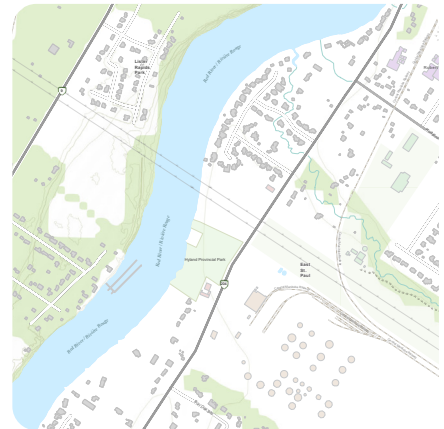
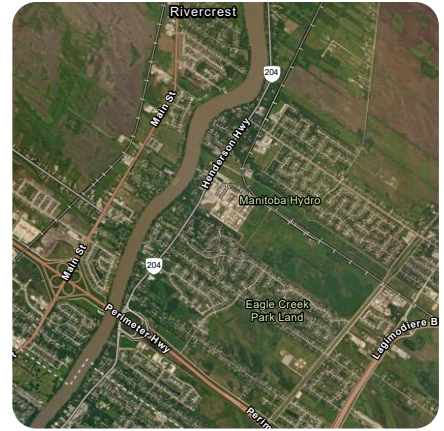
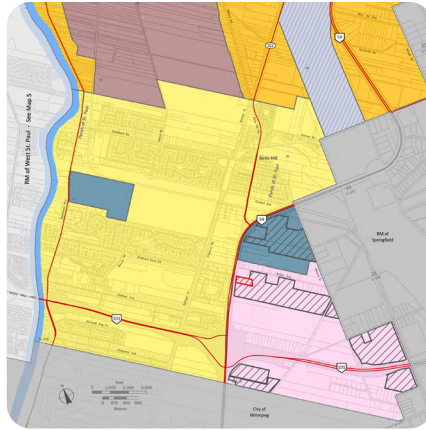




Complete Community Scan of East St. Paul, Manitoba

FEBRUARY 2026





Table of Contents

- 1. Introduction 1
 - What Is a Complete Community? 2
 - Core Characteristics of Complete Communities 3
 - Components of Complete Communities 6
- 2. AUDIT OF EAST ST. PAUL 9
- 3. IDENTIFY GAPS AND OPPORTUNITIES 30
- 4. CONCLUSION 37

Introduction

The following Complete Community Scan provides a visual review of East St. Paul to understand how well the community currently supports daily living needs across land use, housing, transportation, services, and amenities. The intent of this scan is to identify existing strengths that can be reinforced, as well as gaps that present opportunities for improvement as the community grows.

The findings of this scan are intended to inform the proposed redevelopment of Meadows Golf Course by situating the project within the broader community context. By evaluating access to housing choices, employment, recreation, schools, commercial services, active transportation, and transit, the scan helps identify how the redevelopment can meaningfully contribute to a more complete, resilient, and connected community.



What Is a Complete Community?

A complete community is an area designed to meet people's daily needs. It means a community with various housing types that allow people to stay in the community as they age. A young person may want to rent an apartment, while an older couple may want to downsize their home into a condo, rental apartment, townhouse or duplex. Building a complete community means offering housing for young people, families, older people, and intergenerational households.

Besides housing, a complete community provides opportunity for commerce and social activity, like going out to eat, taking your dog to the park or vet, or buying groceries. A range of commercial amenities, civic services, and recreational spaces within the Development will make it attractive and convenient to live in. By offering connected streets, accessible public spaces, and a range of community facilities, a complete community promotes health for all ages and helps strengthen local well-being.

Since the 1990s, planners across Canada have used complete-community approaches to guide growth. These approaches are applied at many scales and help support economic, environmental, and social objectives (Grant, 2024).

A complete community is an urban area designed to support daily needs, housing, services, jobs, transportation, and public spaces, in an integrated way.

Core Characteristics of Complete Communities

A complete community is defined by the following core characteristics:



It supports daily needs through convenient access to essential services and amenities.



It provides a range of housing options that respond to different incomes, household types, and life stages.



It enables multiple modes of mobility, including walking, cycling, transit, and driving.



It includes accessible and well-connected public spaces that support social life and everyday use.



It supports efficient use of infrastructure and economic resilience.



Building Blocks of Complete Communities



Diverse Places

Neighbourhoods contain different kinds of places that people use in daily life. They include places to live, places for work or school, and places where people gather and spend time with others. The mix and concentration of these places shape how a neighbourhood functions. They influence how people experience the area and how they form a sense of connection to it.

Across the region, neighbourhoods may take the form of a rural hamlet, single use residential area, commercial district, town centres, and downtown cores.

They generally provide three types: Place of home, place of work (or school), and place of social gathering.

Walkability enables access to daily necessities, supporting healthier, more active lifestyles.

Walkability

A walkable neighbourhood provides access to key destinations through a connected network of sidewalks, paths, and local routes. The aim is to support safe and convenient movement for people of all ages and abilities. Walkability improves daily life by encouraging more activity and offering simple, accessible ways for residents to reach parks, community services, and other essential places.



