

# 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 the draft new Development Plan and to listen to your input.

Check-out the poster boards to see what is changing in the new version of the Development Plan.

If you have any questions, please feel free to talk to any of our staff, or visit our website at [redriverplanning.com](http://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

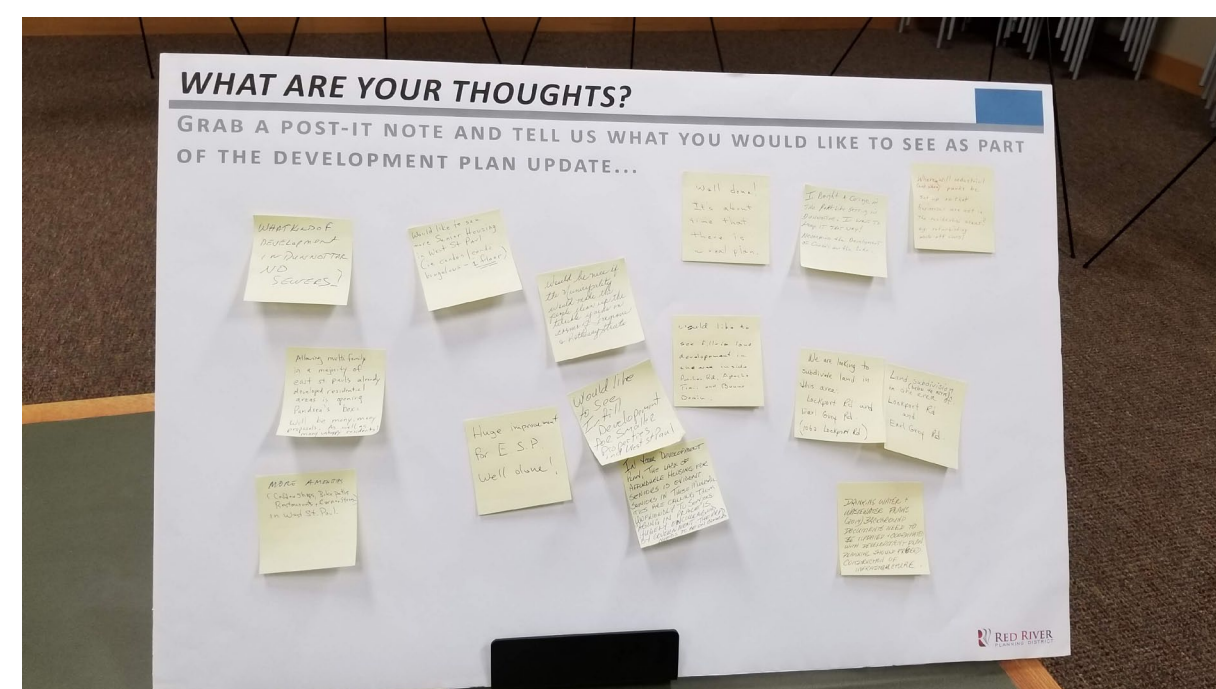
- Update background information;
- Confirm Planning District objectives and goals;
- Identify and complete improvements to existing policies;
- Identify and include new needed policies; and,
- Update Development Plan maps to reflect recently approved amendments, new designation areas, and supplementary info.



# FEEDBACK FROM PREVIOUS OPEN HOUSES:

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!”
- “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.”
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- “50 Meadows St. in Dunnottar was designated as protected natural space by the Council.”





# WHAT WAS UPDATED?

The draft new Development Plan did not change any policy direction or policy intent.

The draft new Development Plan did incorporate the following improvements:

- Removed redundancies (e.g. same policy mentioned multiple times).
- Reorganized policies into correct sections.
- Consolidated similar policies.
- Refined policies that weren't achieving their original intent.
- Standardized the document / policy format.
- Incorporated both Dunnottar and East St. Paul.
- Included a policy / checklist for new development.
- Included policy where large developments must consider the need for school sites.
- Replaced the requirement for secondary plans with an explanation of when they are useful.
- Provided basic criteria for multi-family development.
- Corrected land use designations on policy maps.
- Included limited re-designations on policy maps (as requested by RRPD municipalities).

