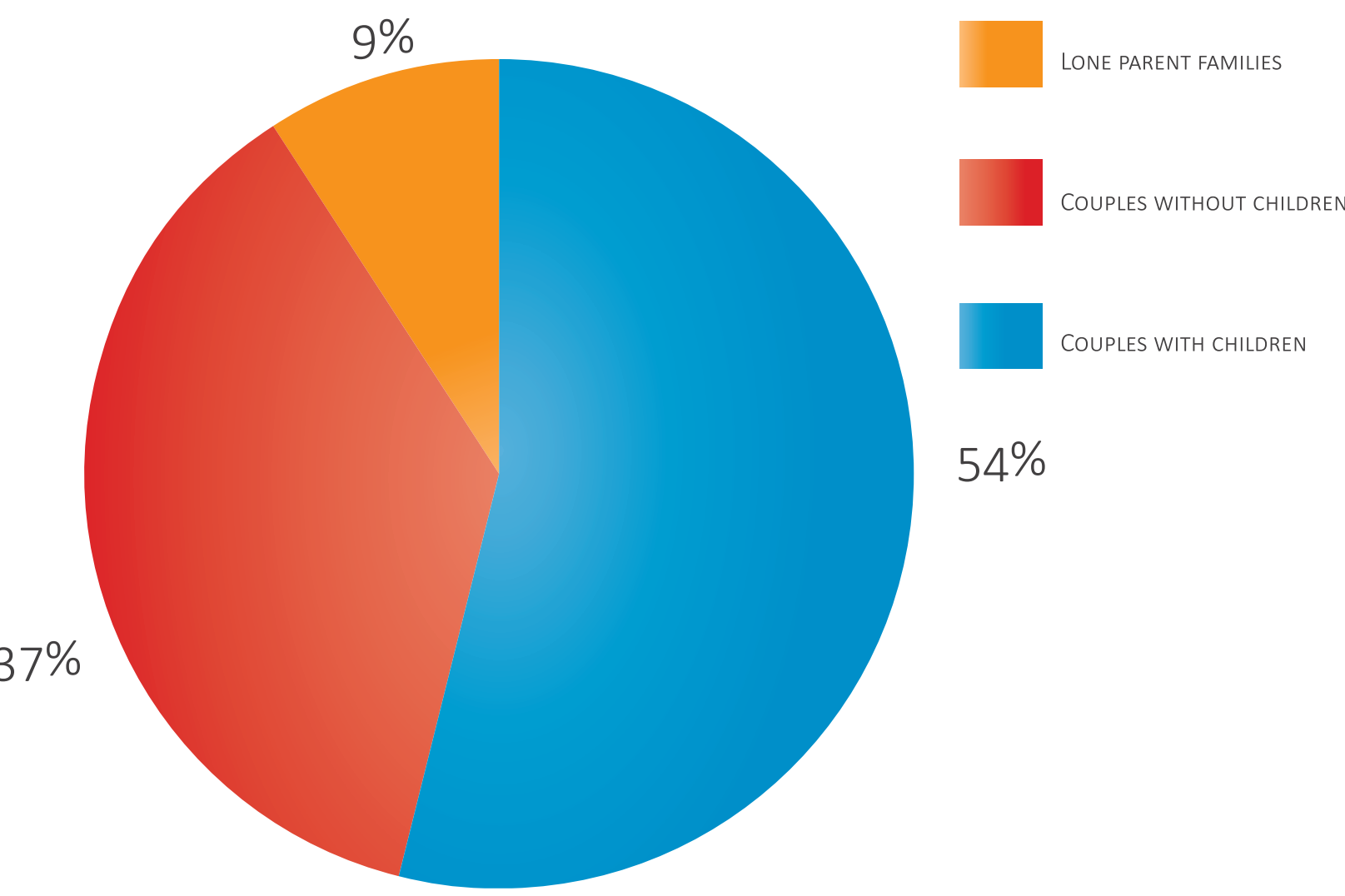
Median family income in West St. Paul is \$119,406, which is above the Manitoba average of \$104,116.



POPULATION AGE

The number of those who are retired or soon to retire make up a significant portion of the population and are increasing.

Trends indicate children and young to middle aged adults are decreasing over time. Factors contributing this could be a lack of affordable housing, and/or lack of employment opportunities.

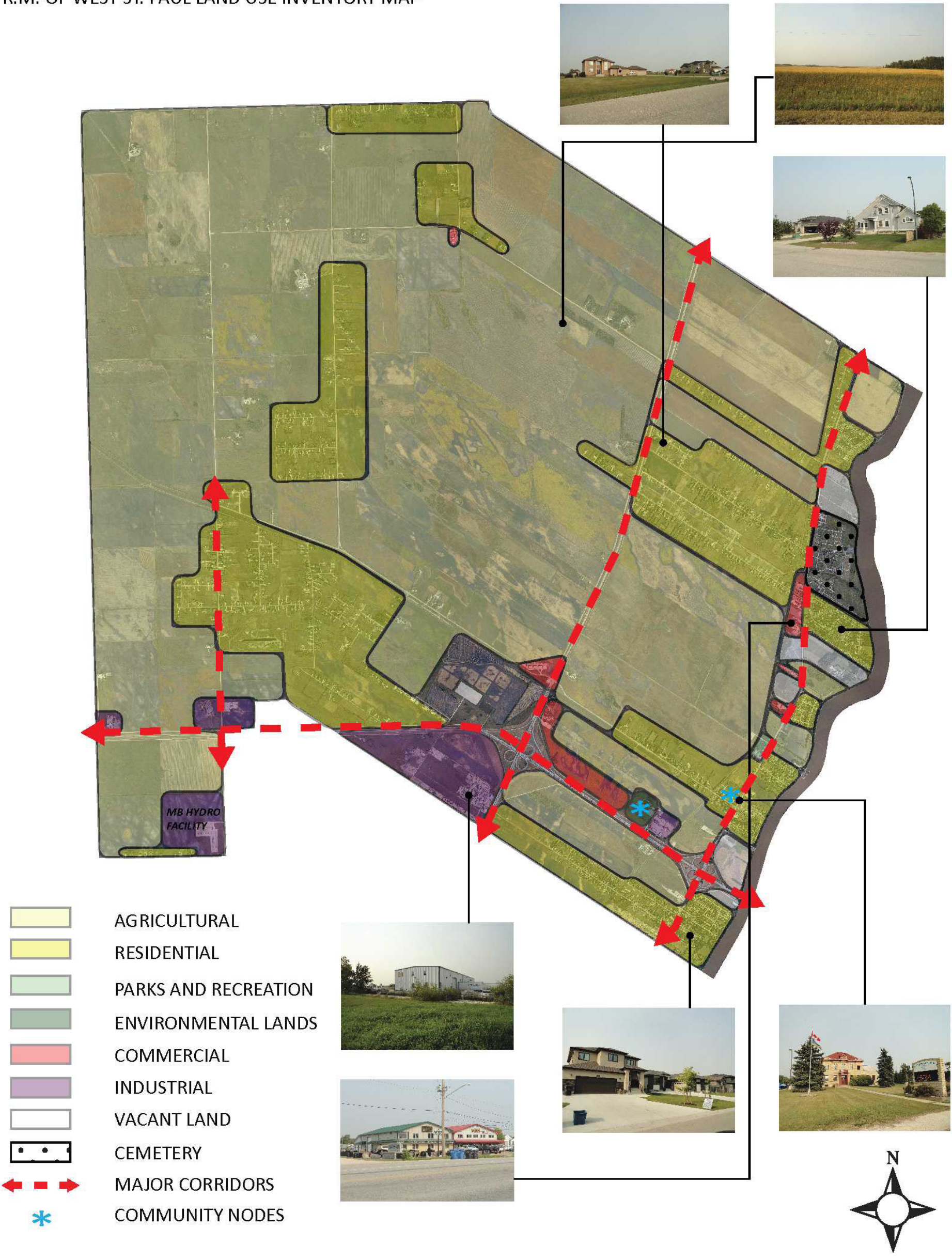


HOUSEHOLD BY TYPE

Single-family detached homes make up 96% of dwellings, and are considered to be in good condition.

Statistics Canada (2016) estimated the average value of dwellings in West St. Paul at \$476,260.

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



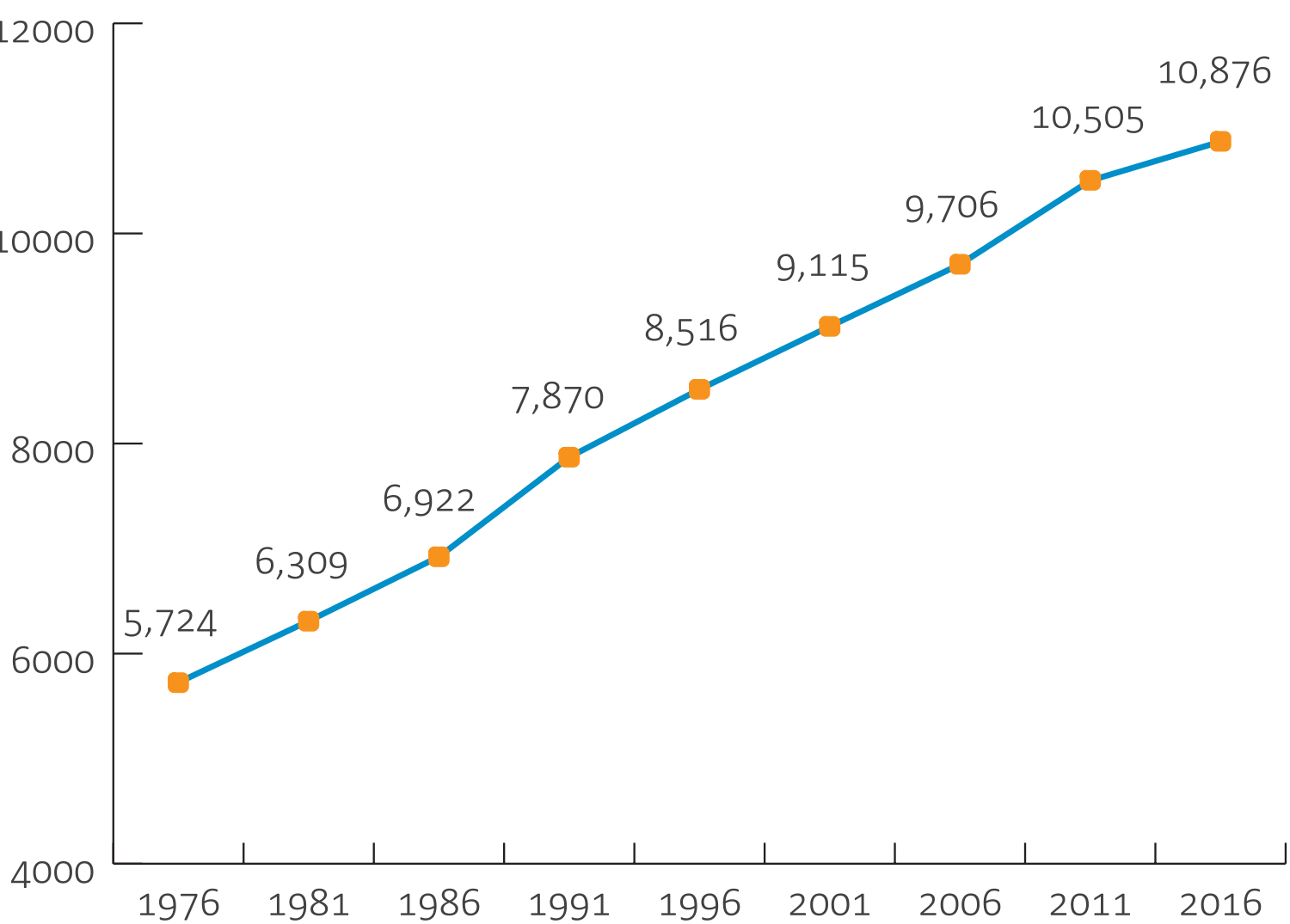
LAND USE IN WEST ST. PAUL

This map shows the general location, arrangement, and pattern of the predominant land uses, as well as vacant land that may potentially be used for new development.