Components of Complete Communities

Bike and transit friendly streets:

Streets designed with sidewalks, cycling paths, and access to public transit to support safe and convenient movement for all users.

Housing options: A variety of housing types that support different household sizes, ages, and income levels, enabling residents to age in place and promote inclusivity.

Shops and services: Accessible local restaurants, shops, and services that enhance convenience and contribute to a vibrant community.

Schools and public spaces: Accessible schools, plazas, parks, and open spaces that encourage active transportation, recreation, and community engagement.

Institutions and employment: Community centres, offices, and employment areas that create hubs for social interaction and daily activity.



Complete Community Scan of East St. Paul, Manitoba

Benefits of Complete Communities

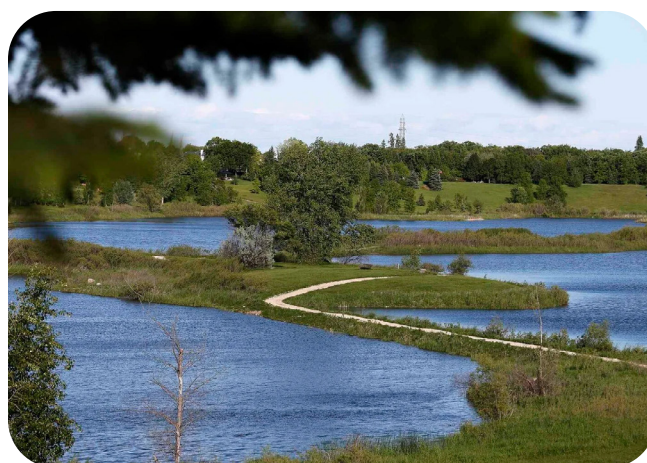
Complete communities help people live, work, and move around more easily and comfortably. They give residents more choices in housing and transportation. They support daily needs within a short distance, so walking becomes safer and more practical for many people. They improve access for children, adults, and older residents, and create places that feel welcoming to people of different abilities and incomes. These communities use infrastructure more efficiently and reduce the pressure to expand outward into natural areas. They also protect open spaces by guiding growth into existing neighbourhoods rather than spreading development across new land.

Beyond these practical advantages, complete communities enhance quality of life by allowing residents to meet daily needs within proximity. For example, people don't have to drive to Winnipeg for an appointment or to pick up their kids from daycare. Access to services, public spaces, and employment opportunities supports physical and mental well-being and encourages social interaction.

Fostering a more complete community helps identify strengths and gaps in meeting daily needs, guiding sustainable and resilient growth.

Communities that follow these principles are better prepared to adjust as needs change.

For East St. Paul, moving toward a more complete community offers an opportunity to see how current development can be supported by new features that add value and reinforce the community's identity. As the area grows, these additions can shape neighbourhoods that feel more livable, connected, and welcoming. They can help residents meet daily needs closer to home, strengthen social ties, and foster a strong, resilient community character over time.



A complete community



Support a wider range of housing and transportation options.



Improve walkability, accessibility, age-friendliness, and equity.



Increase efficiency in service delivery and infrastructure use.



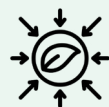
Limit urban sprawl and help preserve natural areas.



Encourage social interaction and strengthen sense of belonging.



Enhance quality of life by enabling access to daily needs within proximity.



Reduce environmental impacts, including greenhouse gas emissions from transportation.



Improve capacity to respond to changing community needs over time.



Support physical and mental well-being through access to services, public spaces, and employment.



