

# Public Open House

## West St. Paul North Secondary Plan

October 22, 2013

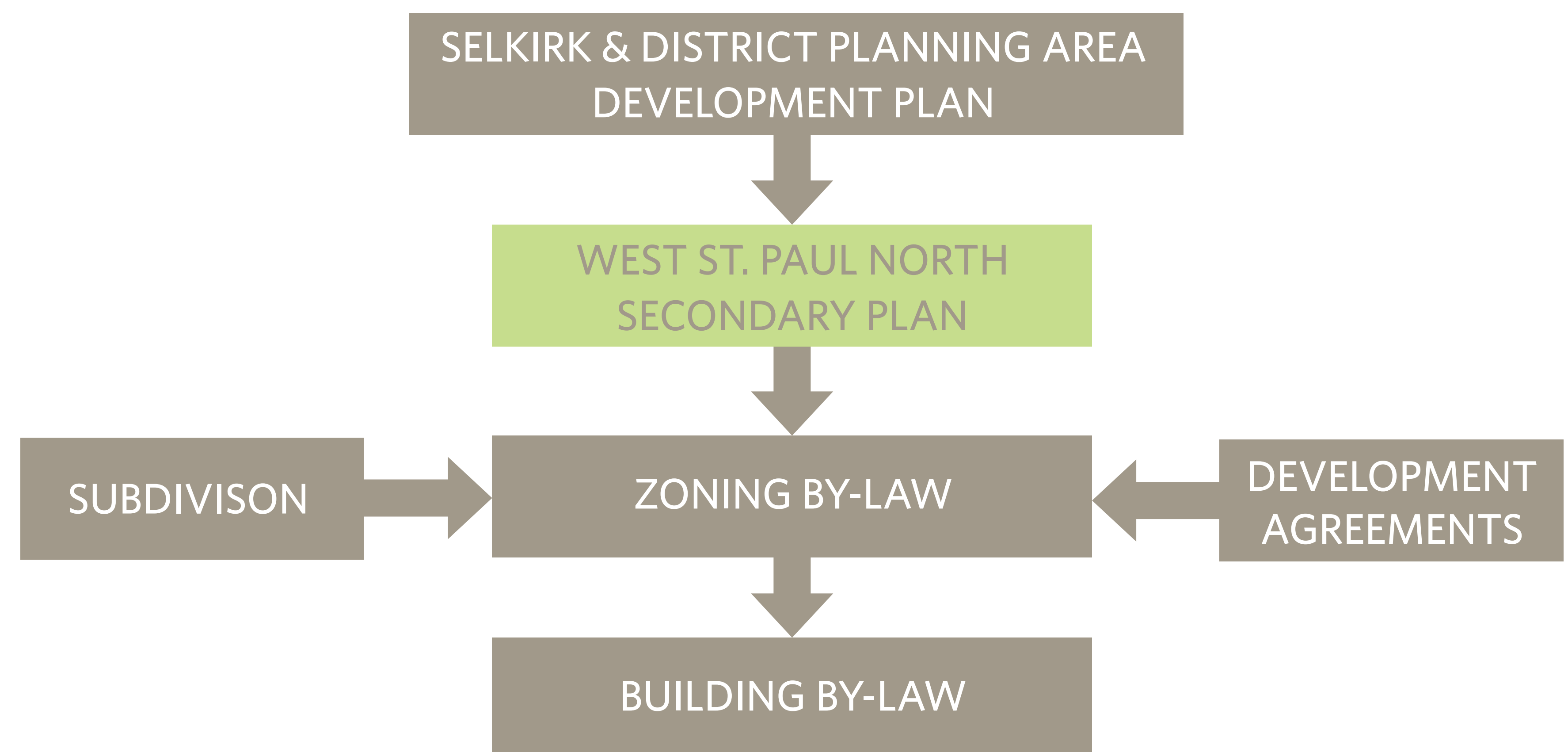
# Planning Purpose & Framework

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The West St. Paul North Secondary Plan will help guide future growth and development in the study area. The Secondary Plan will:

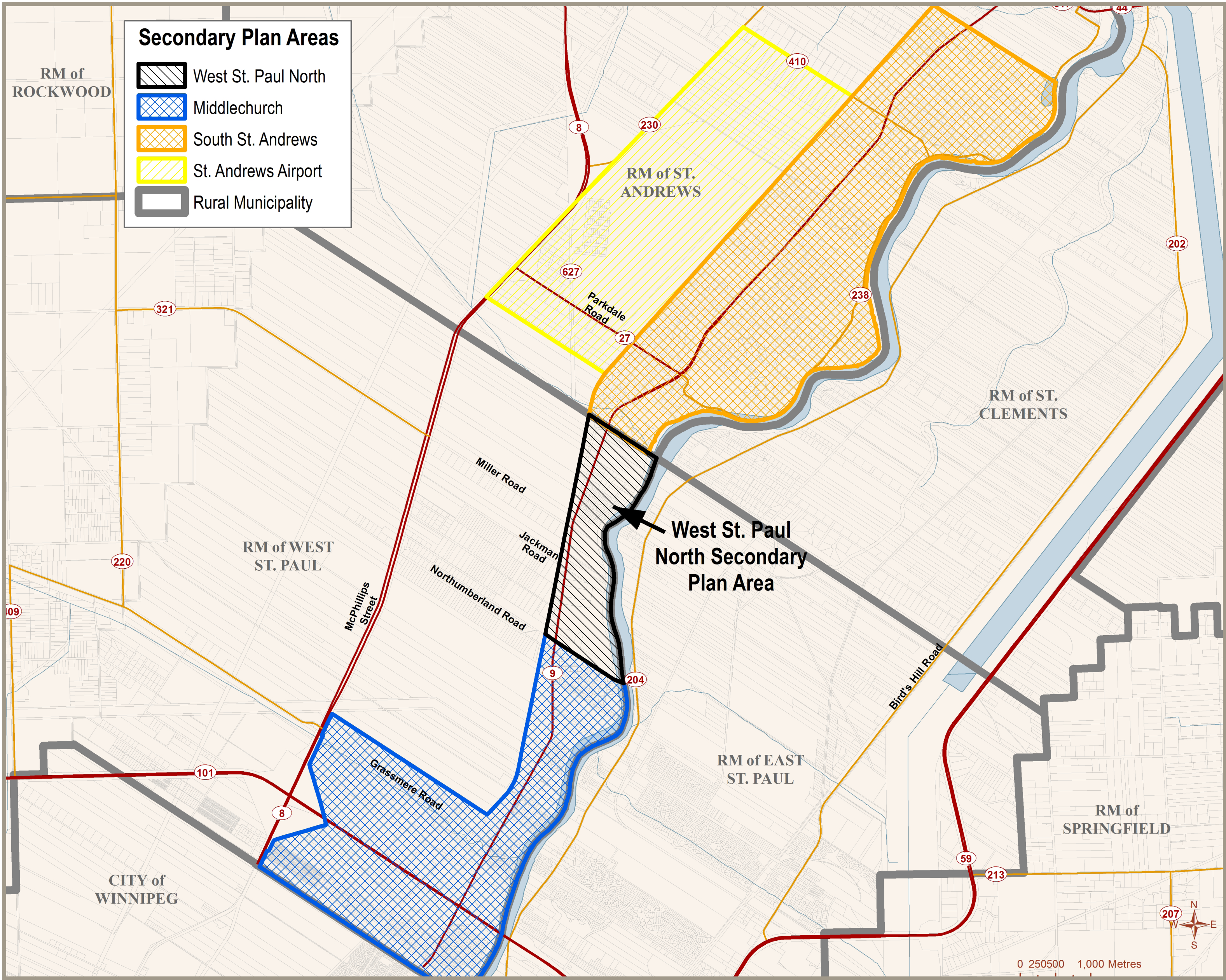
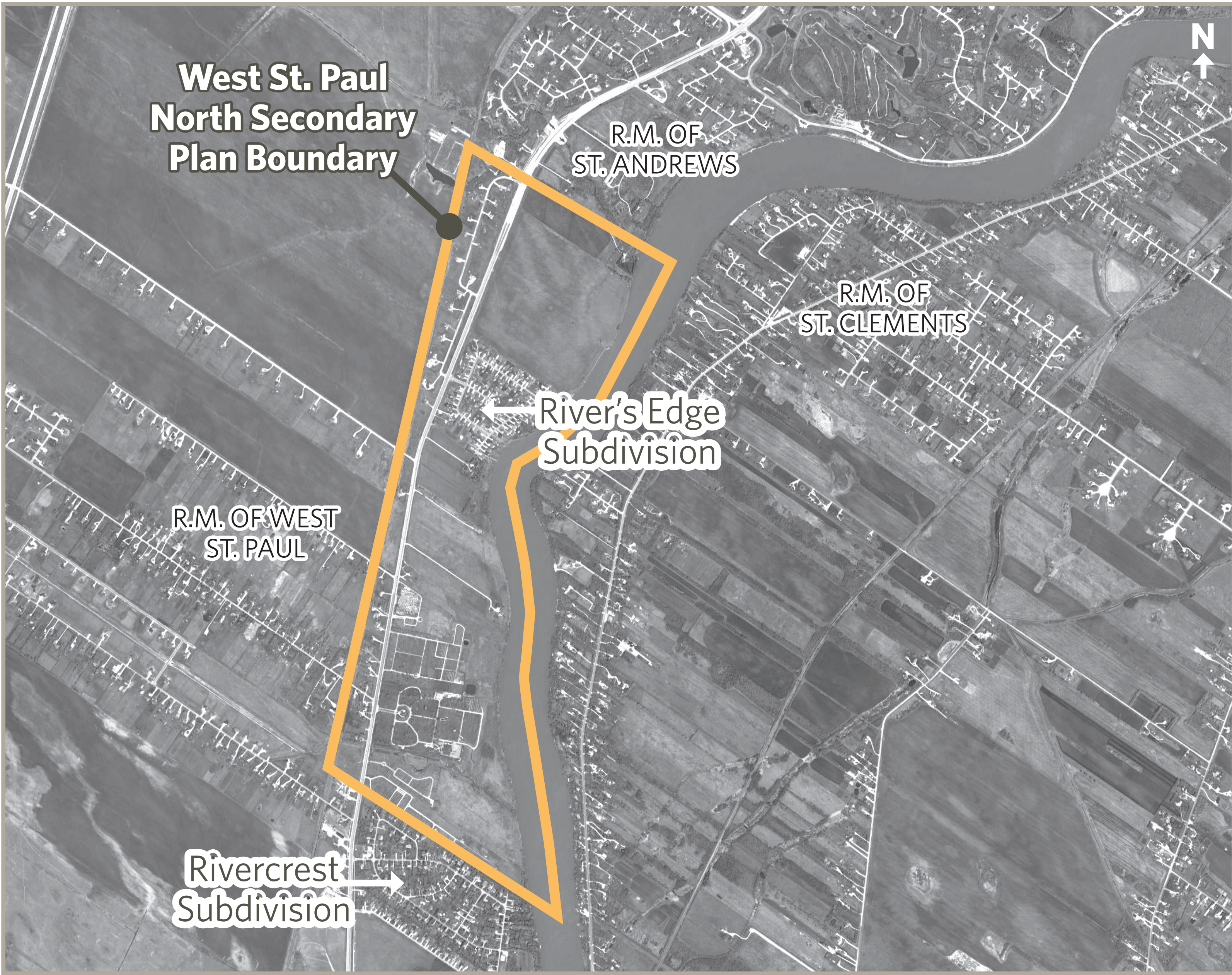
- » Guide future land use and development patterns.
- » Plan for safe and efficient transportation linkages.
- » Promote the development of interconnected active transportation pathways.
- » Plan for future municipal servicing (water, wastewater, waste diversion and land drainage).
- » Ensure connectivity to adjacent Secondary Plan areas.
- » Establish improved development and design standards.