The predominant land use in West St. Paul is agricultural, with large areas of single-family homes, urban residential, and some multi-family. Large areas of underdeveloped and / or agriculture land provide opportunities for new development. Undeveloped / fragmented land separating existing industrial development offers opportunity for expansion.

RED RIVER PLANNING DISTRICT

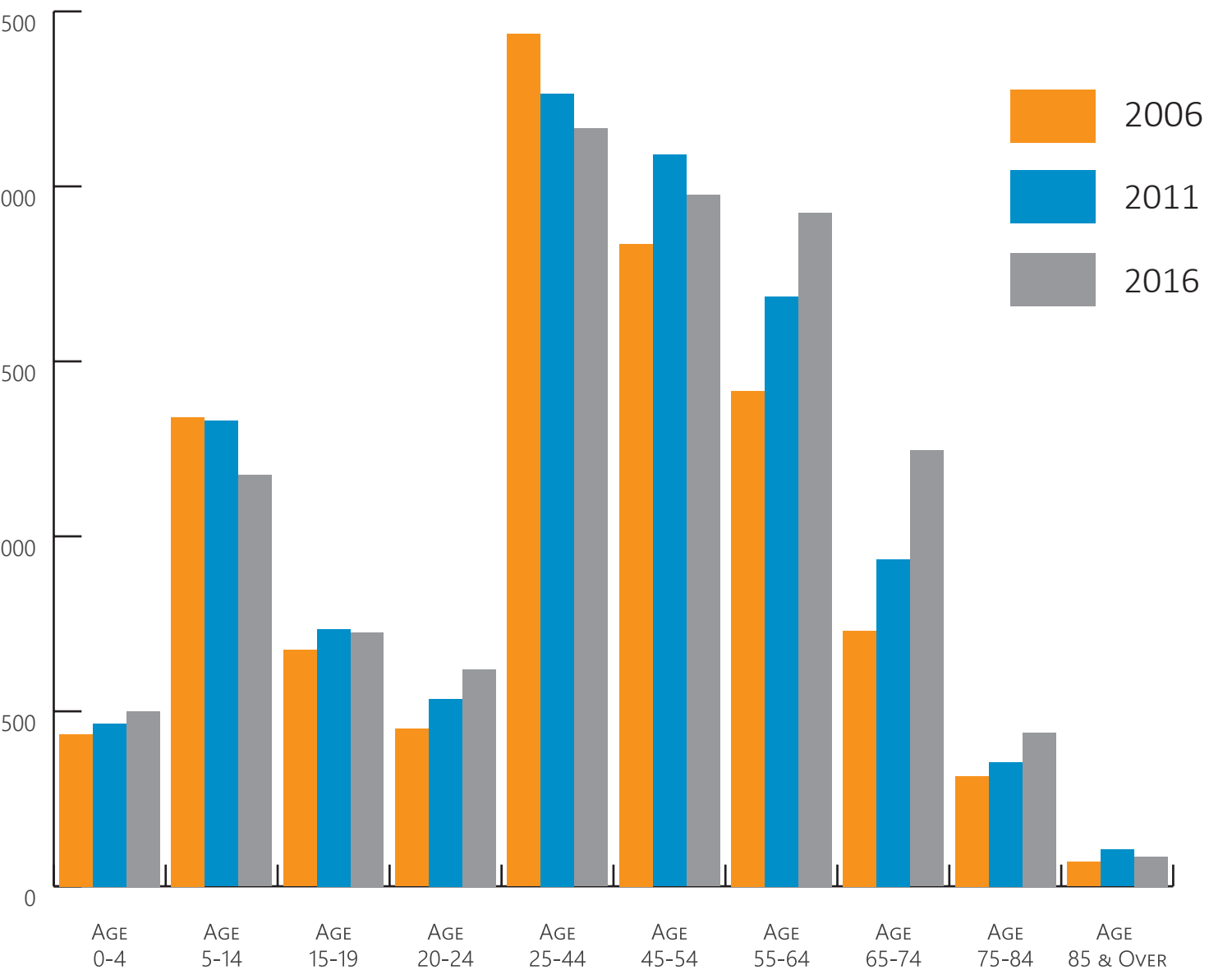
FACTS WE FOUND: R.M. OF ST. CLEMENTS



POPULATION GROWTH

Overall, St. Clements has seen an increase in population since 1976 (~90%), while persons per household has been decreasing.

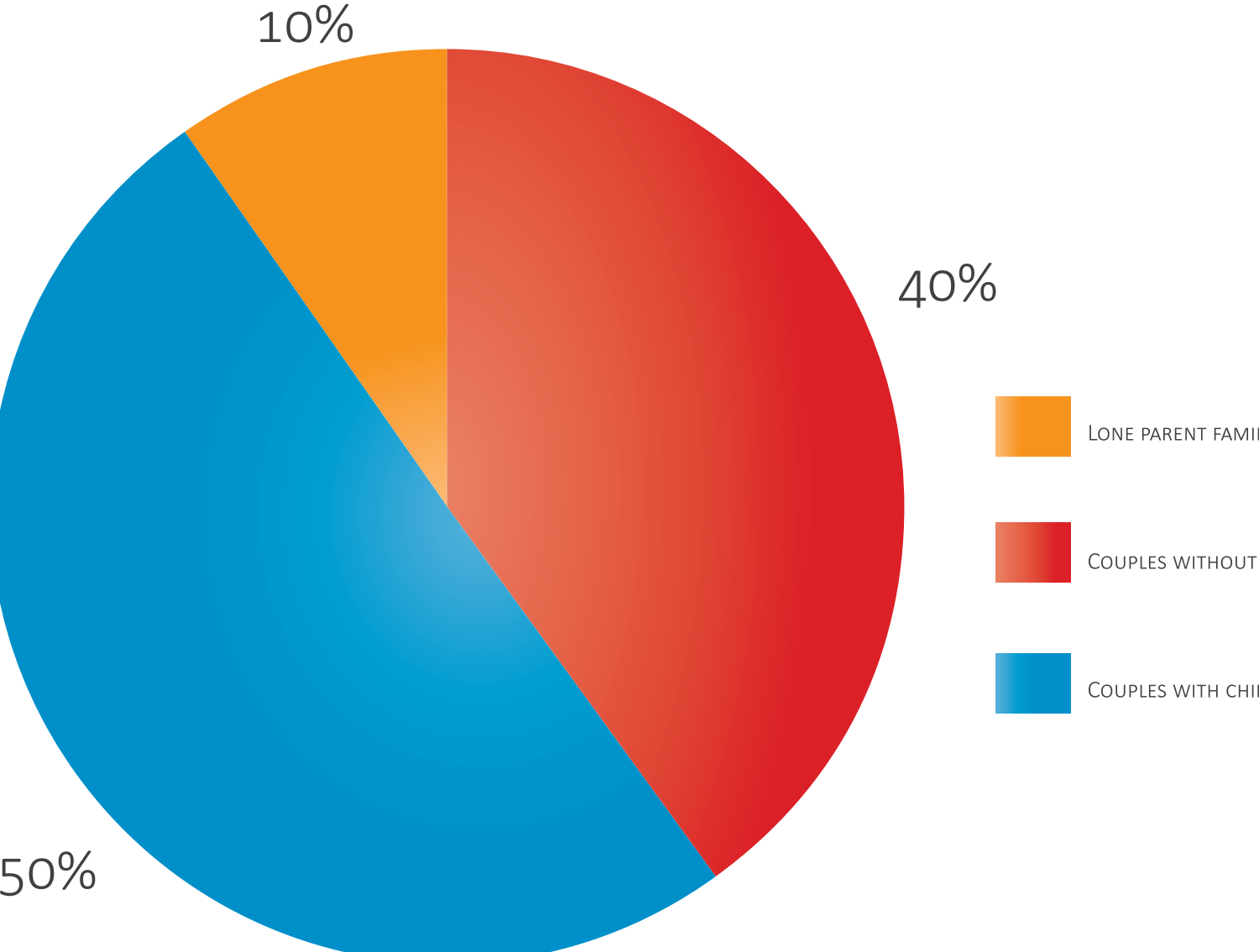
Median family income in St. Clements is \$100,734, which is below the Manitoba average of \$104,116.



POPULATION AGE

The number of those who are retired or soon to retire make up a significant portion of the population and are increasing.