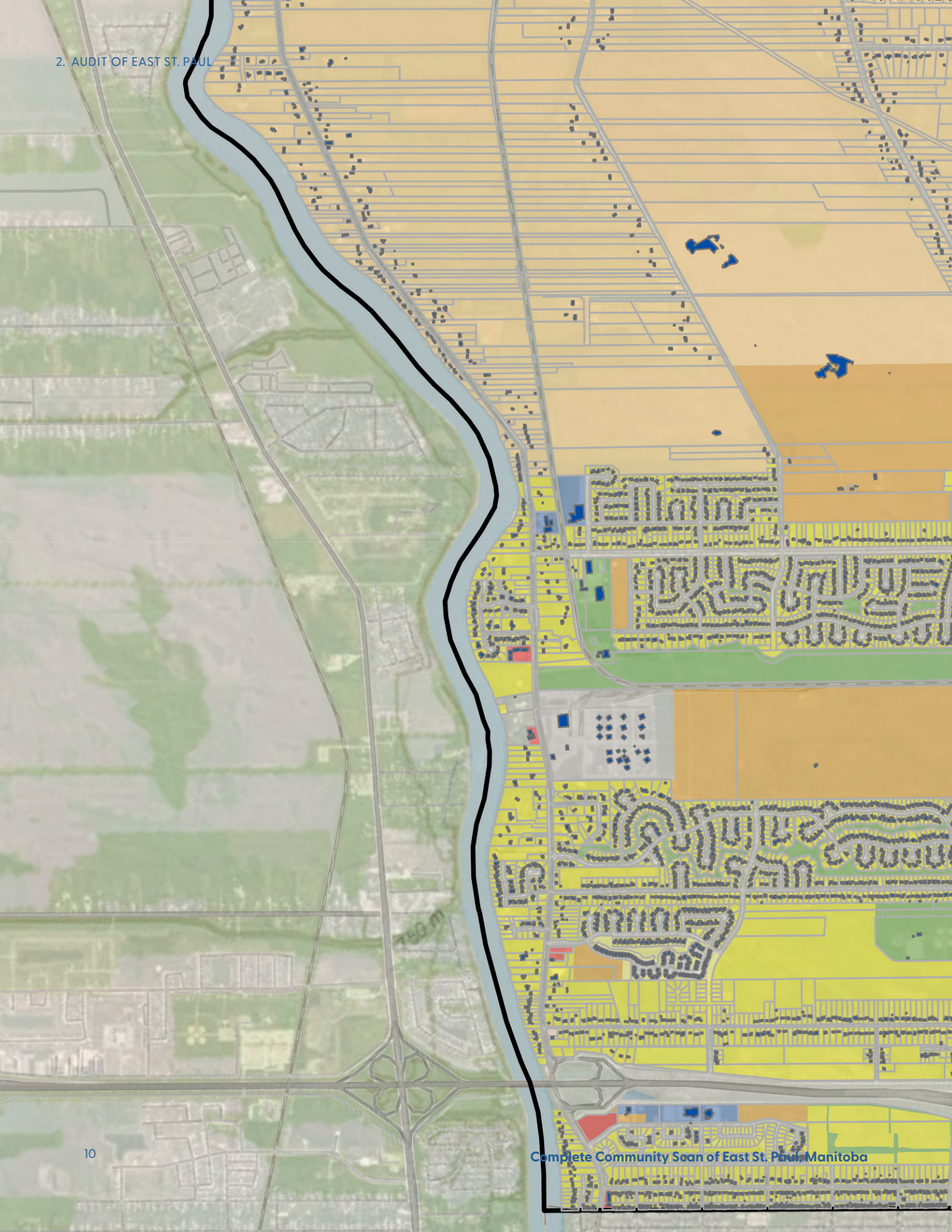
Provide a framework to identify strengths and gaps in East St. Paul's current development patterns.

