
ILE DES CHÊNES SOUTH CONCEPT PLANNING

FIRST COMMUNITY MEETING

FEBRUARY 28TH, 2022





OVERVIEW

- Project Team
- Ile des Chênes Context
- Community Process
- Planning Context
- General Idea
- Next Steps
- Discussion

WHO ARE WE? WHAT WOULD WE LIKE TO DO?



- Terracon Development is a local Manitoba developer. They are considering a new neighbourhood in the south of Ile des Chênes. Terracon would like to engage residents, property owners, businesses and stakeholders throughout this process.
- Landmark Planning & Design is working with Terracon to help with the planning and engagement process. We would like to receive your input and address any questions or concerns you may have as we navigate this process.

SITE CONTEXT



The initial development site is +/- 71 acres in area and is bounded by the following:

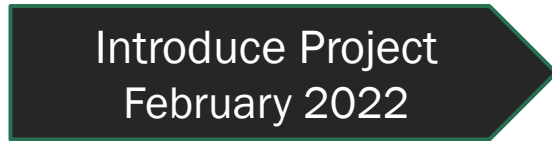
- Northern boundary: Homes on Rosybloom Lane, Dufault Drive, and Lamoureux Road
- Eastern boundary: Arnould Road
- Western boundary: PTH 59

There is an additional +/- 90 acres of land in consideration for development in the near future:

- Southern boundary: Seine River Diversion and Arrowhead RV Park

COMMUNITY PROCESS

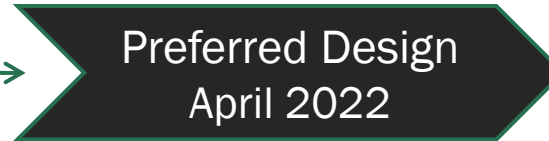
1



- Introduce the planning process, local context, project timeline, and anticipated next steps
- Receive input

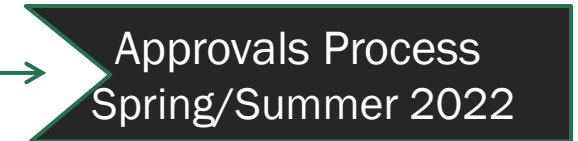


2



- Share early design concepts
- Address any concerns or questions raised at the first set of meetings
- Continue to receive input

3

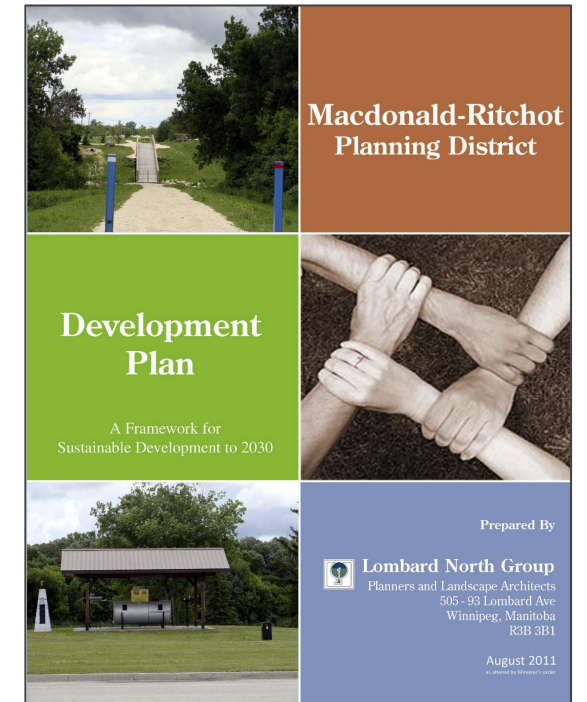


- Share a preferred design concept
- Submit development application to the RM of Ritchot

PLANNING CONTEXT

Macdonald-Ritchot Planning District Development Plan (2011)