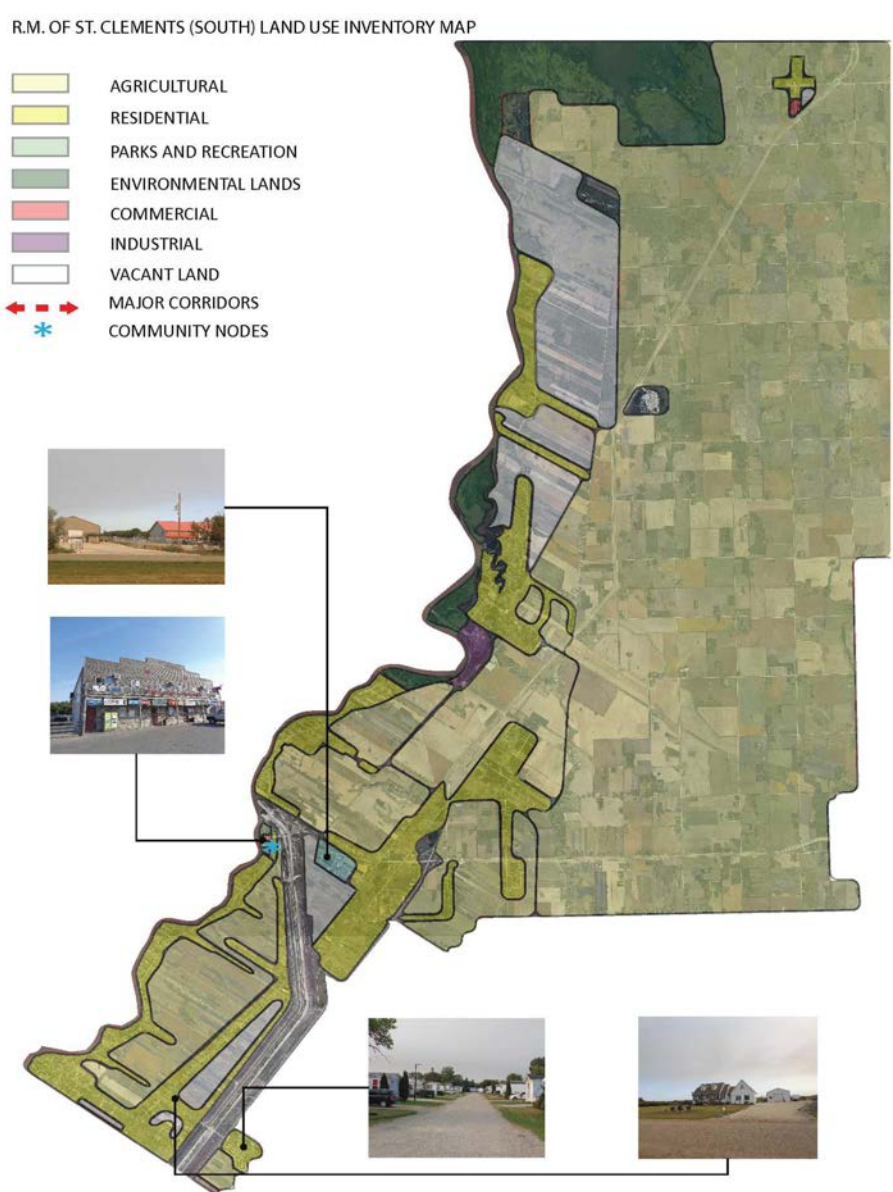
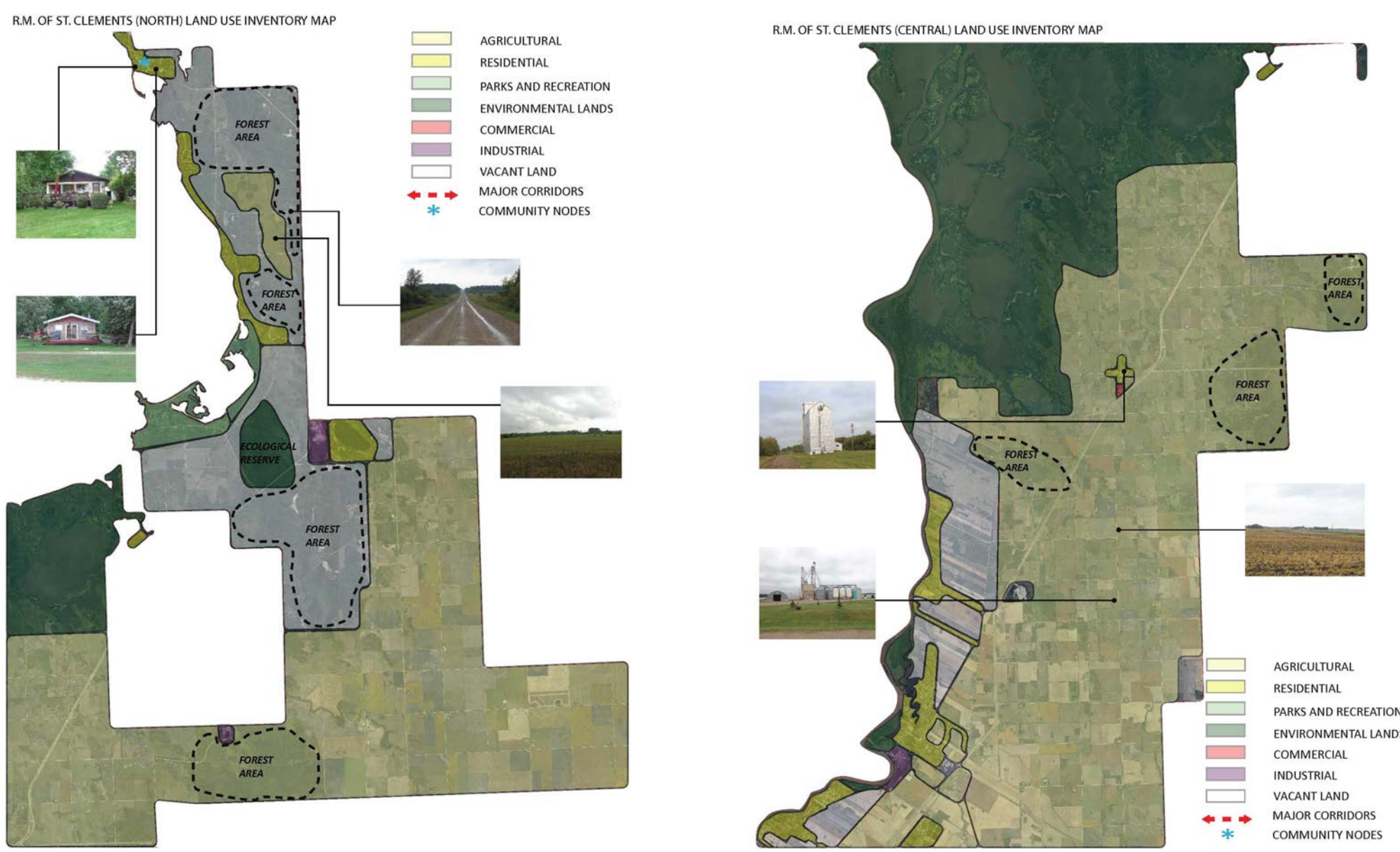
Trends indicate children and young to middle aged adults are decreasing over time. Factors contributing this could be a lack of affordable housing, and/or lack of employment opportunities.



HOUSEHOLD BY TYPE

Single-family detached homes make up 83.3% of dwellings, and are considered to be in good condition.

Statistics Canada (2016) estimated the average value of dwellings in St. Clements at \$360,133.

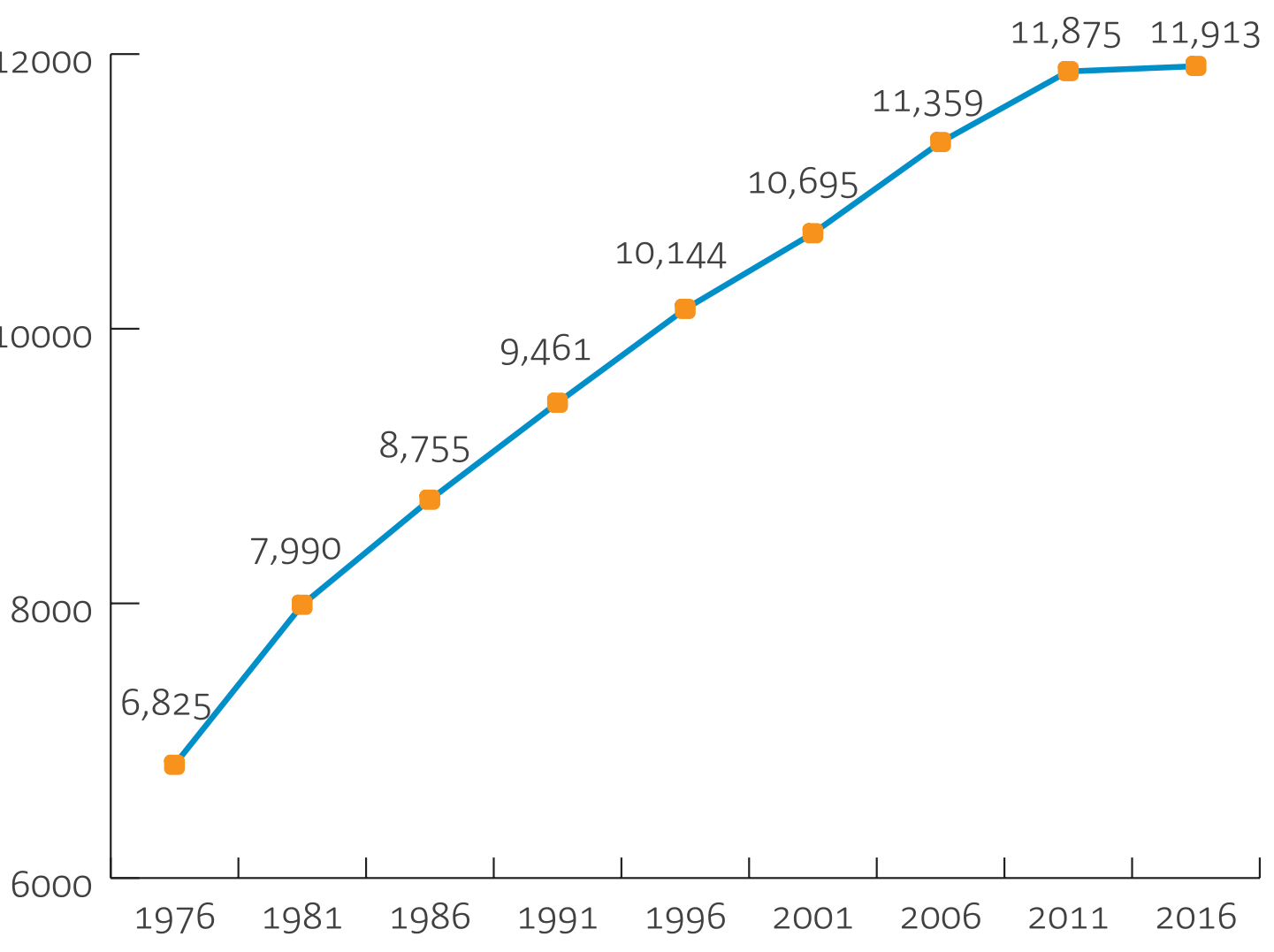


LAND USE IN ST. CLEMENTS

This map shows the general location, arrangement, and pattern of the predominant land uses, as well as vacant land that may potentially be used for new development.

The predominant land uses in St. Clements are agricultural and residential, with some employment lands in East Selkirk. There are large areas of undeveloped lands in East Selkirk, and infill opportunities along the Red River / Henderson Hwy. The business park east of Lockport has potential for infill and development to the south.