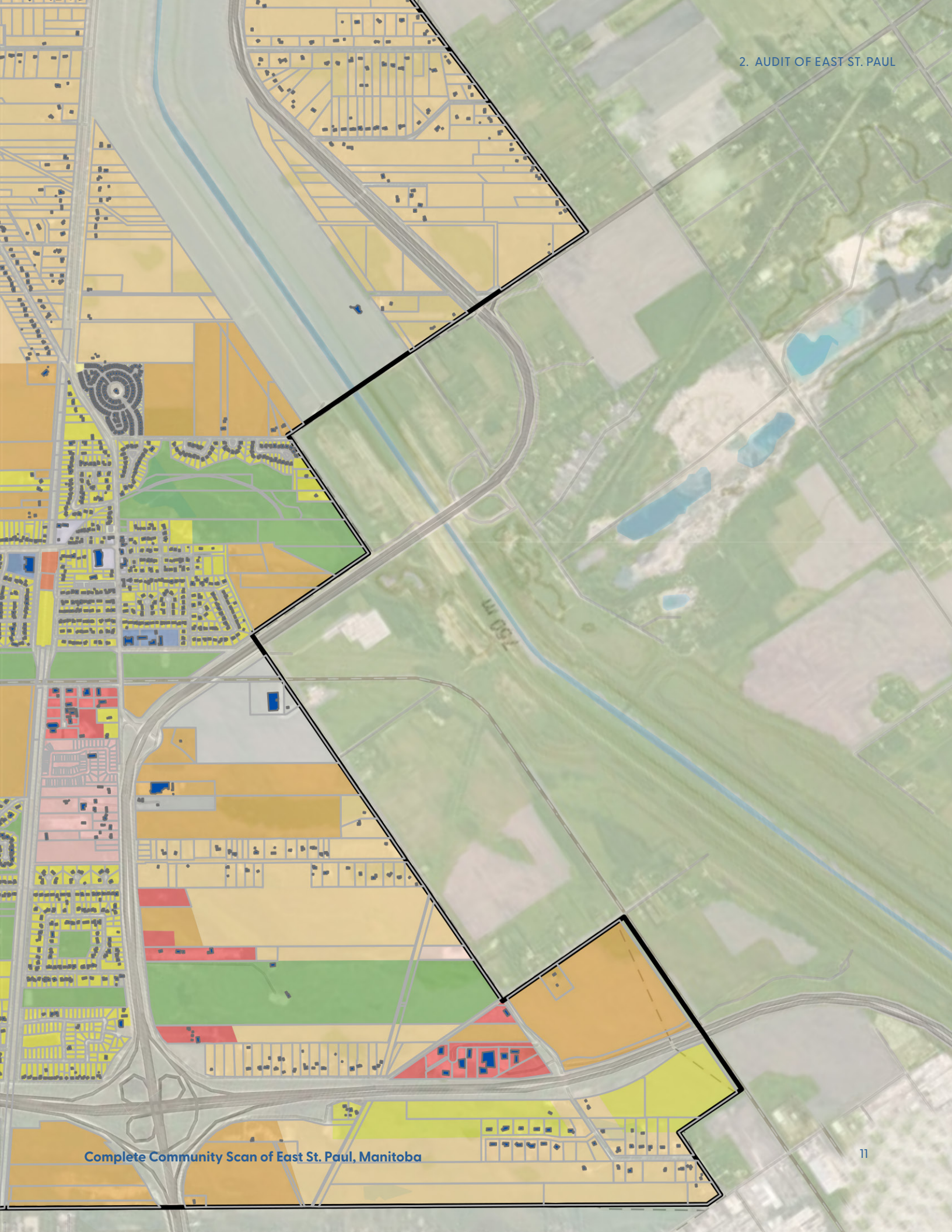


Guide future growth toward long-term livability, social connection, and community resilience.

Audit of East St. Paul







Step 1: Identifying Character Areas

The complete community audit for East St. Paul is organized around character areas rather than individual thematic categories. Character areas are defined based on shared urban morphology, development patterns, land use, and physical form across the municipality. This approach allows the analysis to reflect how neighbourhoods function as cohesive places, rather than evaluating isolated components in isolation.

The maps presented in this section are based on urban form and area character, identifying distinct development types within East St. Paul. While the municipality contains several recurring development patterns, four representative character areas have been selected for detailed review. These areas reflect typical conditions found throughout East St. Paul, including prevalent low-density single-family environments, and are used as a sample to understand broader municipal patterns.

In the sections that follow, each character area is described and analyzed in more detail. The analysis draws on key components of complete communities, including urban form, natural features, transportation and walkability, land use, and infrastructure, to identify strengths and gaps in each area. This approach supports a consistent and comparative assessment of how different parts of East St. Paul currently function and what elements may be missing to support complete community outcomes better.

Analyzing character areas supports a consistent and comparative understanding of how different parts of East St. Paul function and where gaps remain.

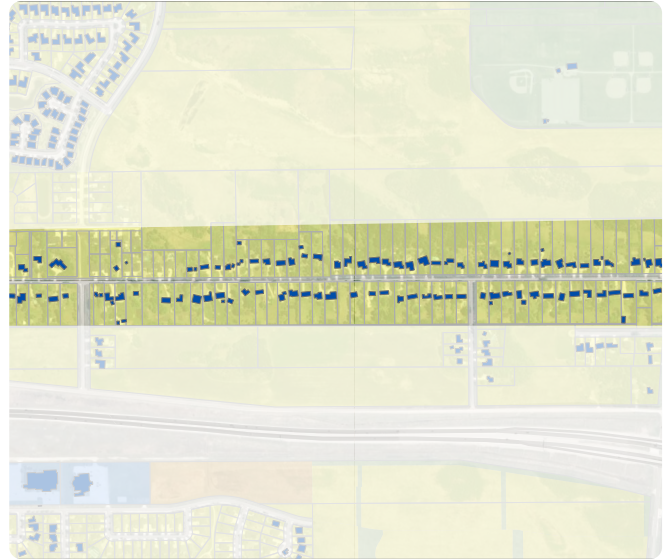
Step 2: Overview of Existing Character Areas

This step provides a high-level review of existing conditions in East St. Paul through a qualitative spatial assessment. The analysis is based on a spatial review of urban form and land use patterns, a functional assessment of how areas support daily activities, and a gap-based analysis to identify missing elements of complete communities.



Hoddinott Rd

Single-Use Residential Neighbourhoods



Wallace Ave

Linear Single-Use Residential Areas



Gateway Rd

Strip Mix Commercial Residential



Rebeck Rd

Rural Residential



1.

Single-Use Residential Neighbourhoods



1. Single-Use Residential Neighbourhoods

Single-use residential areas are the most common character type in East St. Paul. These neighbourhoods consist of single-detached homes arranged in subdivision patterns with limited integration of local services, employment areas, or civic facilities. Residential uses dominate, and other daily needs are located outside the immediate area.

Movement within these areas relies heavily on private vehicles. While some local streets may include trails or limited sidewalks, pedestrian access to daily needs such as groceries, employment, or community services is minimal. Even where distances appear short, the lack of direct connections and the land-use mix limit walking and cycling as practical options.



