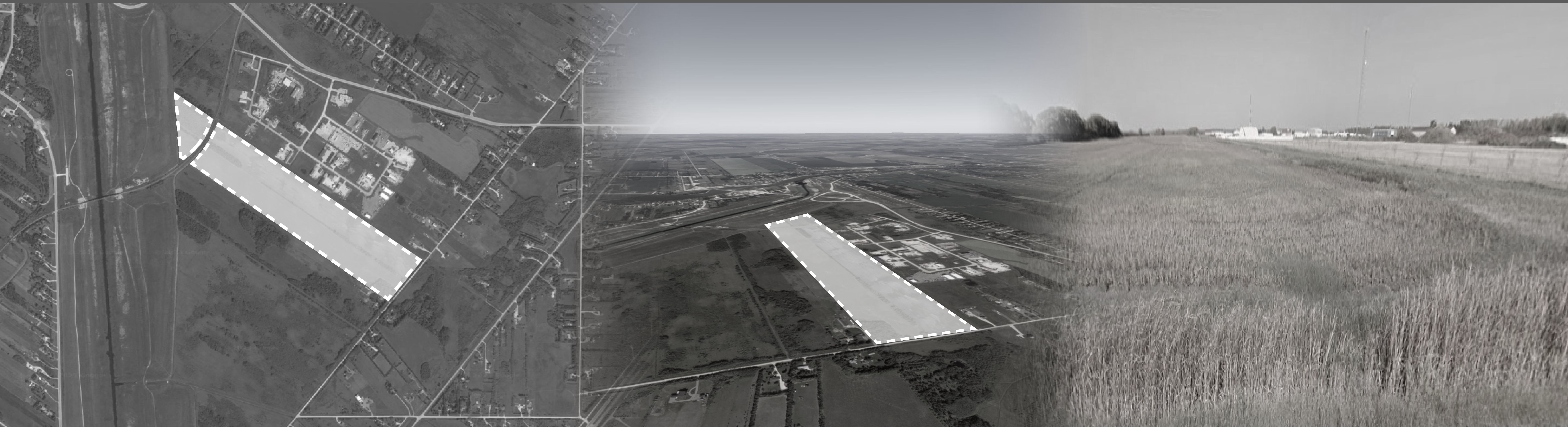


# PROPOSED BUSINESS PARK EXPANSION PLANNING APPROVALS PROJECT



## WELCOME

Welcome to the Public Open House for a proposed series of development applications to redesignate, rezone and subdivide property adjacent to the existing Business Park in the RM of St. Clements.

Please take a look at the display boards which give an overview of the planning process, project intent, design concepts, and next steps.

There are representatives from Landmark Planning & Design here to answer any questions you might have.

Your feedback is important to us. Please take a moment to fill out a comment sheet before you leave. Thank you.

# SUBJECT PROPERTY & CONTEXT



 Subject Properties



- The Subject Properties are located immediately south of the existing Business Park in the RM of St. Clements. Combined, the properties encompass approximately 100 acres and are currently vacant.
- The existing Business Park to the north of the subject properties is designated as *Business Park* in the *Red River Planning District Development Plan* (See Board 3). *Business Park* areas are intended to support economic development, increase the municipal tax base, and provide employment opportunities for the Municipality's residents.
- The existing Business Park area to the north of the subject properties does not have a supply of lots ready to accommodate additional business growth within the Municipality and is a natural extension of an area already being used for this purpose.
- Providing additional lots for business development and employment uses will allow the RM of St. Clements to continue to grow as a complete community where residents can work, live, learn, and play.

# POLICY CONTEXT

## RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN

### WHAT IS A DEVELOPMENT PLAN?

A Development Plan:

- Is a policy document that is adopted by a Planning District, but is approved by the Province.
- Provides a long-term vision for the Planning District by directing development through goals, objectives, and policies.
- Designates land for a variety of land uses.
- Provides criteria for subdividing land.

### EXISTING POLICY CONTEXT

The subject properties are currently designated *Resource and Agricultural* in the *Red River Planning District Development Plan*.