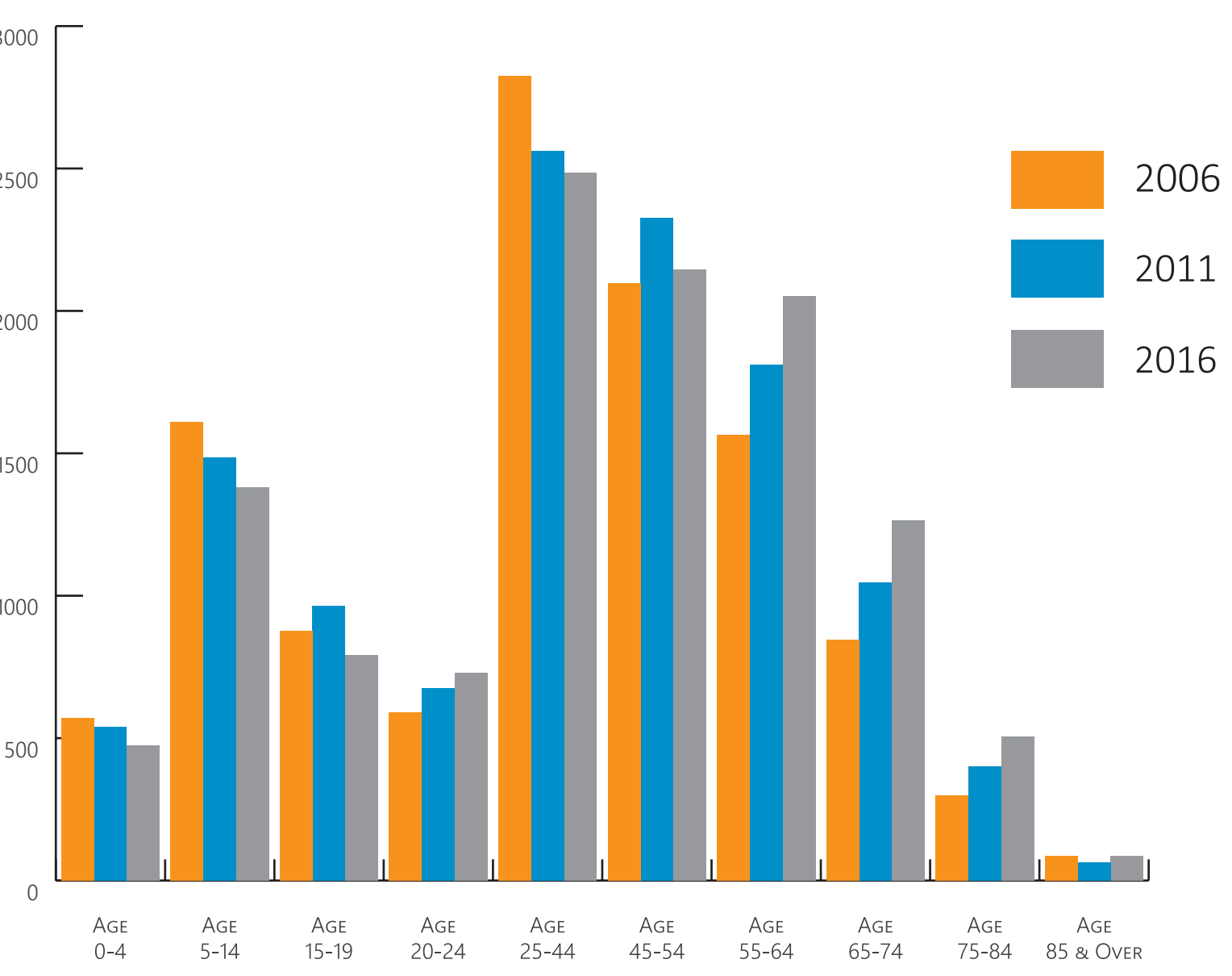
FACTS WE FOUND: R.M. OF ST. ANDREWS



POPULATION GROWTH

Overall, St. Andrews has seen an increase in population since 1976 (~74.5%), while persons per household remains steady.

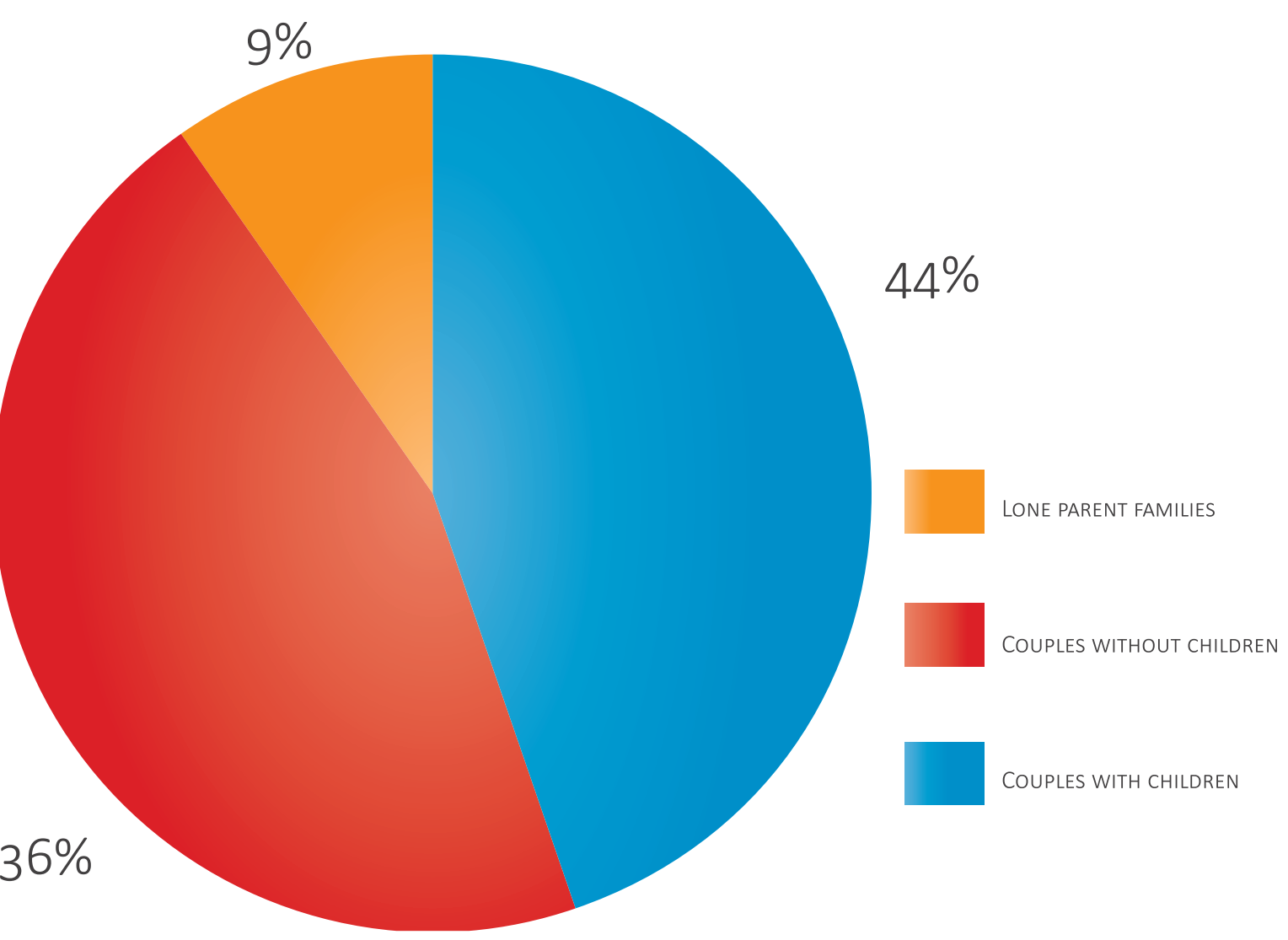
Median family income in St. Andrews is \$105,098, which is above the Manitoba average of \$104,116.



POPULATION AGE

The number of those who are retired or soon to retire make up a significant portion of the population and are increasing.

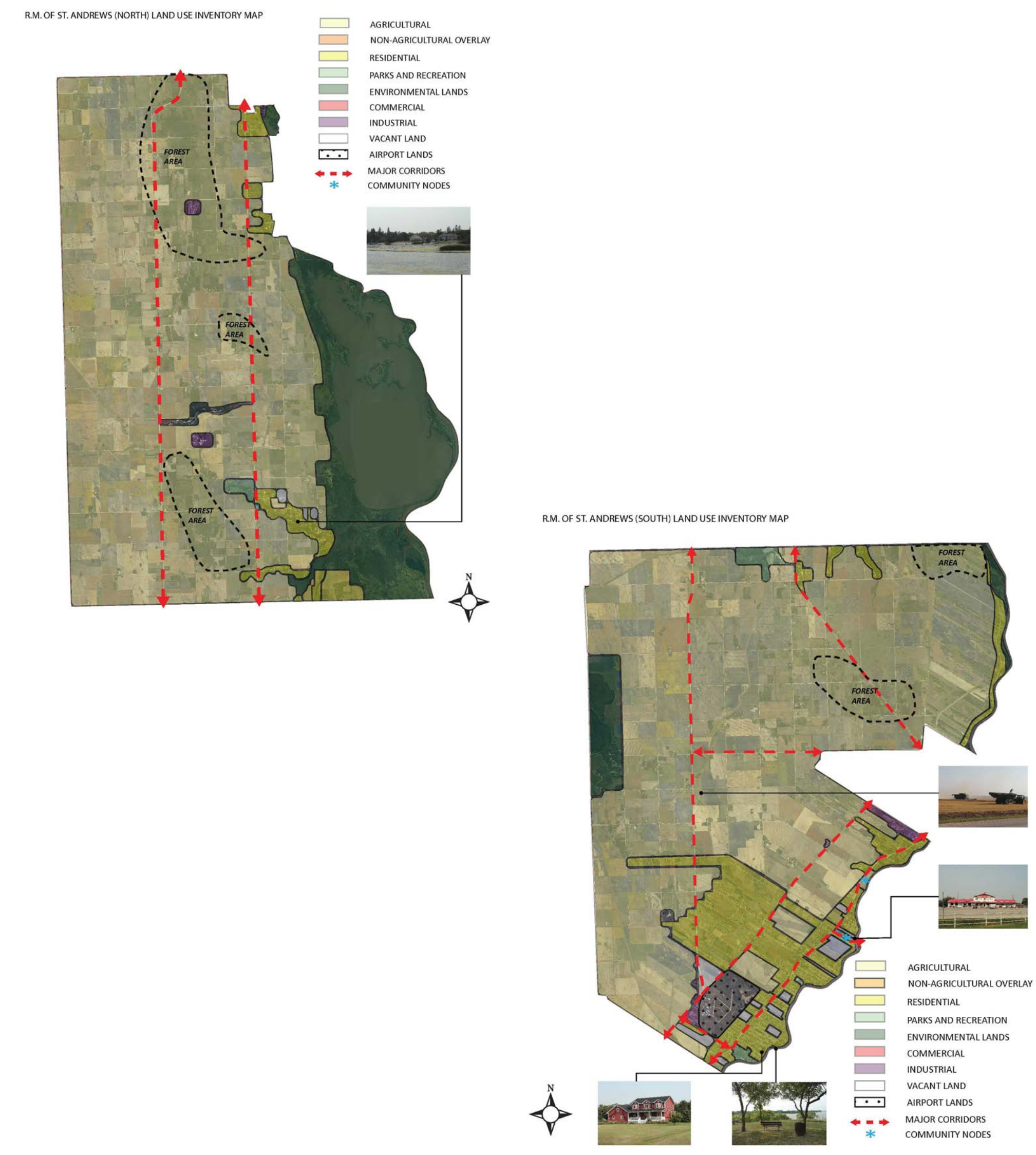
Trends indicate children and young to middle aged adults are decreasing over time. Factors contributing this could be a lack of affordable housing, and/or lack of employment opportunities.