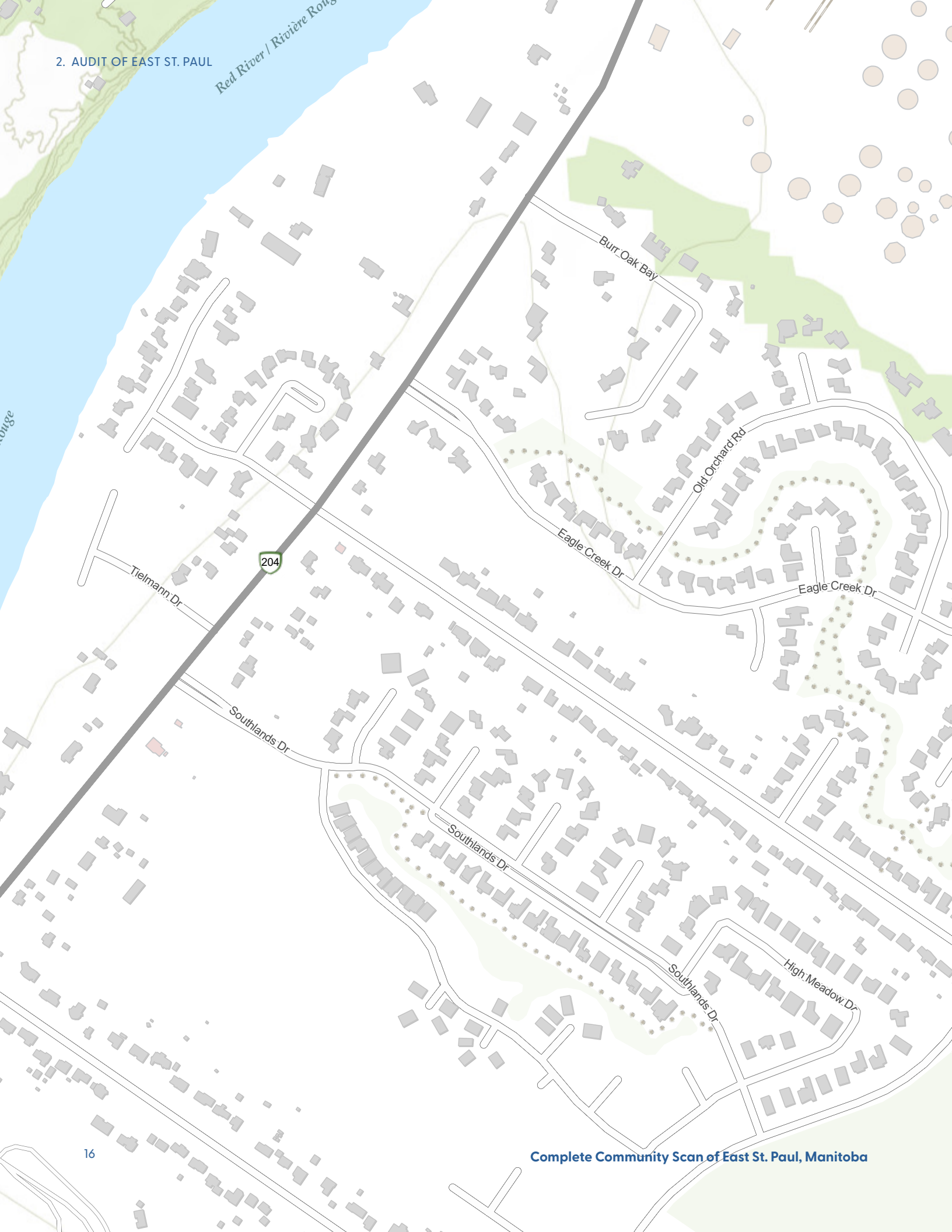
A limited number of parks and open spaces are present within these areas. These spaces provide partial recreational value but do not function as strong neighbourhood focal points or gathering places. The open space network lacks continuity and quality, which restricts its role in supporting daily social life. Residents who do not live adjacent to parks must travel long distances to access them, reducing regular use and further weakening opportunities for community interaction within walking distance.

