

RM OF ST CLEMENTS PROPOSED SUBDIVISION APPLICATION



WELCOME

Welcome to the Open House for a proposed application to subdivide a property in the RM of St. Clements into new residential lots.

This Open House is being voluntarily hosted by Landmark Planning & Design on behalf of the property owner with the intent of keeping neighbours informed of the proposed project. In addition to these poster boards, representatives from Landmark Planning & Design are here to answer any questions you may have.

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

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 Property



- In September 2022, a boundary re-alignment subdivision was conditionally approved to separate the subject area of land shown in the aerial photo from lands to the west of the rail line.
- The subject area of vacant land is approximately 84 acres in size with frontage on both Wallie Road and Rebeck Road.
- The subject area is surrounded by large residential lots ranging from 2 to over 4 acres.
- These existing residential lots are privately serviced with private wells and septic fields.
- Wallie Road provides access to both Aden Street and Rica Road and terminates where it intersects with Aden Street. The length of Wallie Road from Rebeck Road to Aden Street is approximately 1740 meters or 5708 feet. The length of Wallie Road to where Aden Street terminates is approximately 1920 meters or 6299 feet.
- A new roadway the length of Wallie Road that only has one point of access/egress could not be created today based on current Manitoba Regulation. New roadways in Manitoba that service residential development in rural areas cannot exceed 460 meters or 1509 feet without a second point of access/egress.
- This is a practical regulation since if Wallie road were to be blocked for some reason, emergency vehicles would not be able to access an emergency on the other side of the blockage.

POLICY CONTEXT

RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN

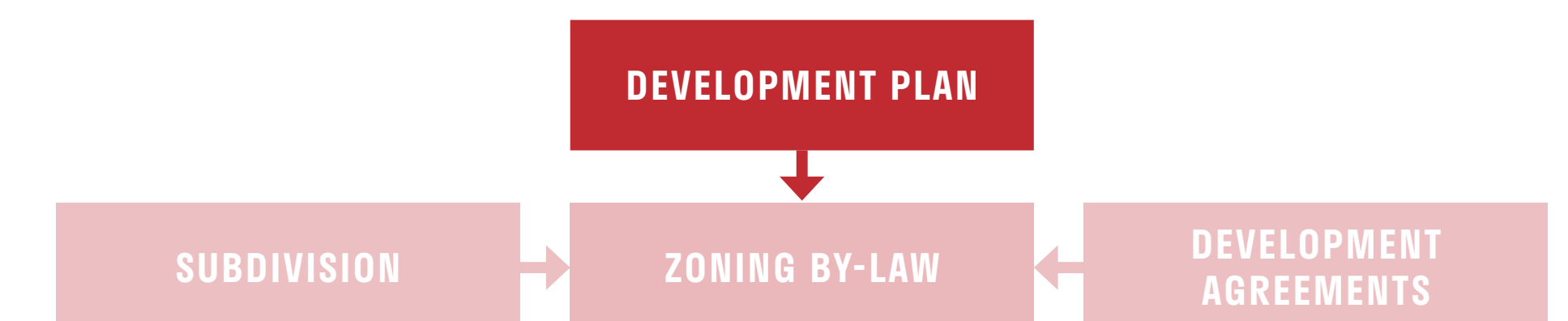
WHAT IS A DEVELOPMENT PLAN?

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.

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.