HOUSEHOLD BY TYPE

Single-family detached homes make up 95.6% of dwellings, and are considered to be in good condition.

Statistics Canada (2016) estimated the average value of dwellings in St. Andrews at \$384,526.

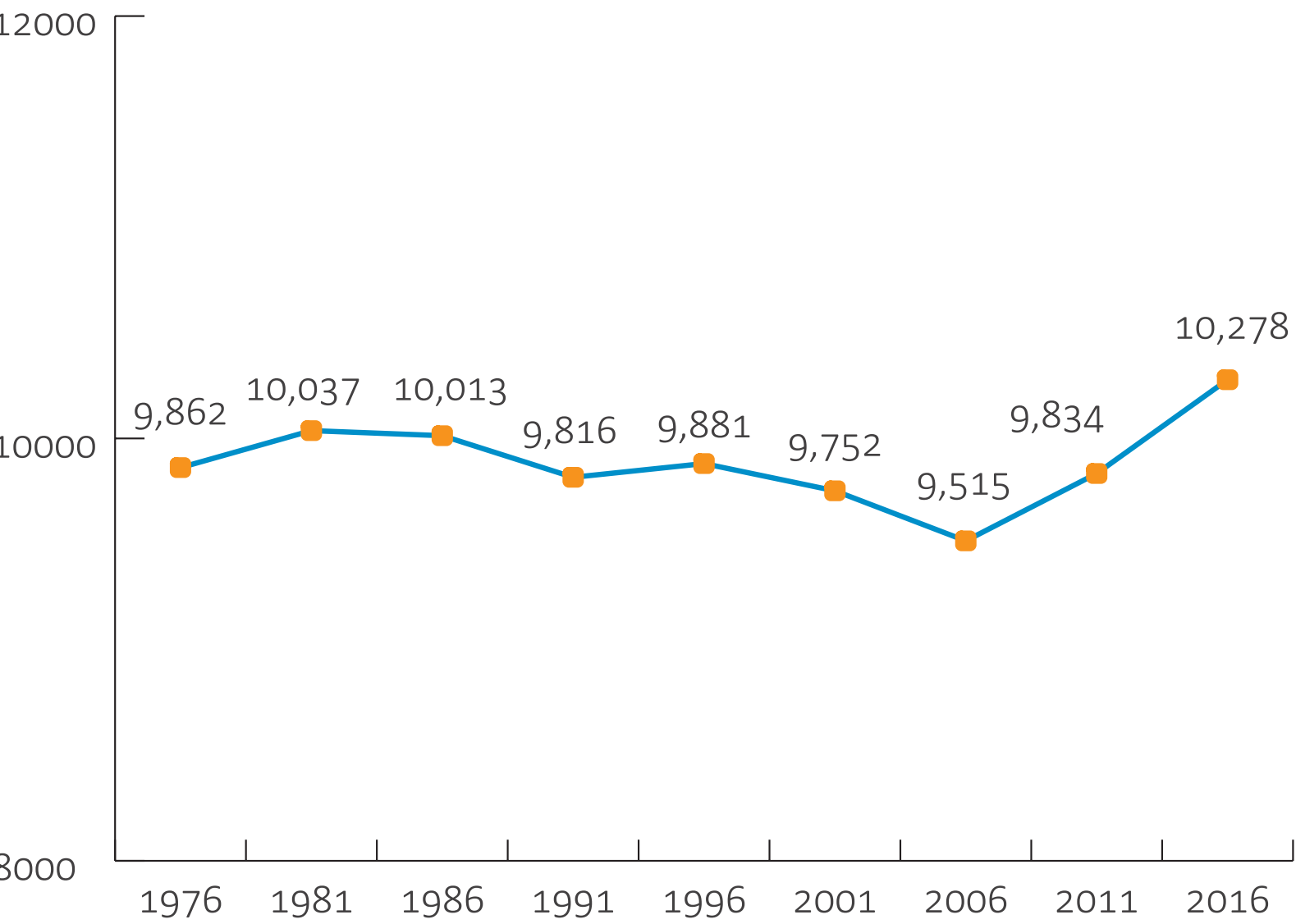


LAND USE IN ST. ANDREWS

This map shows the general location, arrangement, and pattern of the predominant land uses, as well as vacant land that may potentially be used for new development.

The predominant land use in St. Andrews is agricultural, with pockets of settlement areas (Petersfield, Clandeboye). Large rural residential lots and small suburban style lots are found towards the south. There are large undeveloped areas that offer opportunity for expanding development. The established business park located next to the St. Andrews airport, with opportunity or infill and development to the south.

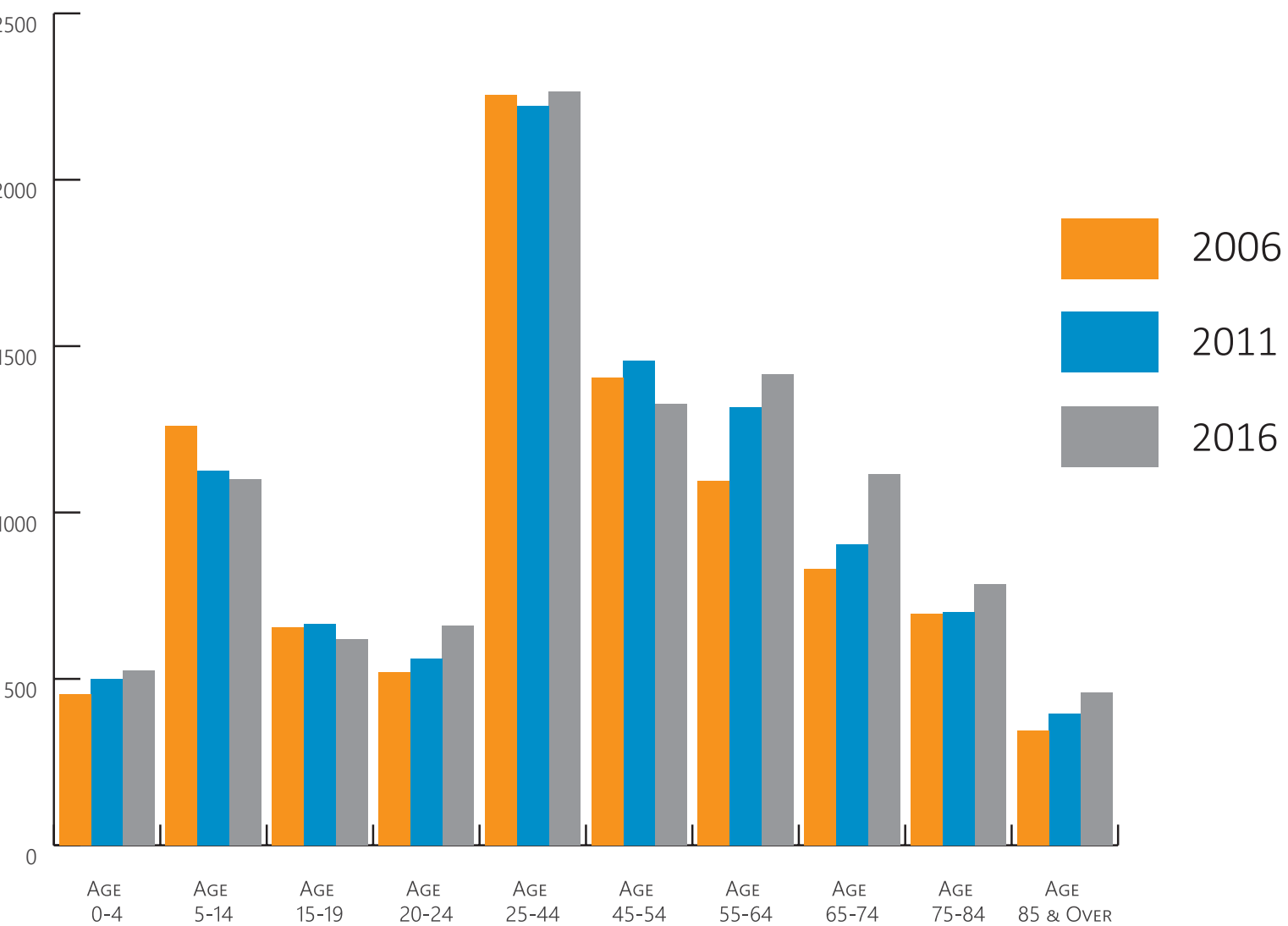
FACTS WE FOUND: CITY OF SELKIRK



POPULATION GROWTH

Selkirk has seen a downward trend in population over the past 30 years, however recent Census data indicates that the population has started to increase from 2011- 2016 (~4.2%).