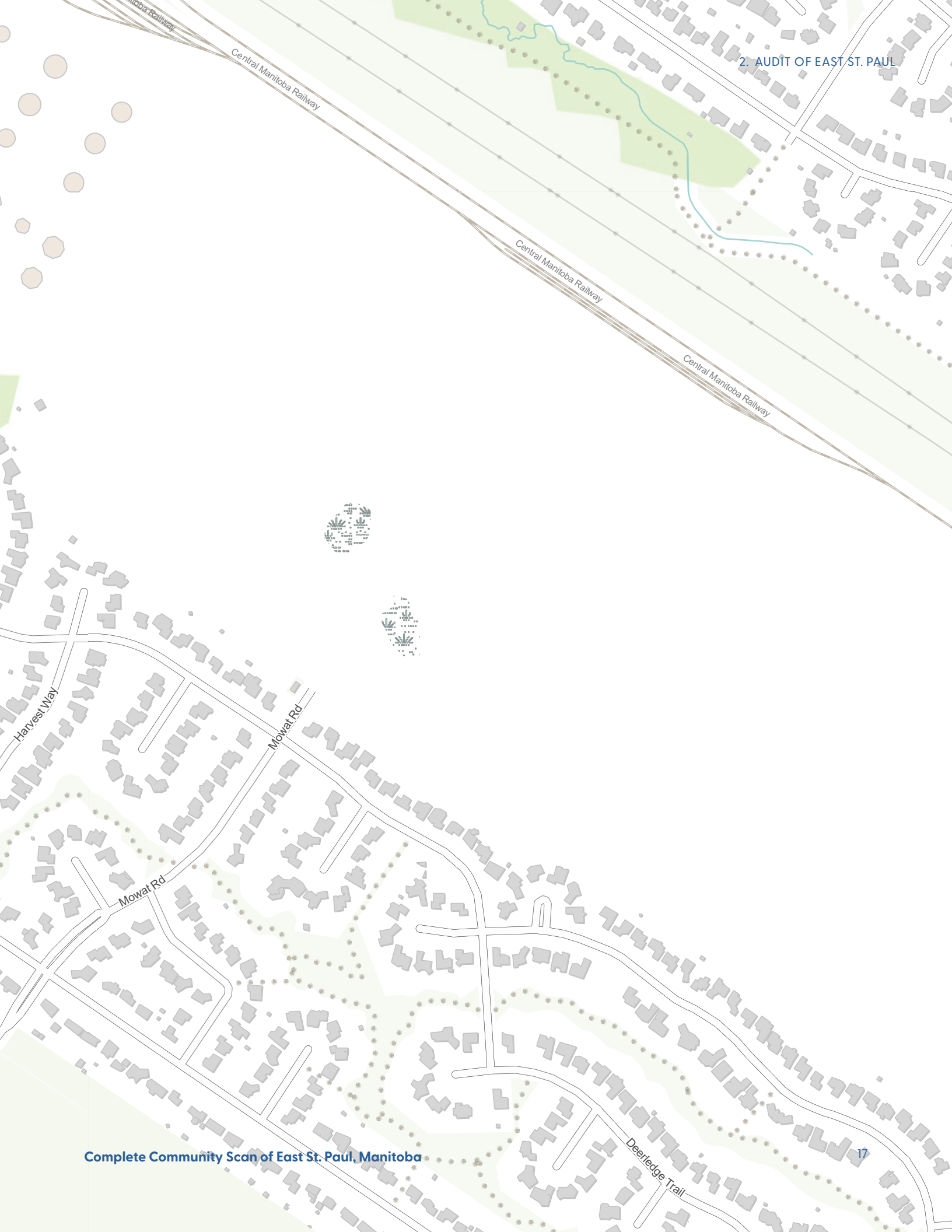


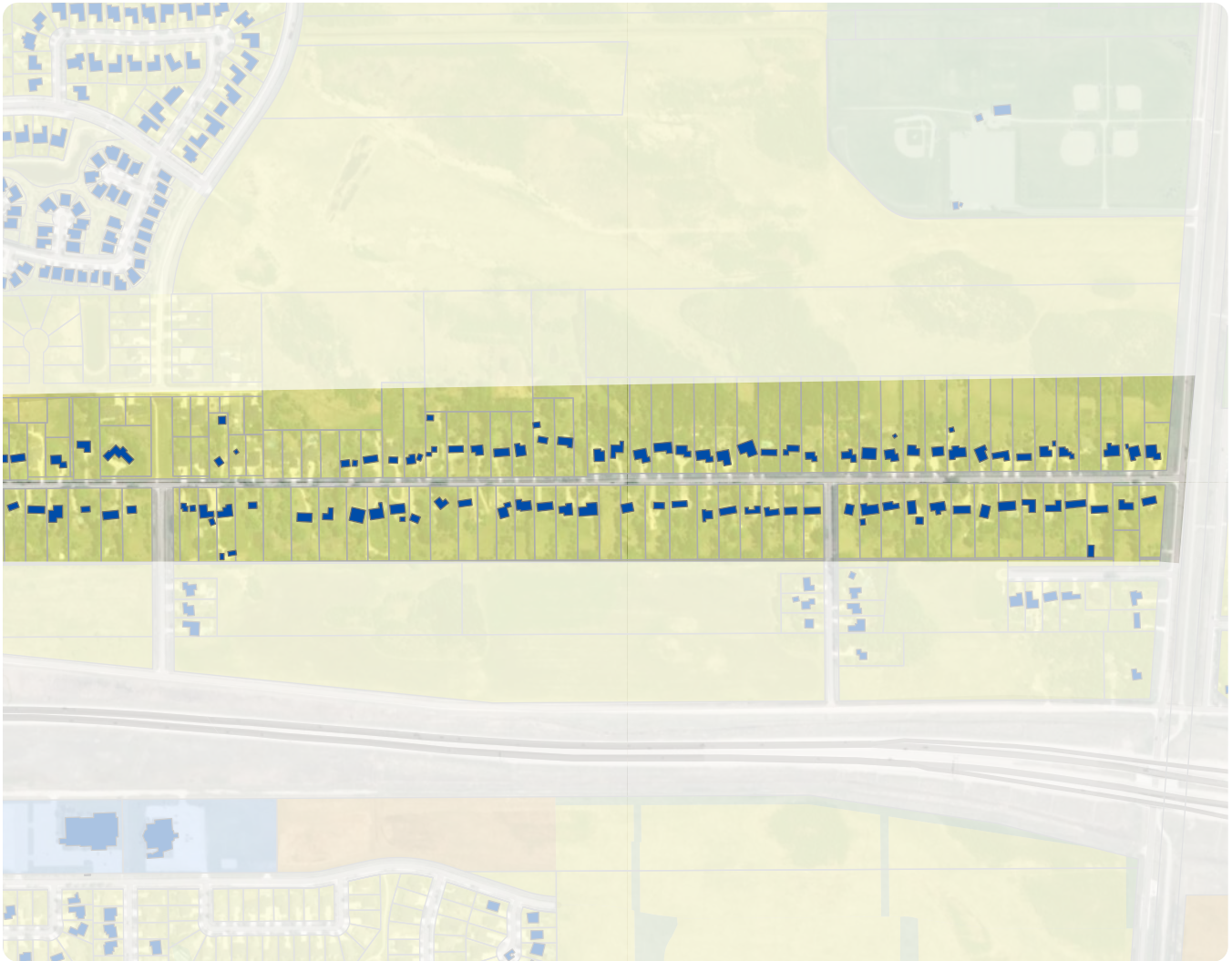
This character area provides stable family-oriented housing; however, daily activities require travel outside the neighbourhood, increasing car dependency and limiting opportunities for social interaction within walking distance.