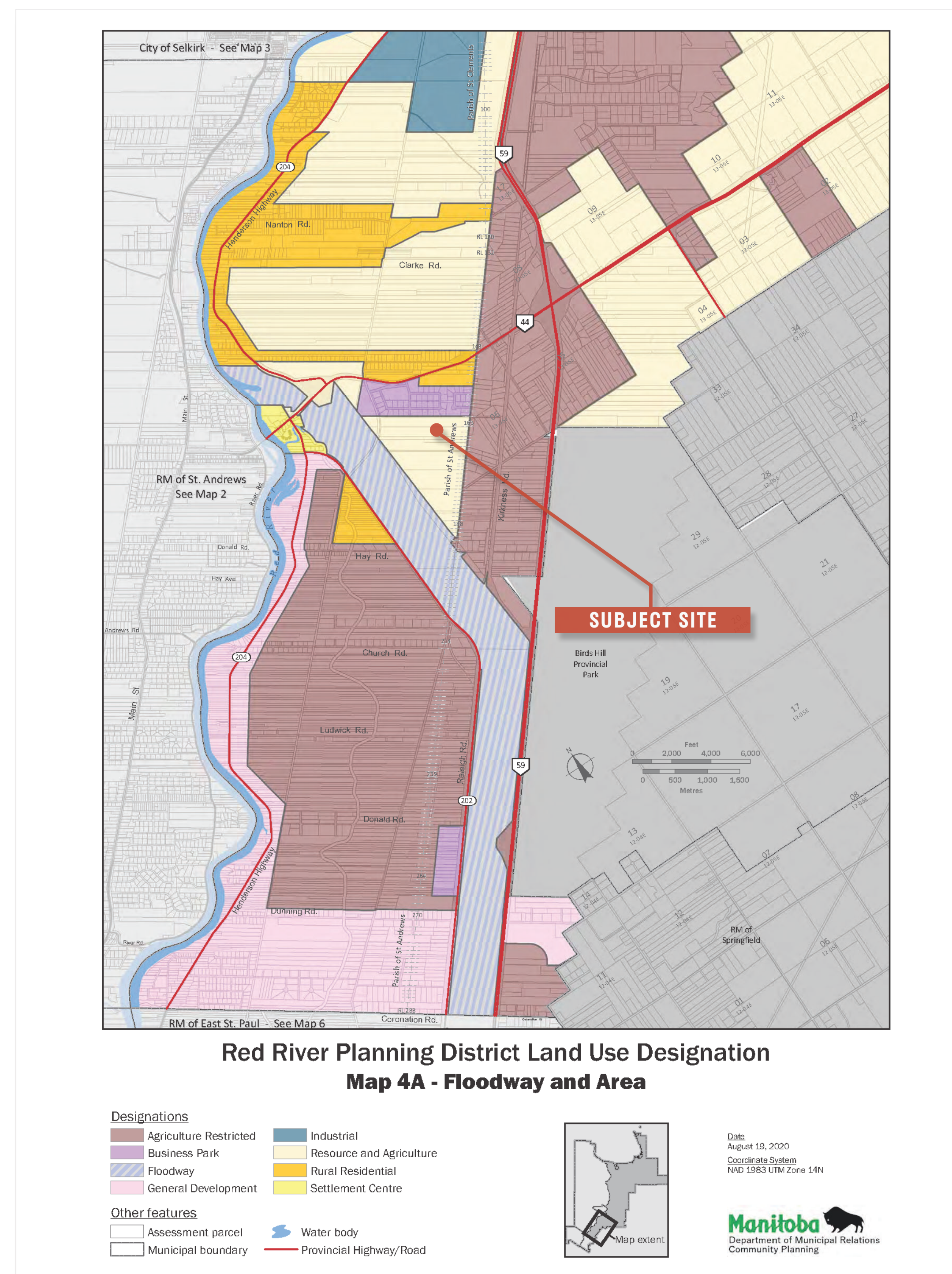
As per the *Red River Planning District Development Plan*, the *Resource and Agricultural* designation is aimed at reserving land for agricultural and other natural resource related industries and uses. This land use designation does not include the required policy provisions to allow for the subject properties to be developed with employment or business type uses.

As such, to allow the subject properties to develop as an extension to the existing Business Park area, they will have to be redesignated to the *Business Park* designation as described below.