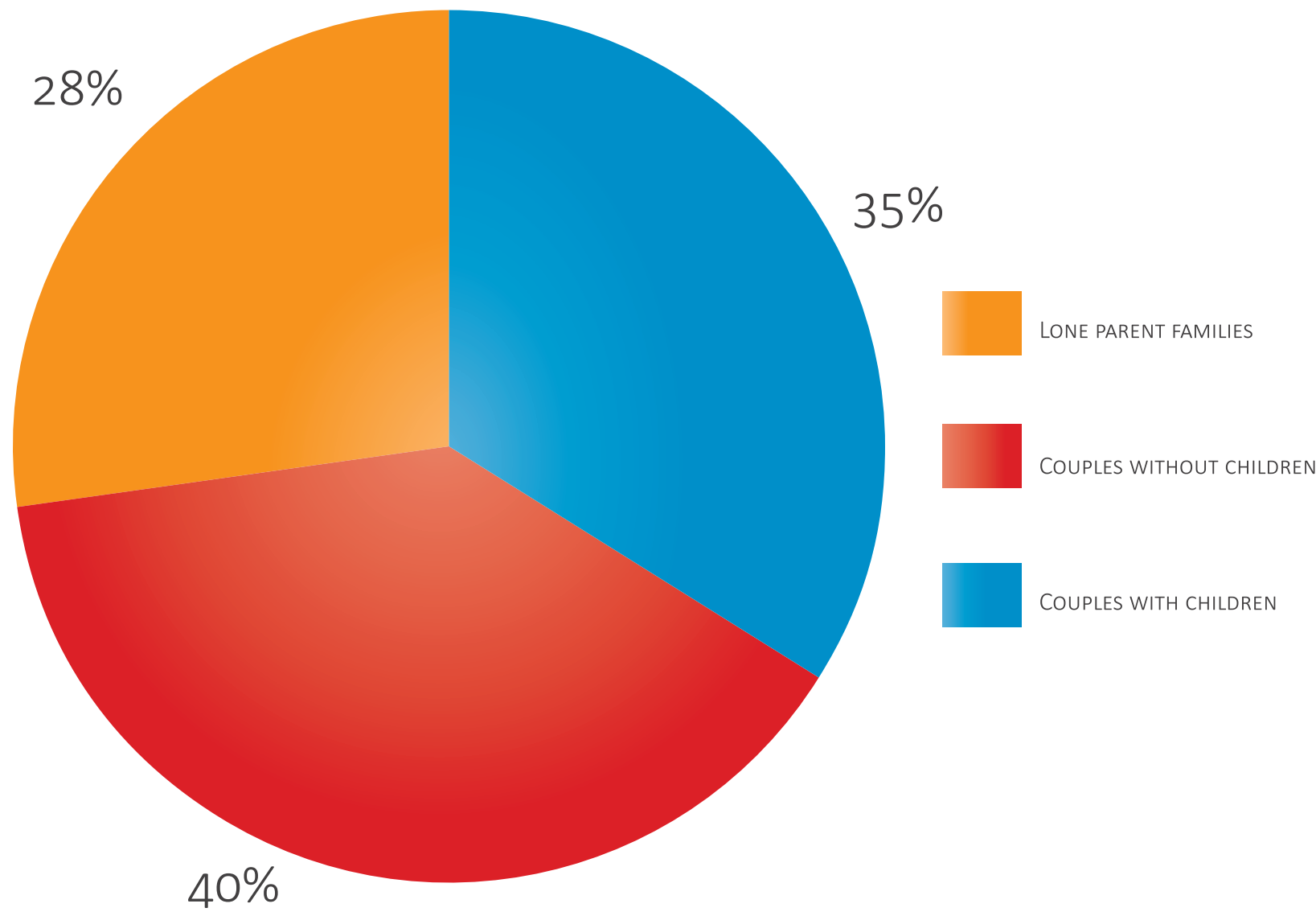
Median family income in Selkirk is \$78,615, which is below the Manitoba average of \$104,116.



POPULATION AGE

The number of those who are retired or soon to retire make up a significant portion of the population and are increasing.

Trends indicate children and young to middle aged adults are decreasing over time.

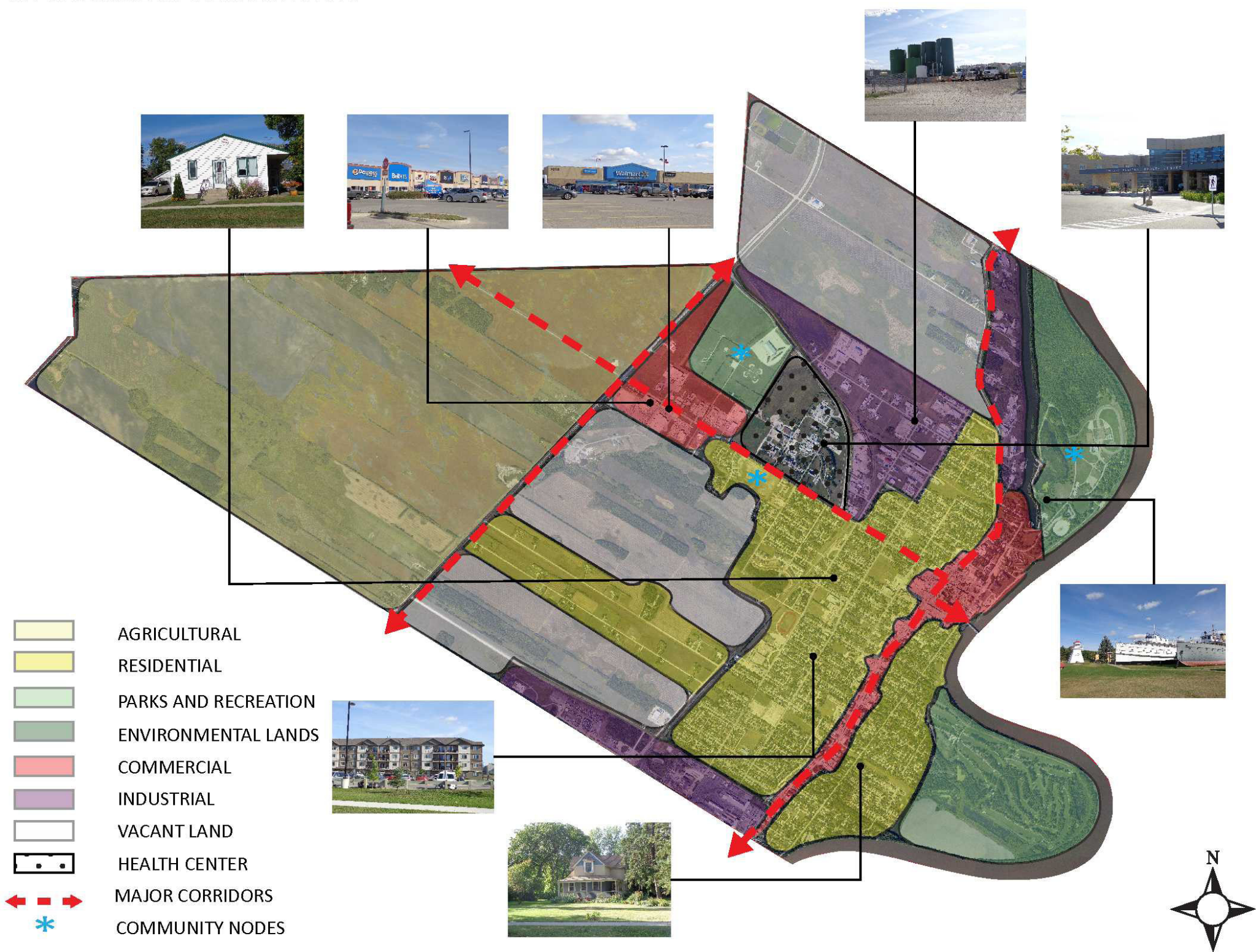


HOUSEHOLD BY TYPE

Selkirk is comprised of a mix of housing options with ~64% being single family homes. Housing is considered to be in generally good condition.

Statistics Canada (2016) estimated the average value of dwellings in Selkirk at \$241,402.

CITY OF SELKIRK LAND USE INVENTORY MAP



LAND USE IN CITY OF SELKIRK

This map shows the general location, arrangement, and pattern of the predominant land uses, as well as vacant land that may potentially be used for new development.

The predominant land use in Selkirk is residential (single and multi family). This is complemented by a mix of public spaces, community recreation complexes, and schools. Commercial lands are found along Main St. (forming the downtown) and along the western edge of the city. Industrial lands are comprised of the steel mill along the south, and a business park located in the north.

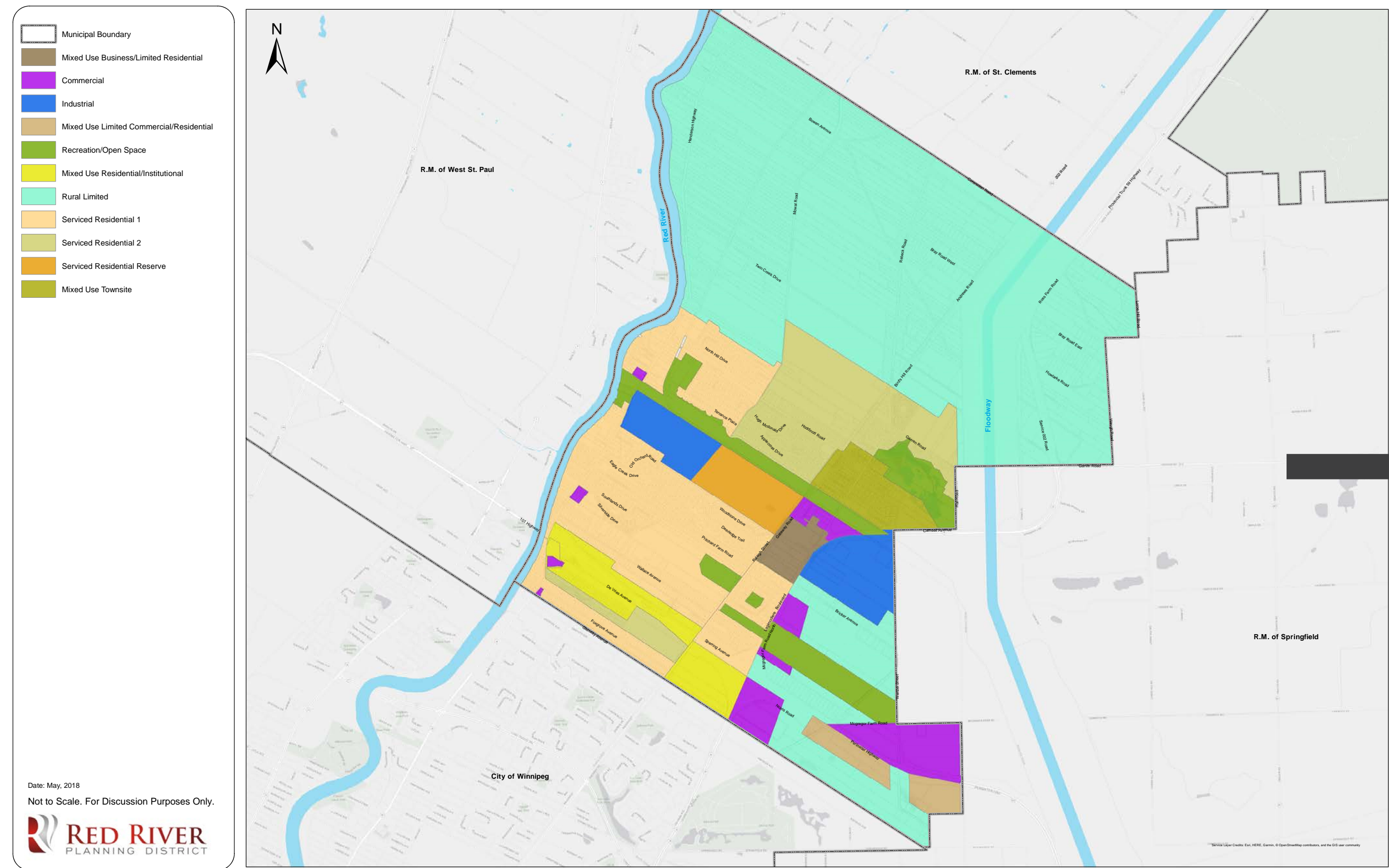
There is undeveloped land with the regional retail area (west) and space in under utilized parking lots. There is available industrial land for development in the northern part of the city.