Example:
Hoddinott Road Area

Red River / Rivière Rouge







2.

Linear Single-Use Residential Areas



2. Linear Single-Use Residential Areas

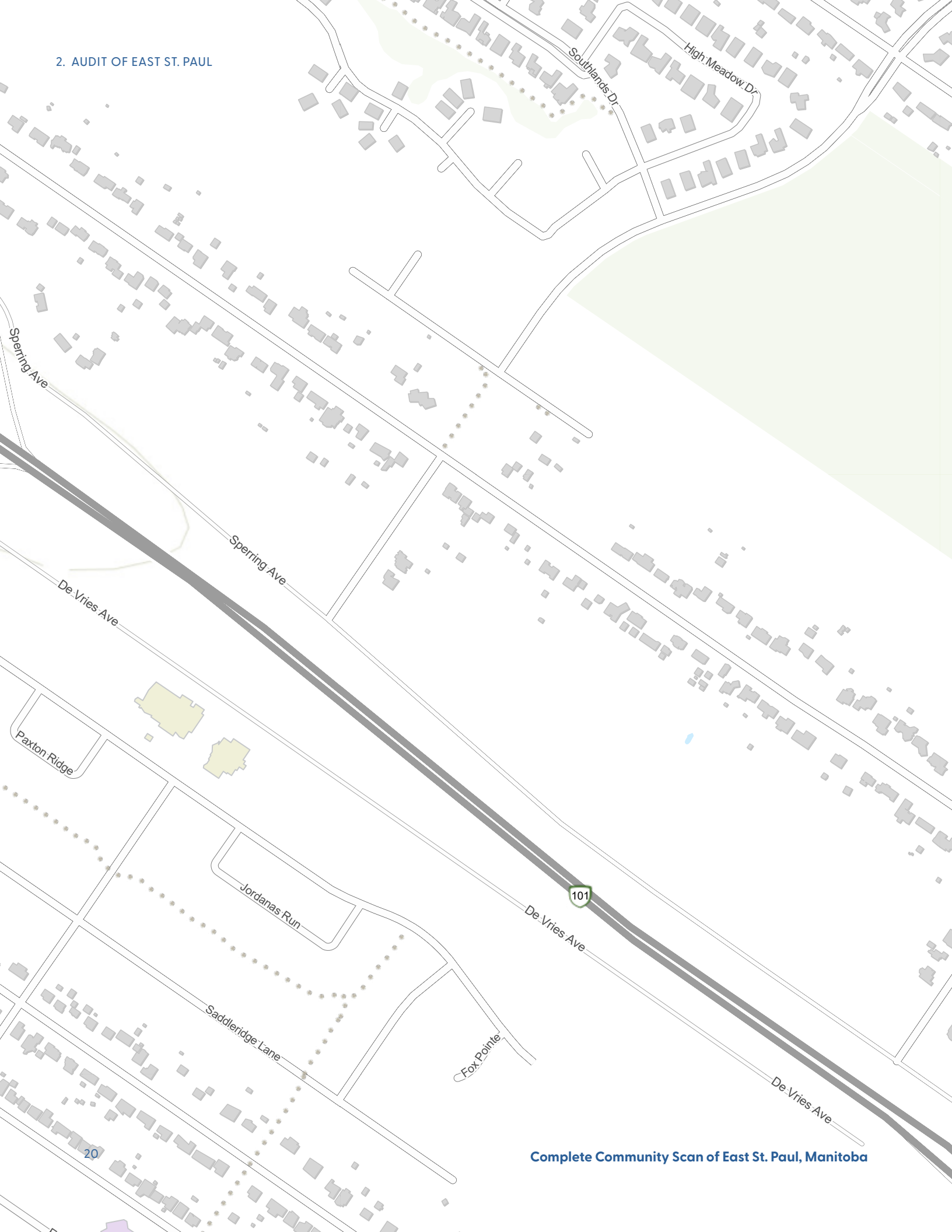
Linear single-use residential areas consist of very low-density housing located along collector or rural roadways. Homes are spread out, and individual lots extend in long lines rather than forming compact neighbourhoods. This pattern shapes daily travel, land-use options, and service efficiency.