Upon approval, the Plan will be adopted as a by-law by the R.M. of West St. Paul and will be consistent with the Selkirk and District Planning Area (SDPA) Development Plan.





# Study Area & Context

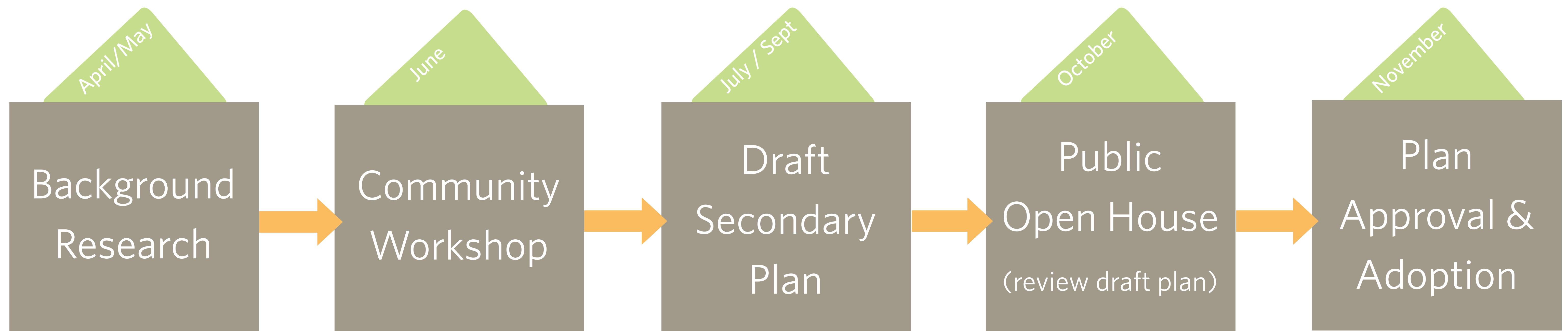




# Planning Process

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2013



We Are  
Here



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A community workshop was held and generated the following ideas on:

## Vision & Guiding Principles

Provide for  
interconnected  
and continuous  
neighbourhoods.

Build upon existing  
character.

Improve design  
standards &  
landscaping guidelines.

Ensure an  
accessible  
riverbank.

Promote  
safety through  
neighbourhood  
design.

Preserve  
heritage areas.



# What We Heard

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A community workshop was held and generated the following ideas on:

## Greenspace, Transportation & Servicing

Provide for  
greenspaces and  
interconnected  
pathways.

Designate park  
& ride locations.

Provide for a  
regional pathway  
connecting  
neighbourhoods.

Preserve greenspace  
along Manitoba  
Hydro right-of-way.

Integrate bus  
stops with shelters  
along Highway 9.

New residents  
should connect to  
future sewer line.

Ensure  
neighbourhoods  
are accessible for  
school buses.

Reduce speed and  
incorporate traffic  
signals along Highway 9  
in conjunction with new  
development.



# What We Heard

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A community workshop was held and generated the following ideas on:

## Residential & Commercial Uses

Consider a variety of housing types and forms, in particular, housing for seniors.

Allow Commercial uses that serve local residents (gas station, convenience store, medical office, etc.)

Discourage industrial businesses.

Intensify Residential development east of Highway 9.