WHAT DO THE FACTS MEAN?

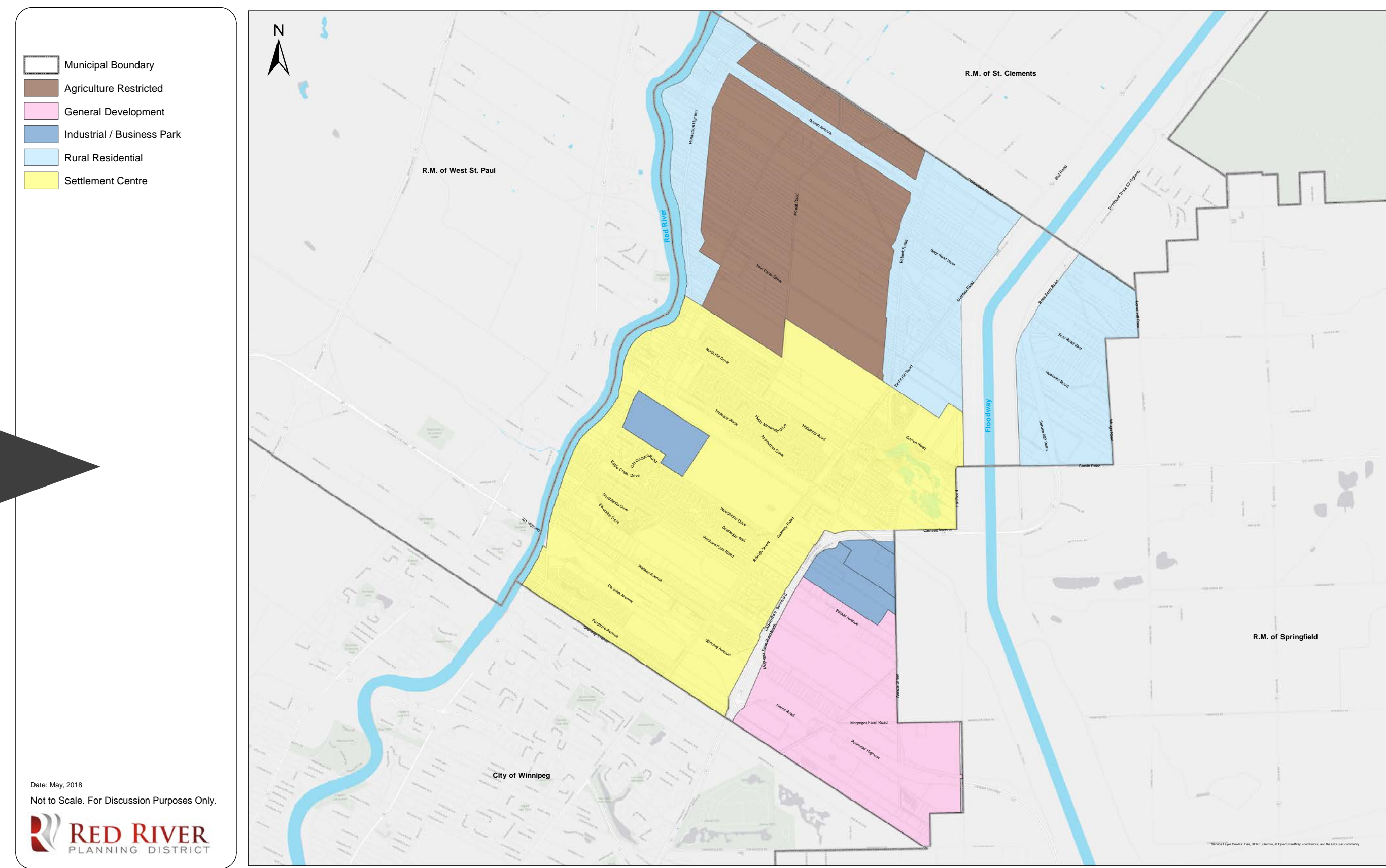
- With population increasing and persons per household decreasing, there will be a demand for additional residential units throughout the Planning District.
- There appears to be a lack of housing options for seniors looking to downsize or obtain lower maintenance housing. Children and adults aged 25-44 years old may be decreasing because they are seeking out more affordable housing options outside of the Planning District.
- Aging and younger demographics are seeking alternative and / or more affordable forms of housing, compared to the single-family homes at an average cost of \$300k predominately found within the RRPD. Consideration should be given to allowing multi-family developments.
- To accommodate the projected residential growth in East St. Paul, new areas for growth should be identified and designated appropriately.
- The development of employment lands in West St Paul, St. Andrews and St. Clements should be monitored to ensure there is an ongoing adequate supply to accommodate future growth.
- New development along the Red River should be required to connect to a centralized piped wastewater (sewer) system in order to alleviate negative impacts of failing septic fields.
- As it is difficult to determine if there is an adequate supply of drinking water for new developments, due to a lack of information on water supply and use, consideration should be given to ensuring that there is an adequate supply by working with the Province of Manitoba and developers. Water conservation practices could be implemented in new developments.
- Municipal designated heritage sites do not have protection from demolition or re-development, and are at risk of being lost. Adopting heritage protection by-laws would improve protection of heritage sites.
- Development on lands along the proposed Winnipeg-Selkirk Corridor may be limited to avoid land use conflicts.
- Accessing health care services may be challenging for those living outside of Selkirk and are mobility impaired or do not have access to an automobile.
- 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.

WHAT WE RECOMMEND: EAST ST. PAUL

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

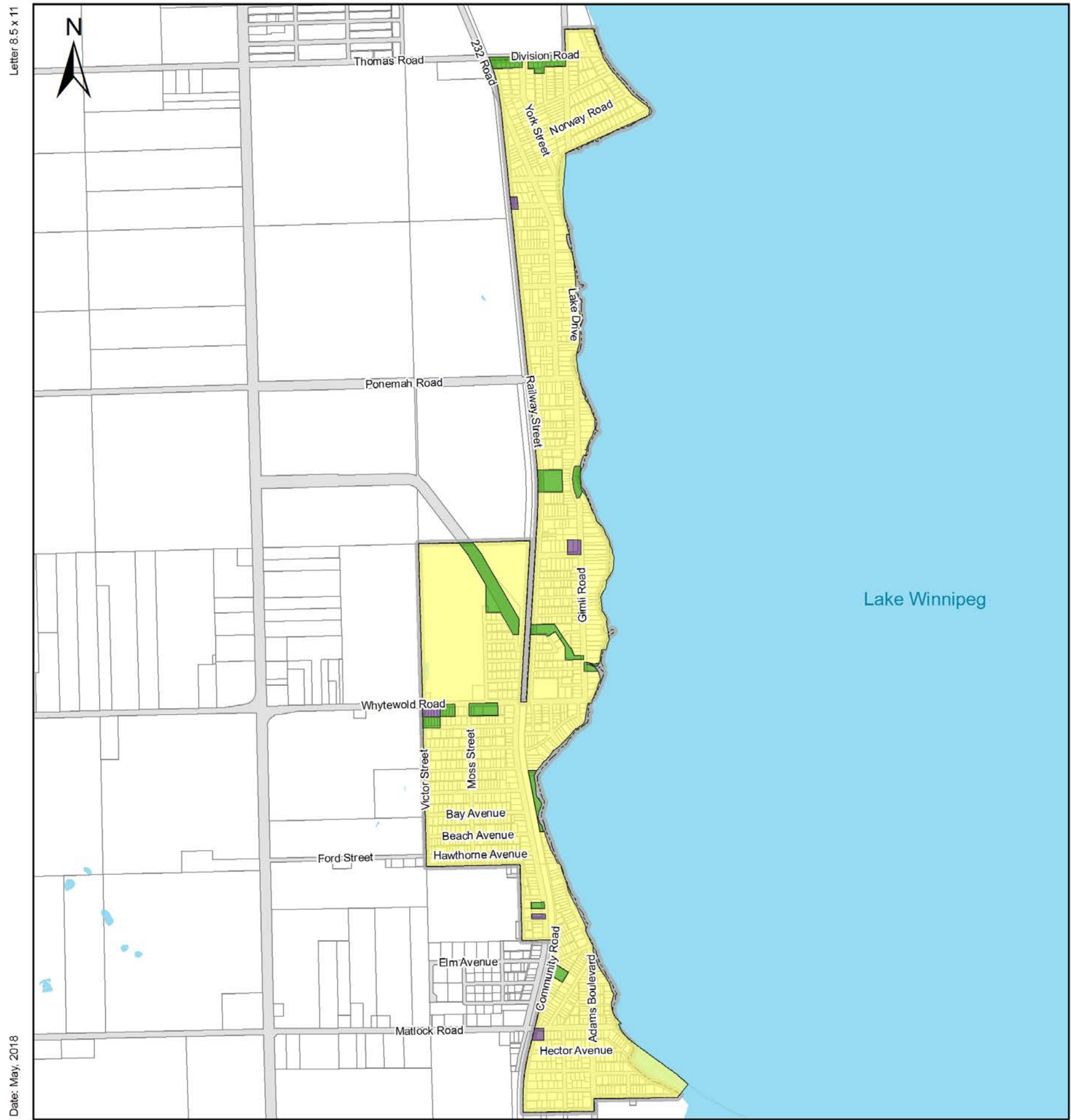


R.M. of EAST ST. PAUL DEVELOPMENT PLAN - PROPOSED



Land Use Designation Translation (East St. Paul Development Plan - Overall Development Plan)				
Area Description	Current Designations		Proposed Designation	Rationale for Change
Birds Hill Townsite & East St. Paul Proper	TMU	SRR	“SC” Settlement Centre	This area functions as the administrative and service centre for the municipality, which is the purpose of a Settlement Centre.
	SR1	IND	“I” Industrial (for Imperial Oil Site)	
	SR2	RI		
	COM	BLR		
	REC			
East of 59	IND		“GD” General Development	This area is established with industrial uses in the northern portion, and limited residential developments with opportunities to expand
	COM		“BP” Business Park	
	RL			
	REC			
	LCR			
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.
Northern Area	RL		“RR” Rural Residential	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. While other properties consist of undeveloped land currently being used for smaller-scale agriculture or market gardens.
			“AR” Agriculture Restricted	