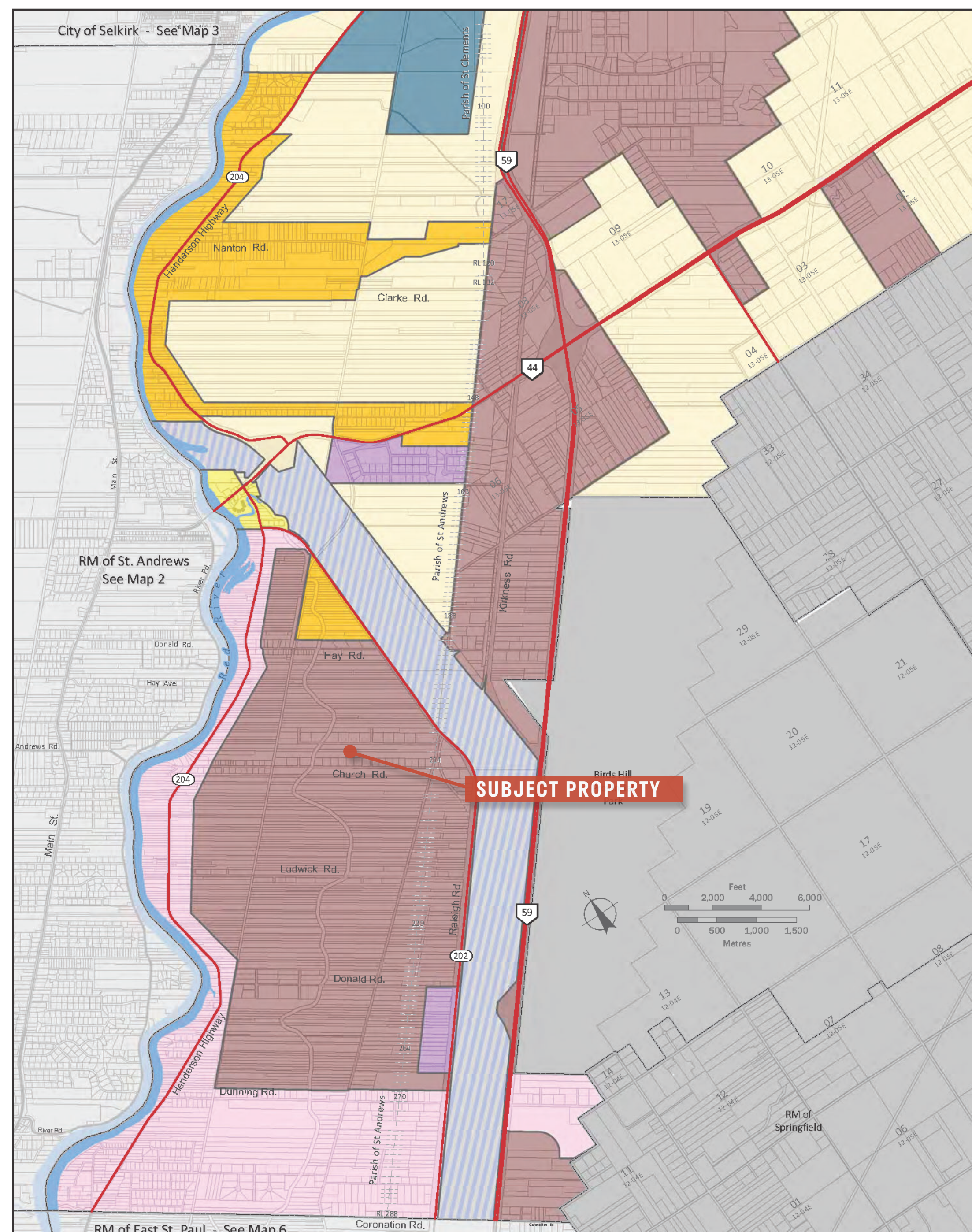


AGRICULTURE RESTRICTED (AR)

The subject property is designated *Agricultural Restricted (AR)* in the *Red River Planning District Development Plan*.

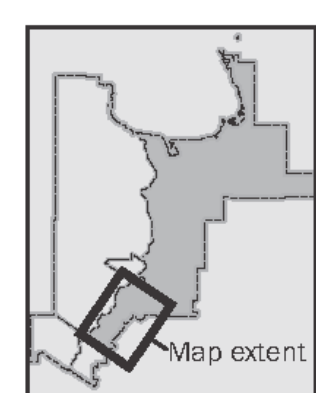
This land use designation includes a variety of overlapping policies that both protect agricultural activities in the area while supporting infill residential development in South St. Clements.

As per the *Red River Planning District Development Plan*, "In recognition of the existing historic small-scale residential subdivision and development pattern found in the Agricultural Restricted areas of South St. Clements (the area described as those lands north of Coronation Rd., west of 202 Rd., east of Henderson Hwy., and south of Lockport), much of which was established prior to *The Planning Act*, the subdivision of smaller "infill" residential lots may be permitted" subject to compliance with the policies of the Plan.



Red River Planning District Land Use Designation
Map 4A - Floodway and Area

- Designations**
- Agriculture Restricted
 - Business Park
 - Floodway
 - General Development
 - Industrial
 - Resource and Agriculture
 - Rural Residential
 - Settlement Centre
- Other features**
- Assessment parcel
 - Municipal boundary
 - Water body
 - Provincial Highway/Road