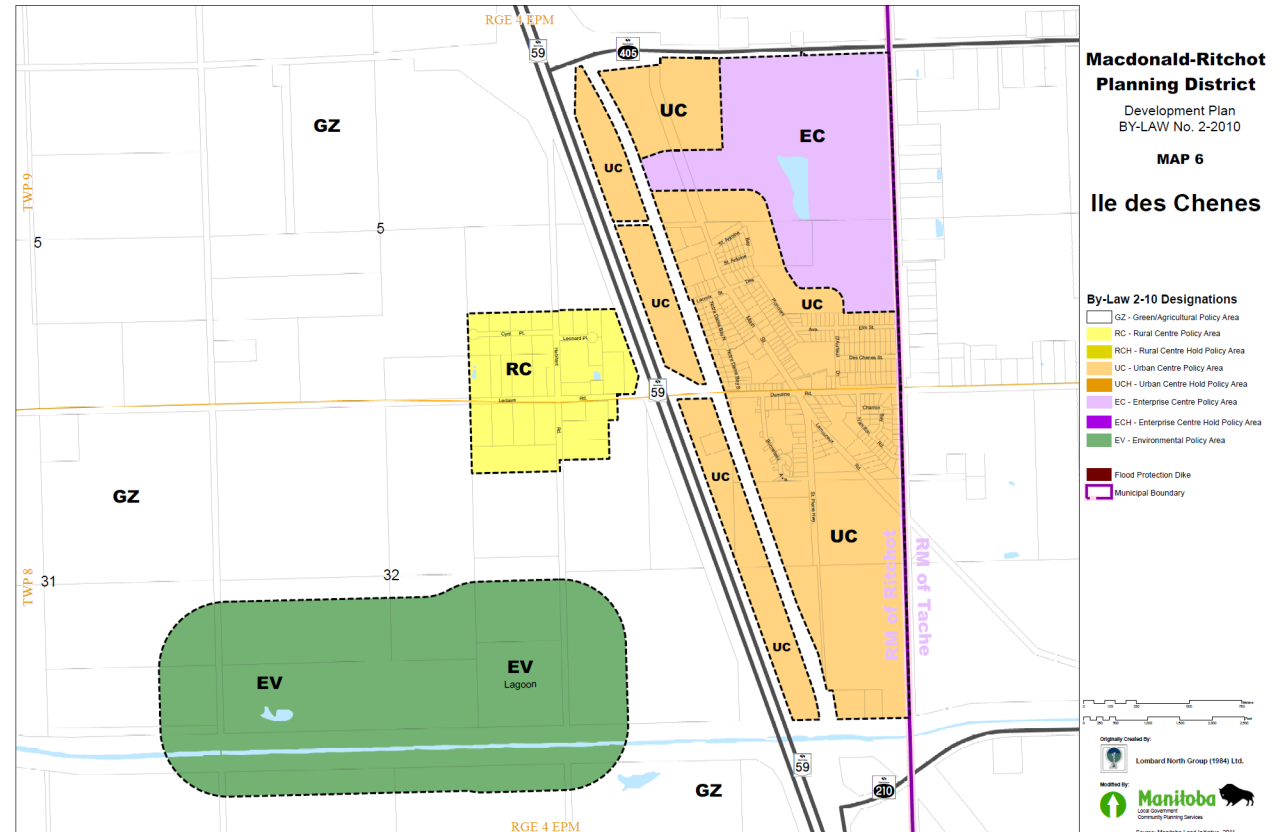
- Ile des Chênes is identified as an *Urban Centre*
- *Urban Centres* are intended to be the principal growth areas in the Planning District
 - Provide business and community services and facilities
 - Provide opportunities for single-family and multi-family residential development
 - Allow for local and regional scale business development
 - To be designed as pedestrian-friendly interconnected neighbourhoods