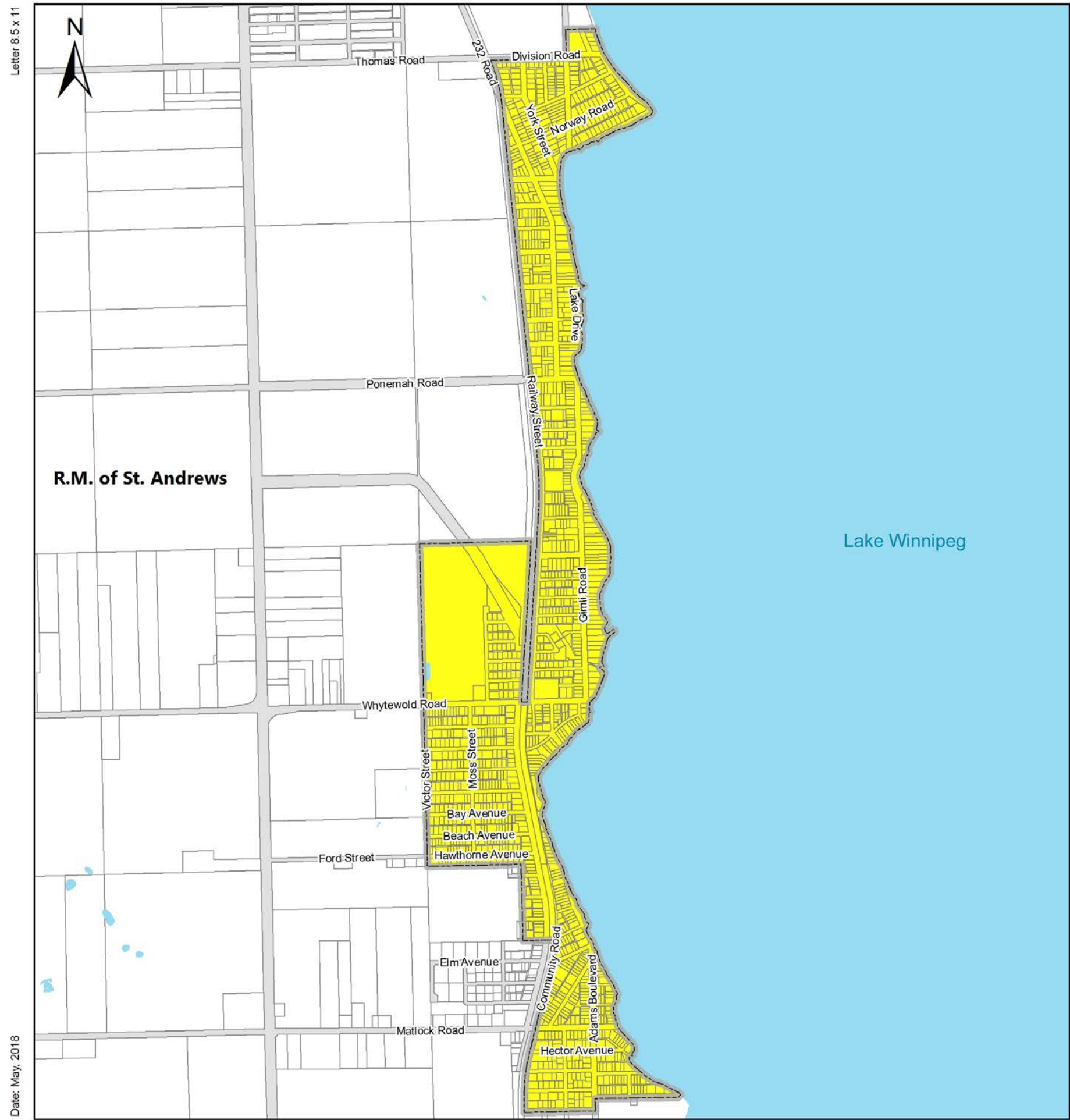
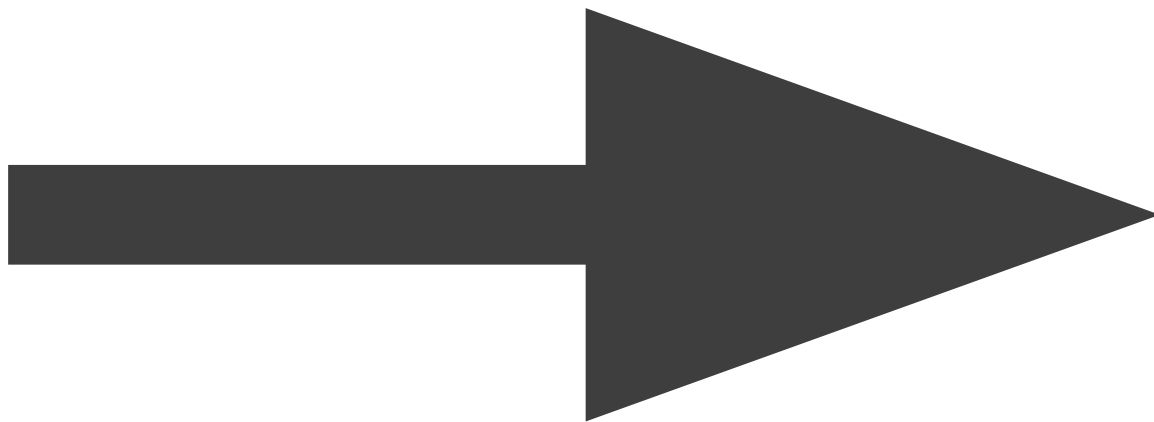
WHAT WE RECOMMEND: VILLAGE OF DUNNOTTAR



VILLAGE OF DUNNOTTAR DEVELOPMENT PLAN - CURRENT

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

Not To Scale. For Discussion Purposes Only.



VILLAGE OF DUNNOTTAR DEVELOPMENT PLAN - PROPOSED

- Municipal Boundary
- "Settlement Centre"

Not To Scale. For Discussion Purposes Only.



Land Use Designation Translation (Village of Dunnottar Development Plan - Overall Development Plan)			
Area Description	Current Designations	Proposed Designation	Rationale for Change
Village of Dunnottar Proper	Residential Commercial Open Space, Park, and Recreation	"SC" Settlement Centre	The purpose of the Settlement Centre designation is to promote development to function as an administrative and service centre for a full range of social, commercial, and institutional facilities for residents. This includes the existing designations in the current development plan, and does expand the potential for new uses.

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 the background 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 Designation (“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 the background report.
- Incorporate the re-designation recommendations put forward by the RRPD municipalities outlined in Section 9.0 (Municipal and Public Participation).
- Undertake conversation 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; and
 - How / when secondary plans or concept plans should be required.

OPERATIONAL RECOMMENDATIONS

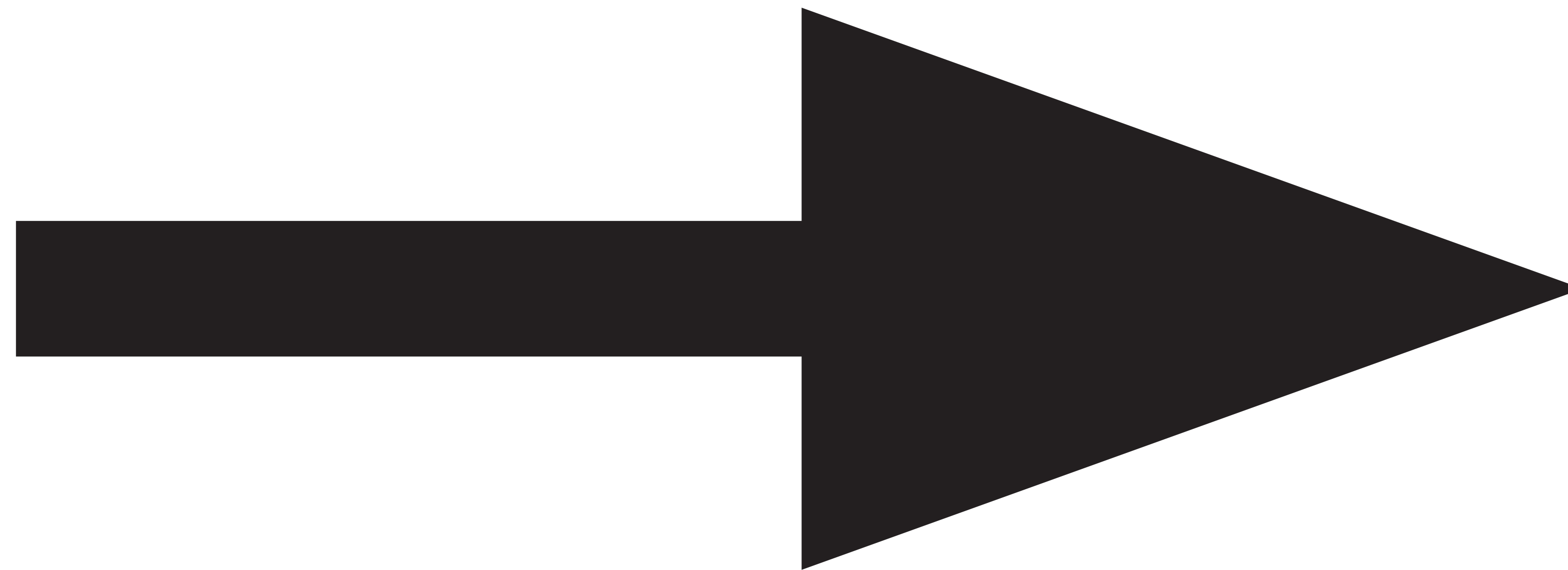
- The RRPD should document (list and map) the location of newly approved lots, and, when they have been issued building permits, in order to keep an ongoing vacant land inventory, which can be used in RRPD annual reports, and as part of the analysis required for a future update of the Planning District’s Development Plan.
- The RRPD should implement the 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 District’s 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.



WHAT ARE YOUR THOUGHTS?

GRAB A POST-IT NOTE AND TELL US WHAT YOU WOULD LIKE TO SEE AS PART OF THE DEVELOPMENT PLAN UPDATE...

RRPD DEVELOPMENT PLAN REVIEW OPEN HOUSE



THIS WAY!

1

FINALIZE BACKGROUND REPORT

- Incorporate feedback from council and public engagement.
- Finalize maps and data.
- Present final document to the RRPD Board.

2

DRAFT DEVELOPMENT PLAN

- Refine existing policies.
- Make new policies.
- Incorporate East St. Paul and Dunnottar into the Plan.
- Update mapping data with new designations and refinements.

3

MUNICIPAL AND PUBLIC ENGAGEMENT

- Meet with municipal councils.
- Meet with provincial agencies / departments.
- Host open houses to present updated Development Plan to public and gain feedback.

4

FINALIZE DEVELOPMENT PLAN

- Finalize policies.
- Finalize maps and designations.

5

RRPD BOARD PUBLIC HEARING

- RRPD Board to hold a public hearing for final public input on the Development Plan.
- RRPD Board to send new Development Plan to the Province of Manitoba for approval.

6

ADOPT NEW DEVELOPMENT PLAN

- RRPD Board to finalize and adopt new Red River Planning District Development Plan.