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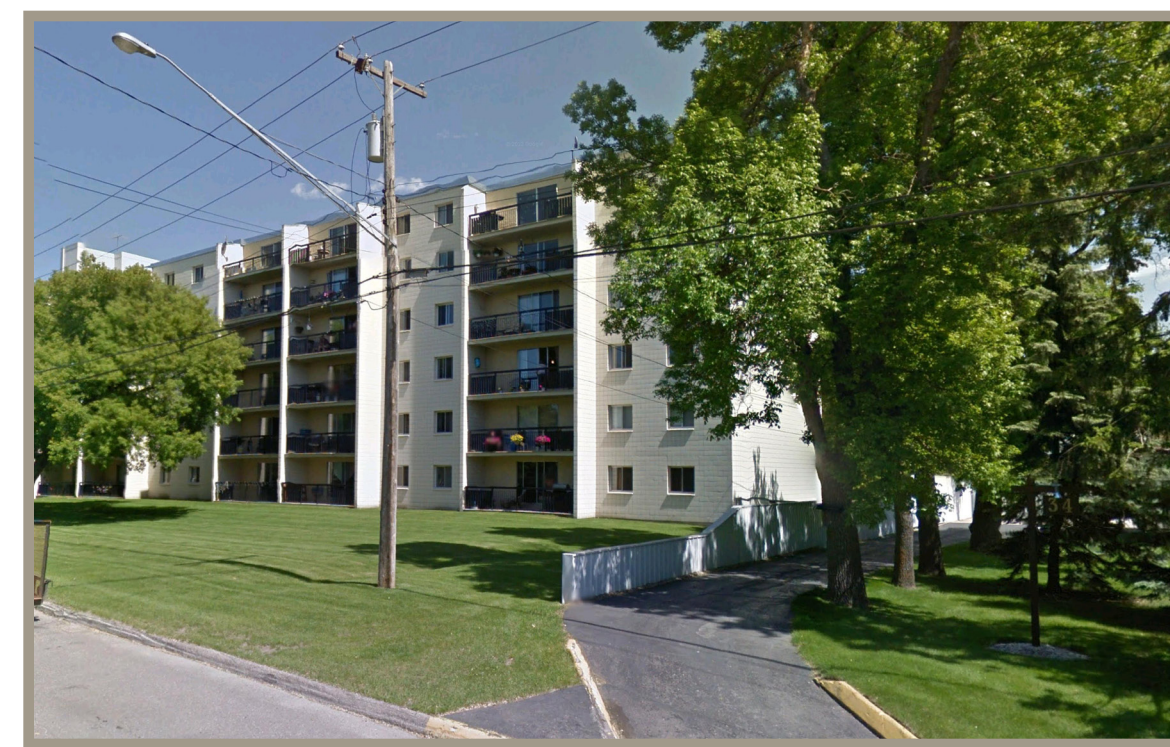


WEST ST. PAUL



Existing single-family residential development in the Secondary Plan area is generally located on one and two acre lots to the west of Highway 9 and on smaller lots in the River's Edge subdivision. Future residential designations in the study area will primarily accommodate single-family homes, but should also accommodate multi-family units and seniors housing, as illustrated on the **Proposed Land Uses Map**. The intent of the Residential Policy Section is to:

- » Provide linkages to and within residential areas through Active Transportation (AT) routes, where feasible.
- » Ensure each residential lot has safe access to a linear trail.
- » Incorporate riverbank access at strategic points to provide the opportunity for recreation, aesthetic and heritage value.
- » Encourage recognition of the community's historical elements through subdivision design.





The Secondary Plan area currently has limited commercial activity. Commercial development areas are illustrated on the **Proposed Land Uses Map**. The Commercial designation will guide future commercial development on the west side of Highway 9 in a manner that is compatible with the transportation network, municipal services and residential areas. The intent of the Commercial Policy Section is to:

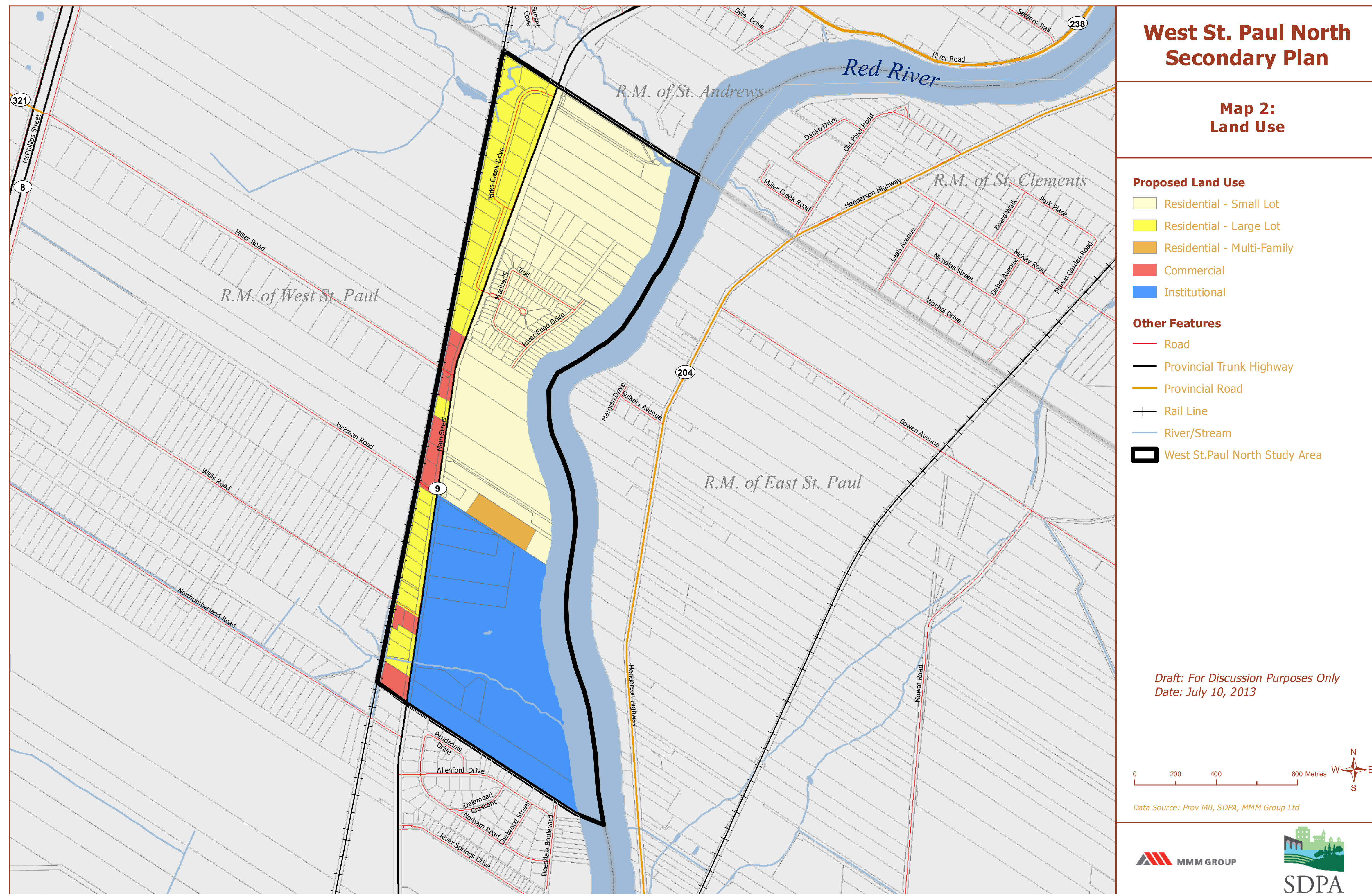
- » Recommend areas to accommodate commercial uses to meet the needs of residents and visitors (convenience store, gas station, etc.).
- » Provide linkages between the Commercial area and any future pedestrian walkways, AT routes and local transit stops, where feasible.
- » Ensure enhanced aesthetic features and landscaping for commercial uses.





# Proposed Land Uses

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# Transportation Policies

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Highway 9 (four-lane undivided highway) runs north-south through the study area. Manitoba Infrastructure and Transportation (MIT) plans to upgrade this highway to a four-lane divided highway in the future. The Transportation Policy Section recognizes the future upgrading of Highway 9 and will provide for safe and efficient transportation routes within the Secondary Plan area. The intent of the Transportation Policy Section is to:

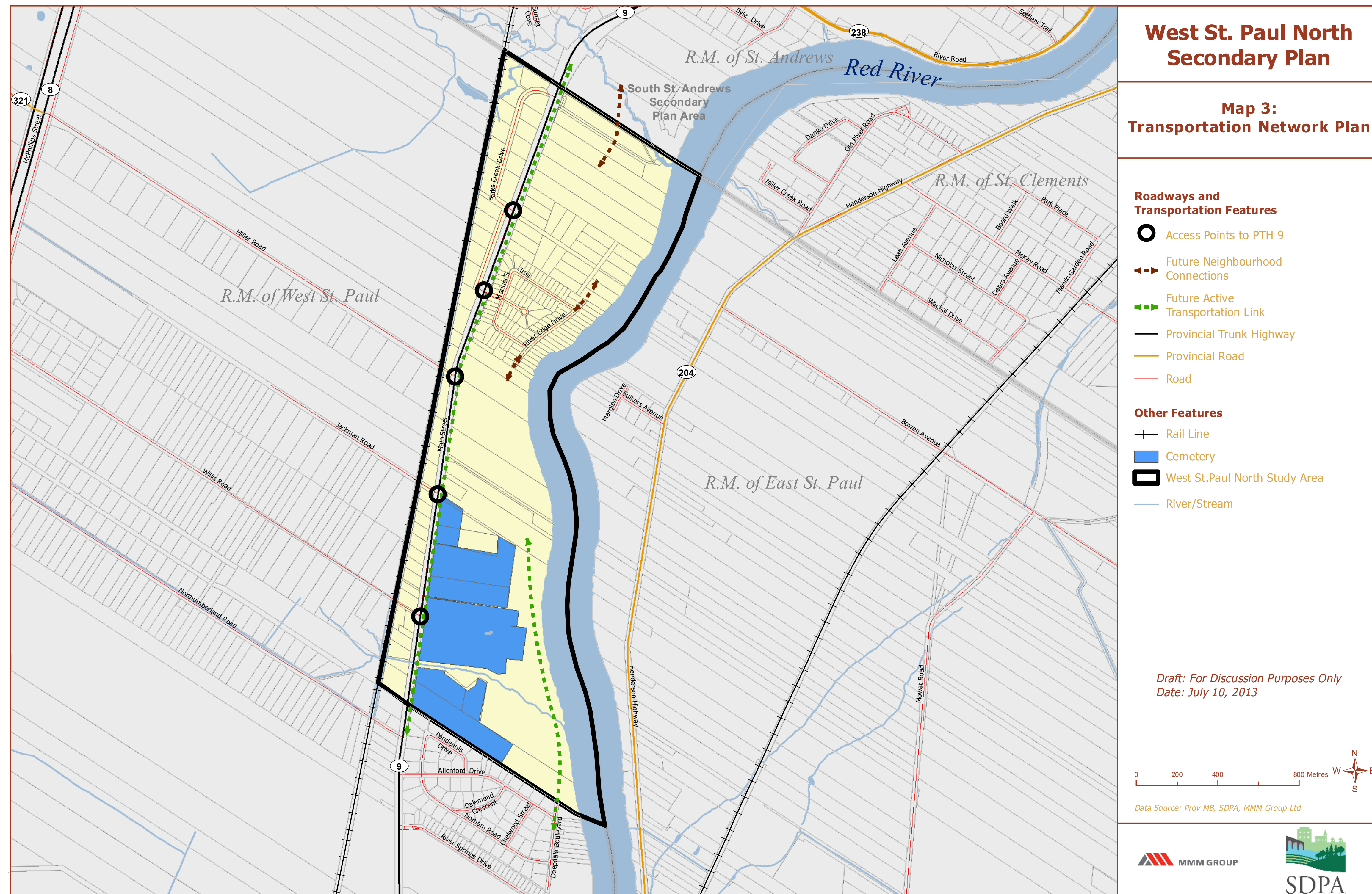
- » Direct future access at Highway 9 to pre-defined intersections, identified on.
- » Ensure safe access for pedestrians, cyclists and vehicles of all types.
- » Provide for local public transit service options.
- » Protect the railway from potential conflicting land uses and vice versa.
- » Incorporate pedestrian/cycling trails regionally and locally within the study area.





# Transportation Network

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Residential and commercial water supply for all properties in the Secondary Plan area is currently provided by private on-site wells. Household waste is transported out of the municipality. The R.M. is exploring future options to provide potable water and waste disposal within the municipality. The intent of the Municipal Services and Utilities Policies is to:

- » Ensure development does not impact existing private water supply systems and is connected to any future community piped water systems.
- » Ensure development is planned in consideration of the collection and disposal of municipal solid household waste.
- » Ensure proponents consult with Manitoba Hydro's Property Department regarding development near transmission, distribution and communications facilities.



The R.M. of West St. Paul is in the process of implementing a new regional wastewater collection system. The new system will bring environmental, economic and social benefits to the municipality. One of the greatest benefits is that it will not only raise land values in the short term, which benefits the community as a whole, but it will ensure a larger tax base into the future.