### PROPOSED POLICY CONTEXT

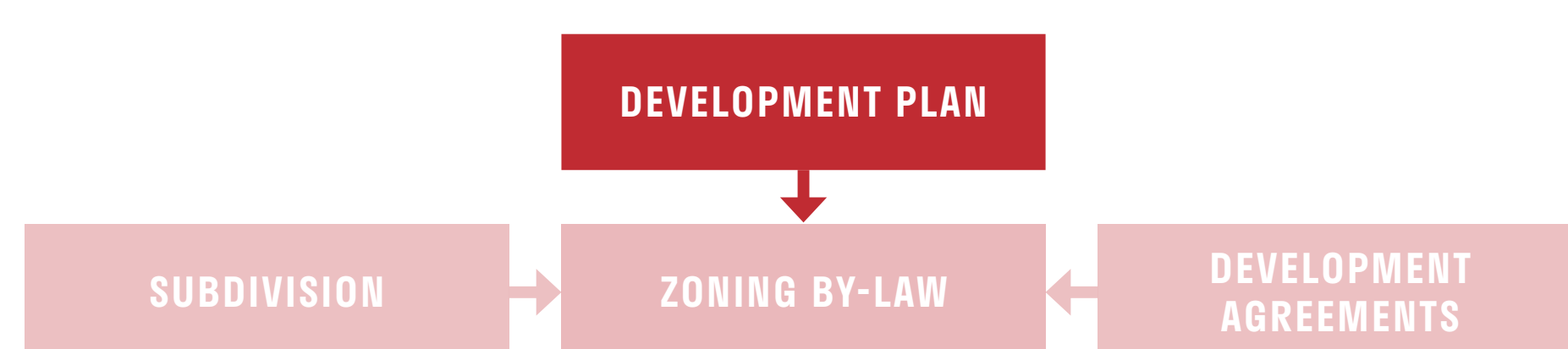
As per the *Red River Planning District Development Plan*, the *Business Park* designation is reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses are found. Developments within this designation have a higher level of development standards (e.g. exterior finishes, landscaping, etc.) and generate fewer nuisance related impacts than those found within the Industrial designation.

The existing business park to the north is held under the *Business Park* designation and redesignating the subject properties represents a logical extension to where this designation is applied.