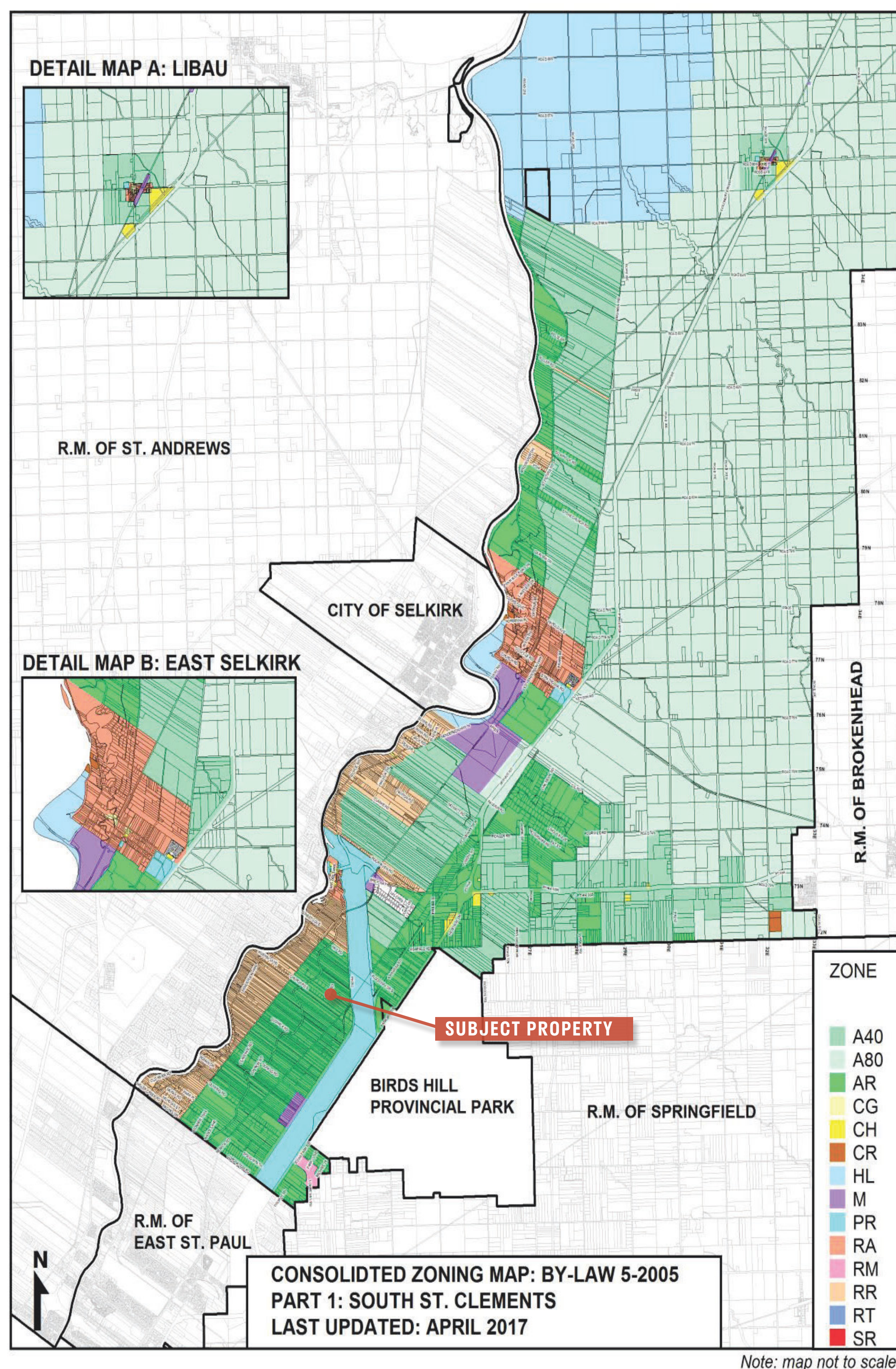
Date:
August 19, 2020

Coordinate System:
NAD 1983 UTM Zone 14N



REGULATORY CONTEXT

Appendix A: Consolidated Zoning Map



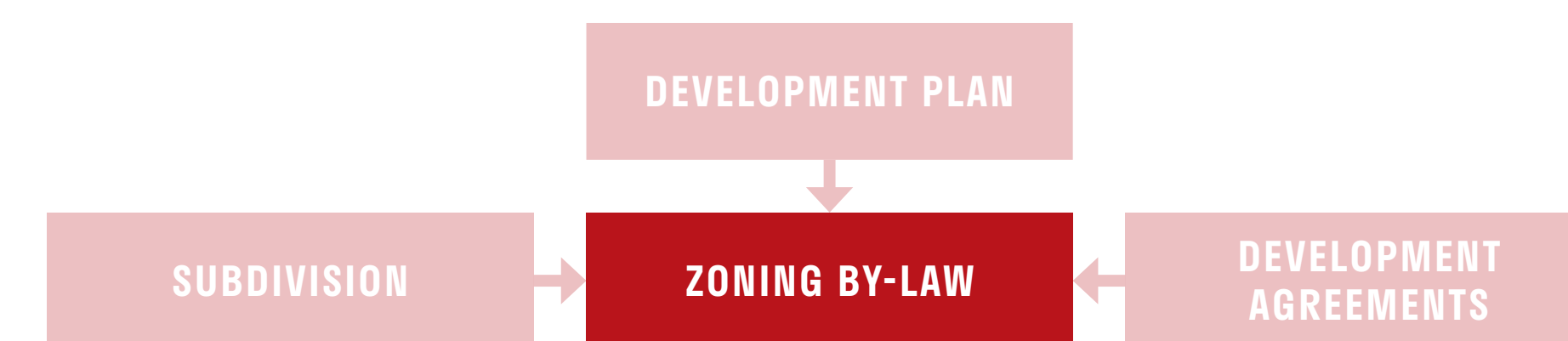
RM OF ST. CLEMENTS ZONING BY-LAW

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.

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.



"AR" AGRICULTURAL RESTRICTED ZONE

As per the RM of St. Clements Zoning By-law, "This zone provides for the accommodation of hobby and part-time farming operations and low density rural and non-farm residential uses."

No change in zoning is being considered related to the proposed subdivision application.

The minimum lot size for residential lots in the "AR" Zone is 4 acres, however, based on policy guidance provided by the Red River Planning District Development Plan (See Board 3), lot area variances can be considered and have been approved on Church Road, Ludwick Road, and Donald Road to create new 2+ acre residential lots.