The larger tax base will allow the municipality to put more money back into the community, such as recreational infrastructure and neighbourhood improvements.

This Secondary Plan will assist the municipality to increase its tax base in the future.

The intent of the Wastewater Policy Section is to:

- » Ensure development adheres to the wastewater management criteria in the Provincial Red River Corridor Designated Area (RRCDA).
- » Require developments to connect to municipal infrastructure and services when services become available.
- » Ensure the municipal wastewater system can accommodate future residential and commercial development.
- » The study area needs to respect the Hydro utility line that passes through the area.
- » Illustrate that future subdivisions may require a stormwater management plan.

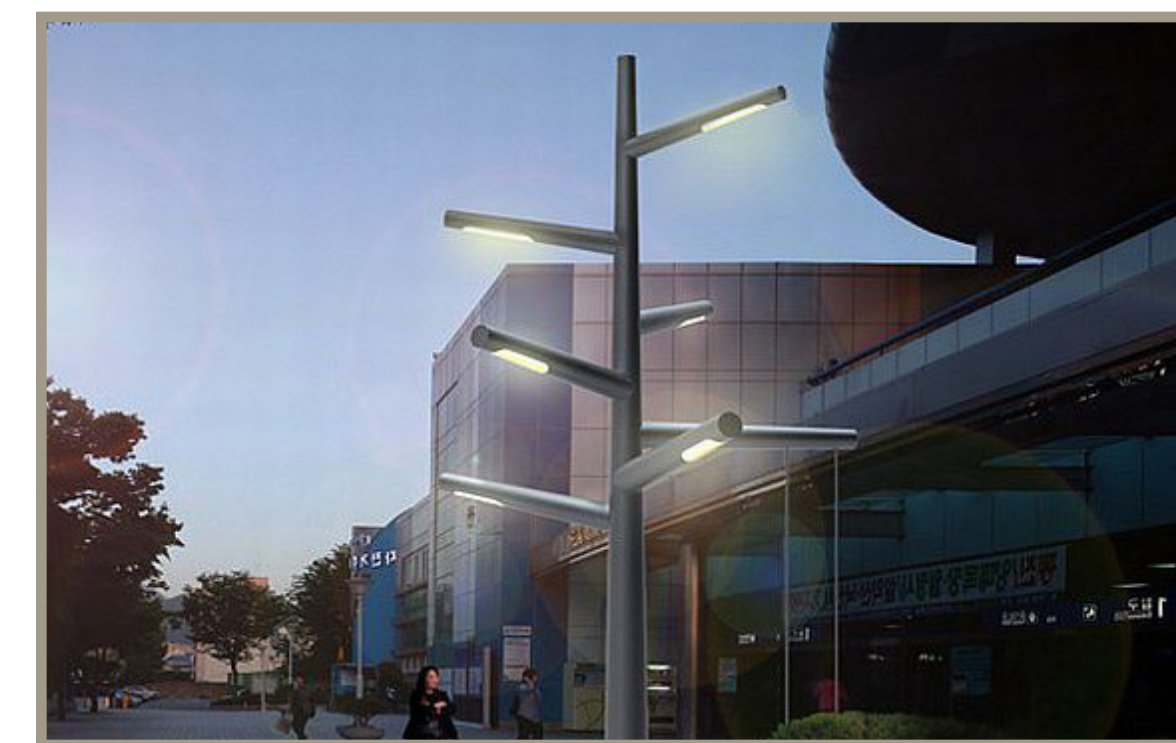


# Design & Landscaping Standards

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Design and landscaping standards contribute to a visibly appealing and welcoming community. The intent of the Design and Landscaping Standards Policy Section is to enhance the visual appearance and functionality of sites by:

- Encouraging streetscaping, including high quality design of signage, landscaping, lighting and other elements.
- Ensuring public buildings are oriented towards the street.
- Enhancing residential developments with elements of interest such as historical or interpretive displays.
- Encouraging native planting.





# Thank You

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If you have any questions regarding the secondary plan process,  
please contact:

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**Thank you for your feedback  
& participation!**