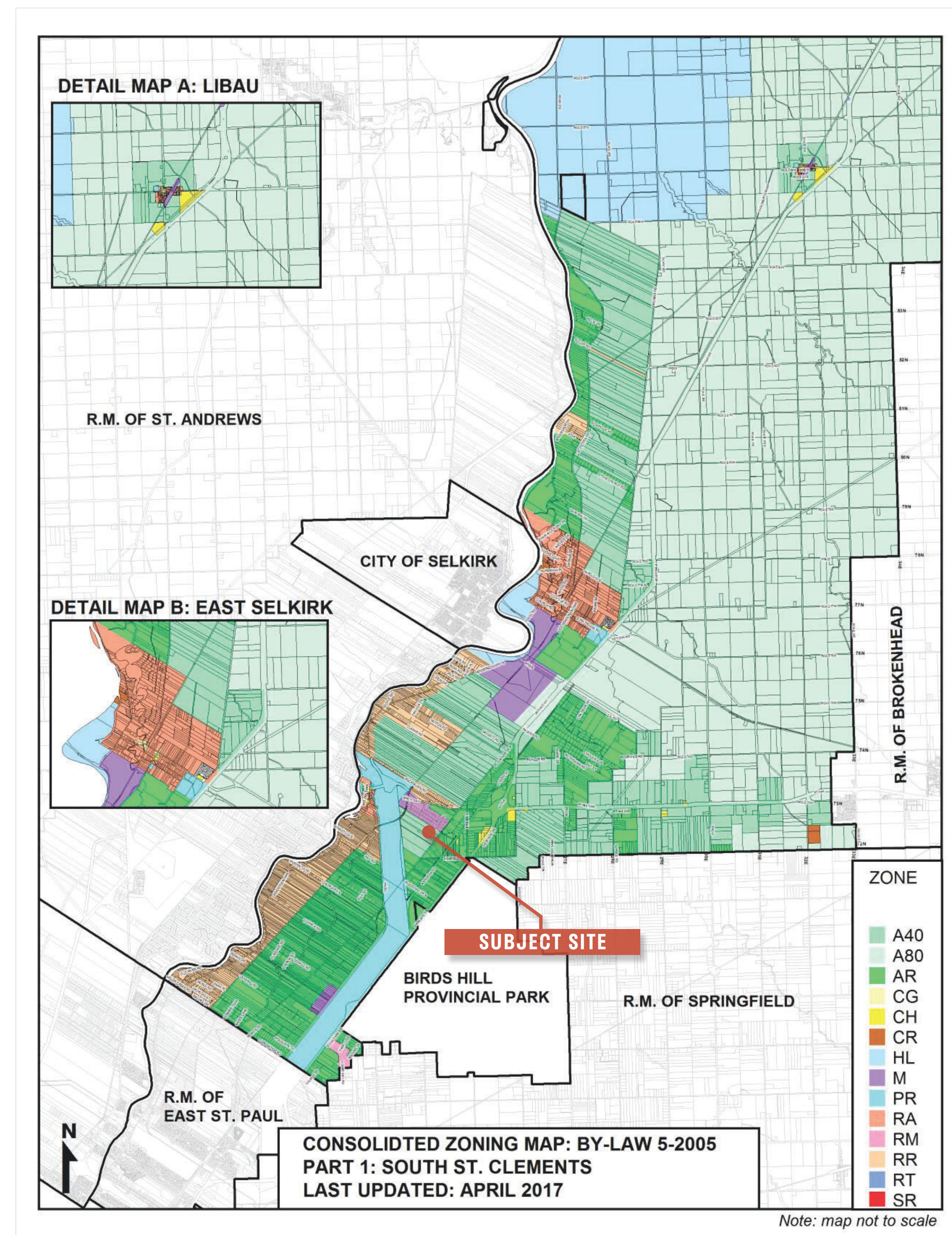


The RM of St. Clements is a member of the Red River Planning District and development with the RM is subject to the provisions of the Development Plan.

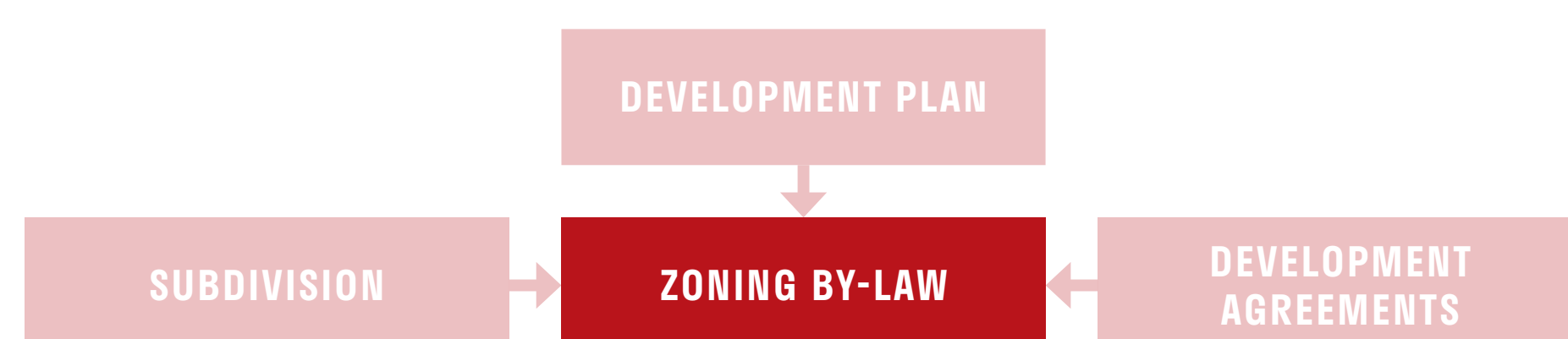
As a planning tool, a Development Plan sits at the top of the decision-making hierarchy in Manitoba. Every level in the hierarchy must conform to the level above.



# REGULATORY CONTEXT



The Red River Planning District Development Plan is implemented through the RM of St. Clements Zoning By-law. A Zoning By-law must conform to the overarching Development Plan.



## RM OF ST. CLEMENTS ZONING BY-LAW

### WHAT IS A ZONING BY-LAW?

A Zoning By-law:

- Is a regulatory document that is adopted and approved by local government - i.e., the RM of St. Clements.
- Divides a community into various land use zones (e.g., residential, commercial, industrial, agricultural, etc.)
- Each zone contains specific regulation as to what types of land uses may be allowed and provides standards for lot sizes, building heights, and setbacks.

### EXISTING REGULATORY CONTEXT

The subject properties are currently zoned *A40 Agricultural Limited* in the *RM of St. Clements Zoning By-law*.

As per the *RM of St. Clements Zoning By-law*, the *A40 Agricultural Limited* zone provides for agricultural uses and activities, however limits are placed on the size of livestock operations due to land use or environmental considerations. This zone does not include regulation to allow for the subject properties to be developed with employment or business type uses.

As such, to allow the subject properties to develop as an extension to the existing Business Park area, they will have to be rezoned to a suitable zone as described below.

### PROPOSED REGULATORY CONTEXT

The existing Business Park area is zoned "*ML*" - *Light Industrial Zone*. This zone would also be appropriate for the subject properties once they are redesignated (See Board 3).

As per the *RM of St. Clements Zoning By-law*, the "*ML*" - *Light Industrial Zone* is intended to provide for industrial and related businesses that carry out their operations such that no nuisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-Industrial Zone.

# CONCEPTUAL SUBDIVISION DESIGN 1



This Board conceptually illustrates how the subject properties could be subdivided into 1 acre lots.