CONCEPTUAL SUBDIVISION DESIGN 1

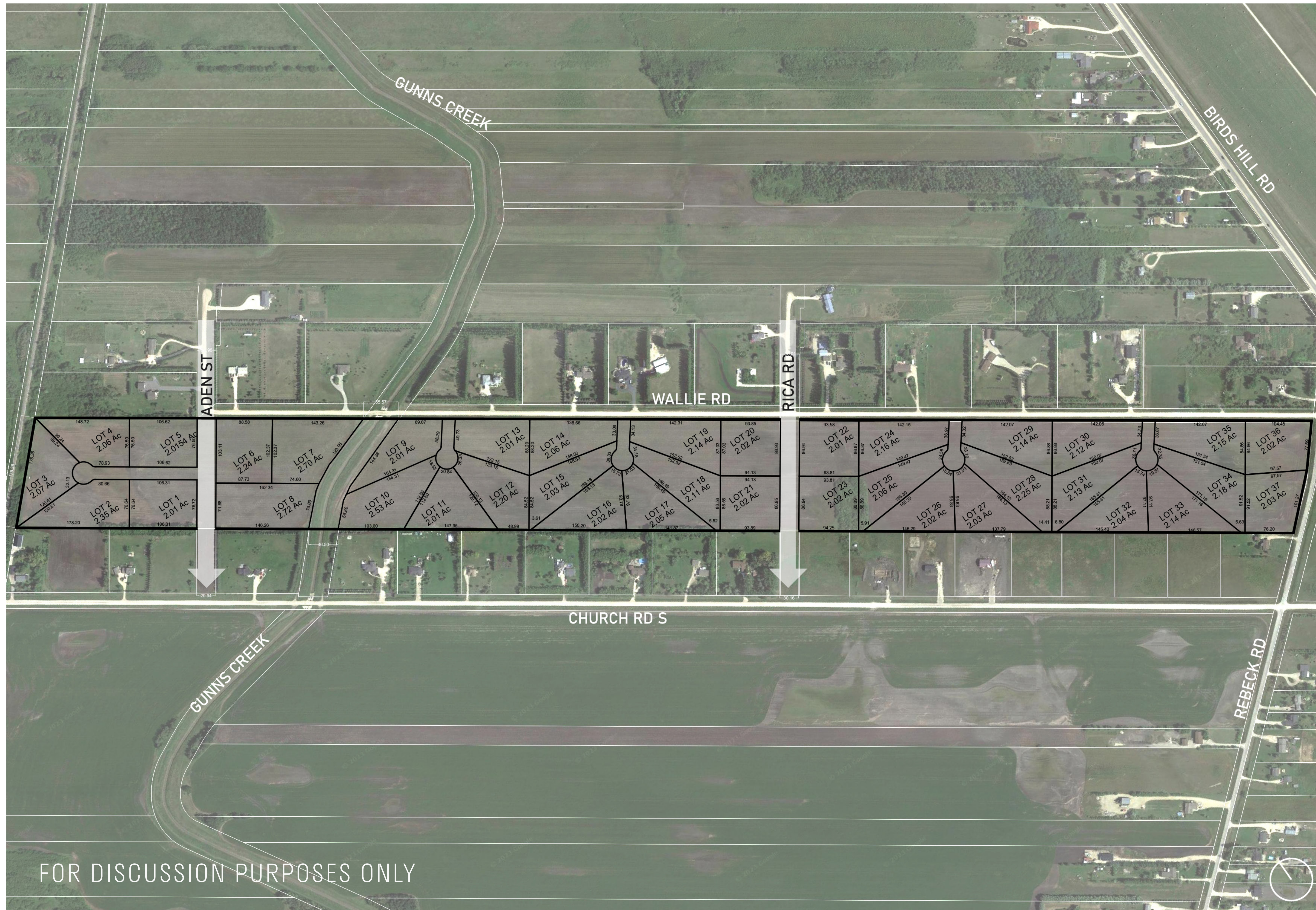


This Board conceptually illustrates how the subject property could be subdivided into new residential lots similar to the typical development pattern in the South St. Clements Area.

This conceptual design includes 33 proposed lots.

Lot dimensions and configurations are subject to verification and potential adjustments by a Manitoba Land Surveyor when the design is finalized for a formal subdivision application.

CONCEPTUAL SUBDIVISION DESIGN 2



This Board conceptually illustrates how the subject property could be subdivided into new residential lots. This design features cul-de-sacs that would reduce direct driveway access to Wallie Road.

This conceptual design includes 37 proposed lots.

Lot dimensions and configurations are subject to verification and potential adjustments by a Manitoba Land Surveyor when the design is finalized for a formal subdivision application.

OVERVIEW OF THE PROPOSED SUBDIVISION APPLICATION

This Board provides an overview of the details related to the proposed subdivision and considerations that will have to be addressed as part of a formal subdivision application.

The intent of providing proposed details and the conceptual subdivision plans as shown on **Boards 5 and 6** is to illustrate how a subdivision could look based on different lotting configurations, and to illustrate how completing the road network in the area would look.

PROPOSED LOTS

The proposed residential lots will be 2+ acres in site area which is consistent with newer residential subdivisions within the South St. Clements area including recently created residential lots on Church Road, Ludwick Road, Donald Road, Dunning Road, and off of Raleigh Road. As mentioned on Board 2 and similar to many of the aforementioned recent residential subdivisions, site area variances will be required to create the proposed lots.

The proposed residential lots are consistent with the development pattern immediately to the south of the subject property on Church Road, and from a visual perspective, similar to how many of the lots on Wallie Road have been developed based on dwellings being placed to one side the lot within planted tree stands.

WATER AND WASTEWATER SERVICES