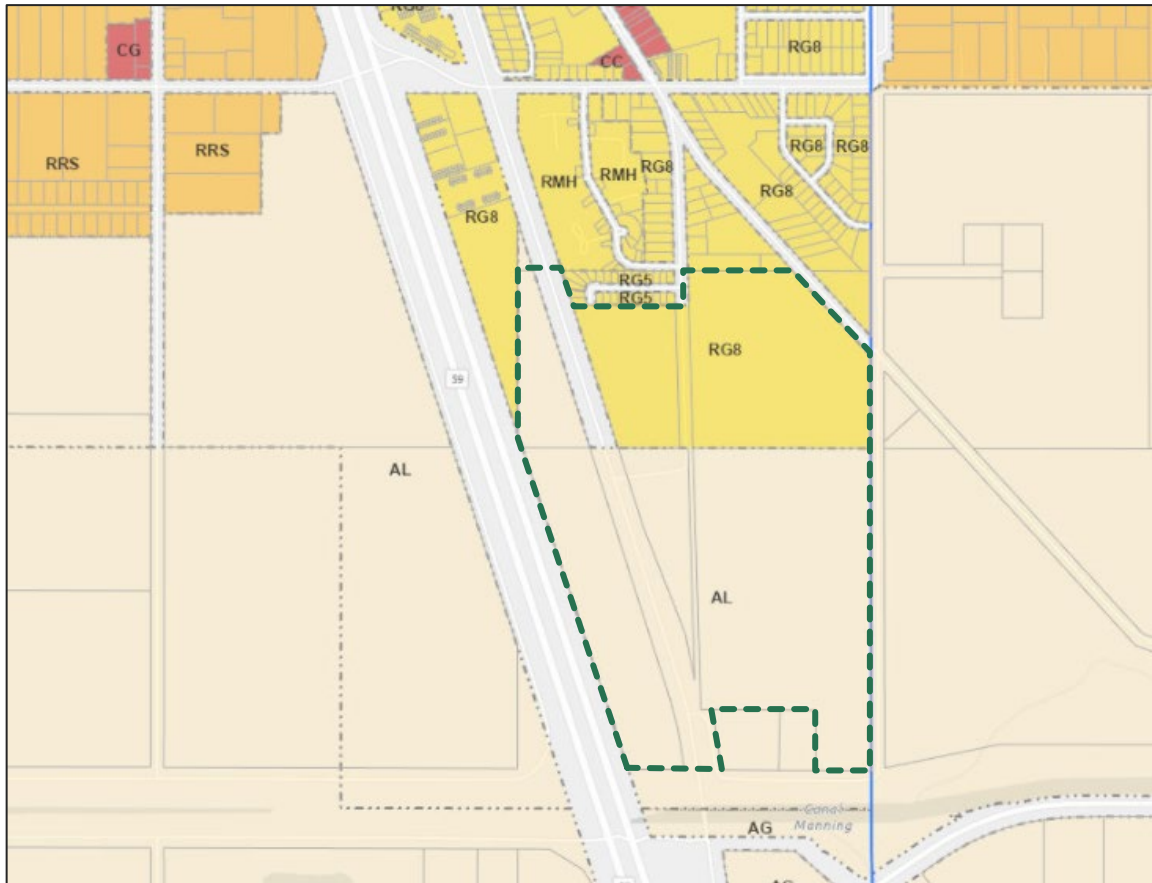
PLANNING CONTEXT

The *Macdonald-Ritchot Planning District Development Plan* includes several objectives and policies that support a project like this one:

- Create liveable communities that foster pride and belonging among residents
- Provide residents with a choice of housing
- Create communities that are interesting and pleasing to the eye through a mix of green space and diversified development
- Balance urban form with green space
- Promote active lifestyles by providing active transportation infrastructure