A subdivision cannot occur until the subject properties are redesignated (See Board 3).

# CONCEPTUAL SUBDIVISION DESIGN 2



This Board conceptually illustrates how the subject properties could be subdivided into 2 acre lots.

A subdivision cannot occur until the subject properties are redesignated (See Board 3).

# OVERVIEW OF THE PROPOSED DEVELOPMENT APPLICATION

This Board provides an overview of the type of project that could occur once the subject property has been redesignated to “*Business Park*” and rezoned from *A40* to *ML* based on enabling planning policy direction from the *Red River Planning District Development Plan* and the *RM of St. Clements Zoning By-law*.

The intent of providing proposed details and conceptual subdivision plans as shown on **Boards 5 and 6** is to illustrate how a project such as this could look based on different lotting configurations, and to illustrate the proposed road network that could be applied to the subject properties to extend the existing Business Park to the south.

## **PROPOSED LOTS**

Because each employment use tends to have different site and building requirements, lots are often offered at a fixed price per acre, with a business purchasing as many acres as they require for their specific needs. As such, it is anticipated the proposed lots within the extension to the *Business Park* will be offered in 1 to 2 acre configurations (See Boards 5 and 6). The rezoning and subdivision of these lots will occur after the subject properties have been designated as “*Business Park*” in the *Red River Planning District Development Plan*.

## **DRAINAGE**

As part of the overall subdivision design, an engineered drainage plan will be required to ensure new drainage functions with the existing drainage network in the area. Similar to the existing Business Park area, it is anticipated that drainage will be provided via drainage ditches. Lot grading plans will also be required prior to building construction on the new proposed lots.

## **WATER AND WASTEWATER SERVICES**

The proposed development will be serviced with private wastewater systems (ie. septic field or holding tank), and private water wells.

## **ACCESS**

Primary access to the proposed extension to the Business Park area will continue to be from PTH 44 and Wellink Drive. There is an undeveloped portion of right-of-way that will allow Wellink Drive to extend further south into the subject properties. New roads extending into the proposed extension to the Business Park will be constructed to the municipal standard and are anticipated to be gravel top, similar to standard that already exists in the exiting portion of the Business Park.

As part of the overall process of creating new lots, a traffic impact study will likely be required as a condition of approval. The traffic impact study may suggest upgrades to the transportation network in the area to ensure the existing road network continues to function safely and efficiently.

Direct access to Floodway Drive South from the new proposed roadways within the extension to the Business Park is not being proposed. An emergency access to Floodway Drive South will however likely be required. If so, it is anticipated that this point of access will be gated with access only to be provided to emergency services vehicles.

# NEXT STEPS

## This project involves three integrated planning processes:

1. Amending the *Red River Planning District Development Plan By-law* to redesignate the subject properties from the *Resource and Agricultural* designation to the *Business Park* designation.
2. Amending the *RM of St. Clements Zoning By-law* to rezone the subject properties from *A40* to *ML*.
3. Subdividing the subject properties into new Business Park lots.

## **NEXT STEPS AND PROJECT TIMELINE**

The proposed tentative next steps for the above mentioned planning processes and estimated dates for the project include:

### **DEVELOPMENT PLAN AMENDMENT**

1. Review feedback from this Open House with the property owners and incorporate where possible (February 2023).
2. Meet with Officials from the RM of St. Clements and the Red River Planning District to review feedback from this Open House (February/March 2023).
3. Craft proposed Development Plan Redesignation Application and Rationale Report and Application for formal submission to the Red River Planning District (March 2023).
4. Submit the Development Plan Redesignation Application and Rationale Report and Application to the Red River Planning District (March/April 2023).
5. Public Hearing Notice for the Development Plan Amendment is posted on the properties and is sent to

adjacent property owners within a 100 meter radius of the properties (April/May 2023).

6. Public Hearing for Development Plan Amendment (May/June 2023).
7. If supported by the Red River Planning District Board, the Development Plan Amendment is sent to the Minister of Municipal Relations for final approval. This process can take between 6 to 12 months (Timeline TBD).

### **REZONING AND SUBDIVISION**

8. When the Development Plan Amendment is approved, the properties can then be rezoned and subdivided. These planning processes can take place concurrently and will trigger another Public Hearing where adjacent residents will be notified (Timeline TBD).



# THANK YOU

## **CONTACT INFORMATION**

If you have any further questions or concerns, please contact:

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**Thank you for attending this Public Open House.**

**Your feedback is valuable to us.**

**Please take the time to complete a project comment sheet before you leave.**