Lots in the proposed subdivision will be serviced with private wastewater systems (ie. septic fields). Similar to existing development in the area, potable water will be provided by private wells supplied by the carbonate aquifer. Based on ongoing discussions with a professional hydrogeological engineer, existing wells capacities in the area are quite high, especially for testing completed at domestic flow rates. Overall, aquifer capacity appears sufficient to support existing and proposed development.

ACCESS

Existing access to properties on Wallie Road, Rica Road and Aden Street is first from Rebeck Road, then from Wallie Road. As described in Board 2, Wallie Road does not currently have two point of access/egress which could be detrimental in an emergency situation and does provide options for how to access properties at the west end of Wallie Road.

Even prior to this subdivision being proposed, the groundwork was already laid for how the road network in the area will be completed. Two right-of-ways have already been established along Church Road that will allow Rica Road and Aden Street to continue south, connecting to Church Road.

These two additional roads will assist in providing additional points of access and egress to Wallie Road, Aden Street and Rica Road, also allowing traffic flows to be split based on preferred destination. The proposed extension of both Aden Street and Rica Road will be built to the modern municipal standard.

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 existing development in the area, drainage will be provided via drainage ditches. Lot grading plans will also be required prior to building construction on the new proposed lots.

NEXT STEPS

NEXT STEPS AND PROJECT TIMELINE

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

SUBDIVISION APPLICATION

1. Review feedback from this Open House with the property owner 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 (March 2023).
3. Craft proposed subdivision for formal submission to the Red River Planning District (March/April 2023).
4. Potential Public Hearing date (April/May 2023).

VARIANCE APPLICATIONS

1. Formal application for variances and Public Hearing (May/June 2023).

CONTACT INFORMATION

If you have any further questions, 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.