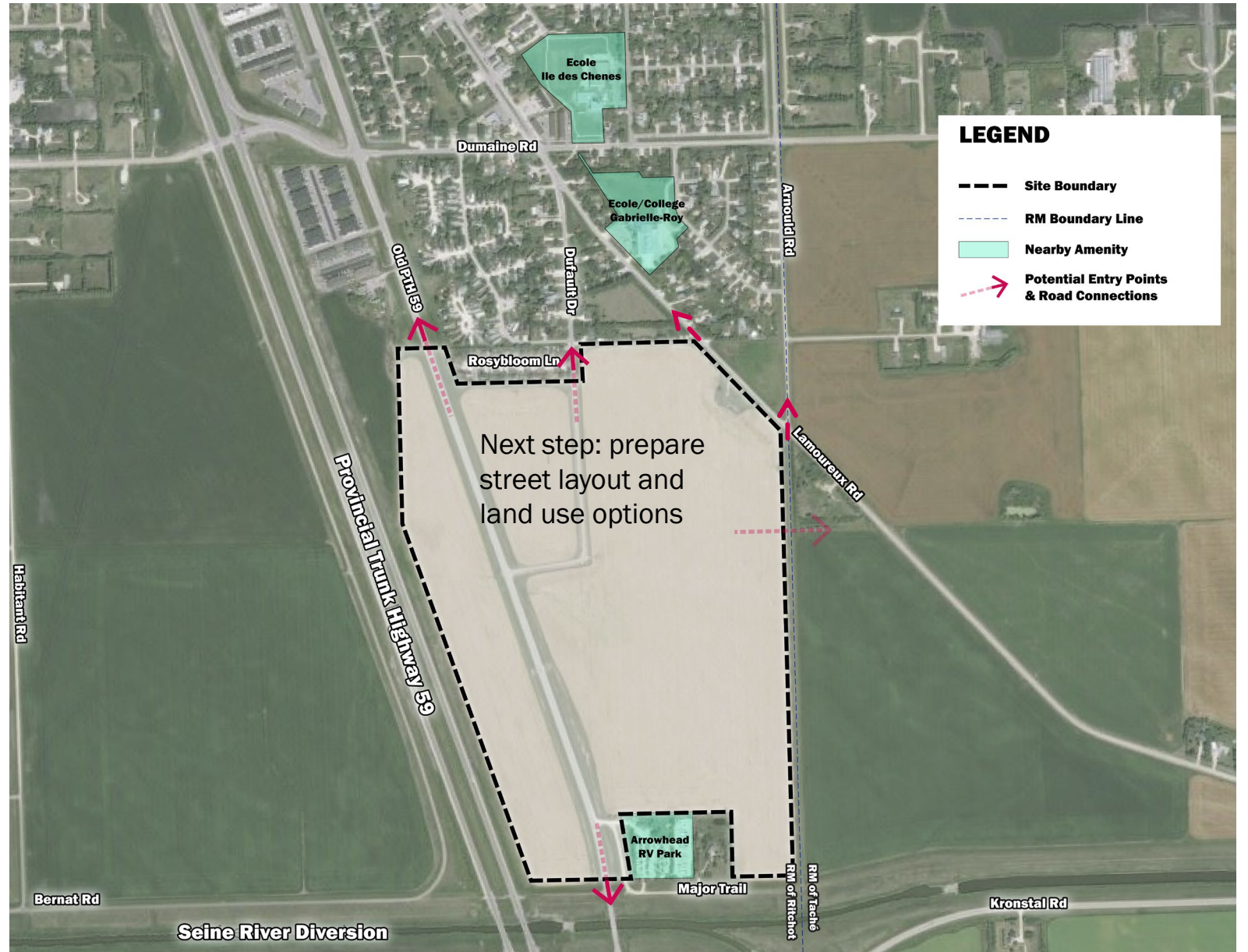
ZONING CONTEXT



The site is currently zoned as **Residential General 8 (RG8)** and the future lands are zoned **Agricultural Limited (AL)**

- RG 8 provides for the development of 8000 sq. ft. lots (larger lots in an urban context)
 - Single and two-family dwellings permitted
 - Multi-family, reduced size lots, and neighbourhood commercial uses require additional permission
- AL provides for limited agricultural activities in proximity to residential areas

GENERAL IDEA





NEXT STEPS

- Review comments and feedback from today's meetings and online comment sheet
- Continue to work with the RM on engineering and planning considerations
- Complete a Servicing Study and Transportation Analysis
- Prepare preliminary design concepts
- Return to residents and stakeholders to share updated information



THANK YOU

Thank you for attending today's session.
If you have any further questions, please contact:

Donovan Toews or Brennan Johnson

at **RSVP@landmarkplanning.ca**

or **204-453-8008**



FEEDBACK

We would like to thank you again for attending today's session. Your input is important to our planning process. Please take a few minutes to fill out a comment sheet and share your feedback with us:

<https://www.surveymonkey.com/r/IDCconceptplanning>

You may view project materials as well as access the survey by visiting the Ile des Chênes South Concept Planning Project Page on our website:

<https://www.landmarkplanning.ca/currentprojects>