These areas rely on private vehicles for all daily needs. The low density prevents nearby shops, services, or community facilities from operating sustainably. Residents travel to reach employment, groceries, schools, recreation, and other daily activities. These trips occur several times each day and often cover long distances.

Walking and cycling conditions are limited. Trails and active transportation networks are not located near most homes. The distance between residences and these networks reduces practical access to walking or biking. This reinforces automobile dependence and reduces everyday connectivity.

The servicing needs of this pattern are extensive. Roads, pipes, and utilities must extend long distances to serve a small number of dwellings. This increases infrastructure costs and reduces the efficiency of service delivery. The linear layout also limits future opportunities to add more housing types, local services, or community facilities. It does not provide the structure needed to support many complete-community features.

Example:
Wallace Avenue Area







3. Strip Mixed Commercial-Residential



3. Strip Mixed Commercial-Residential

Strip-mixed commercial–residential areas function as drivable corridors, dominated by commercial uses arranged in linear strips and large-format sites. Development is oriented toward vehicle access, with wide curb cuts, large parking lots, and limited block structure.

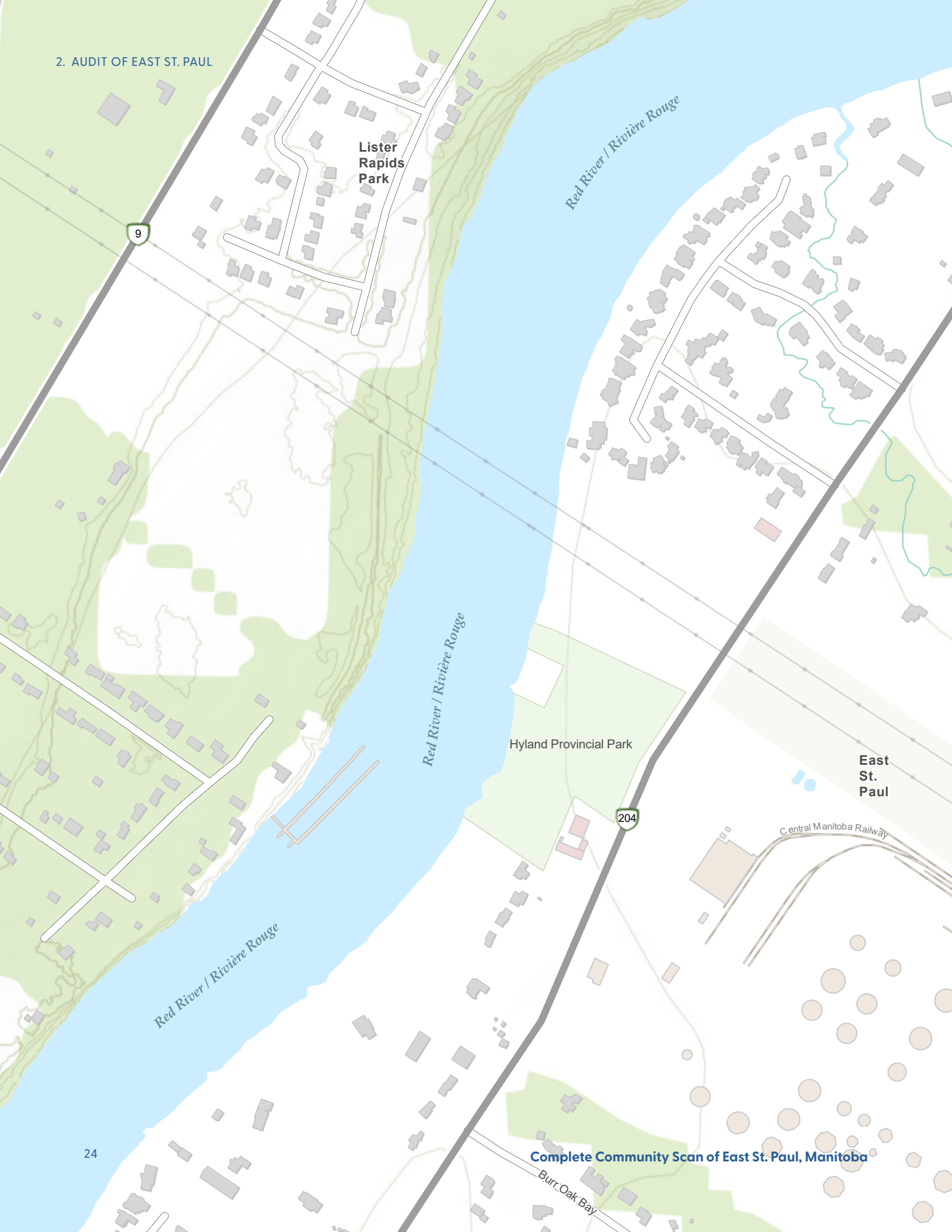
Commercial uses consist primarily of retail and services, with occasional residential development nearby, typically in apartment or townhouse forms. These residential buildings are also designed around automobile access and parking. Pedestrian and cycling facilities are limited, and connections between uses often require movement through parking areas rather than public streets or sidewalks.

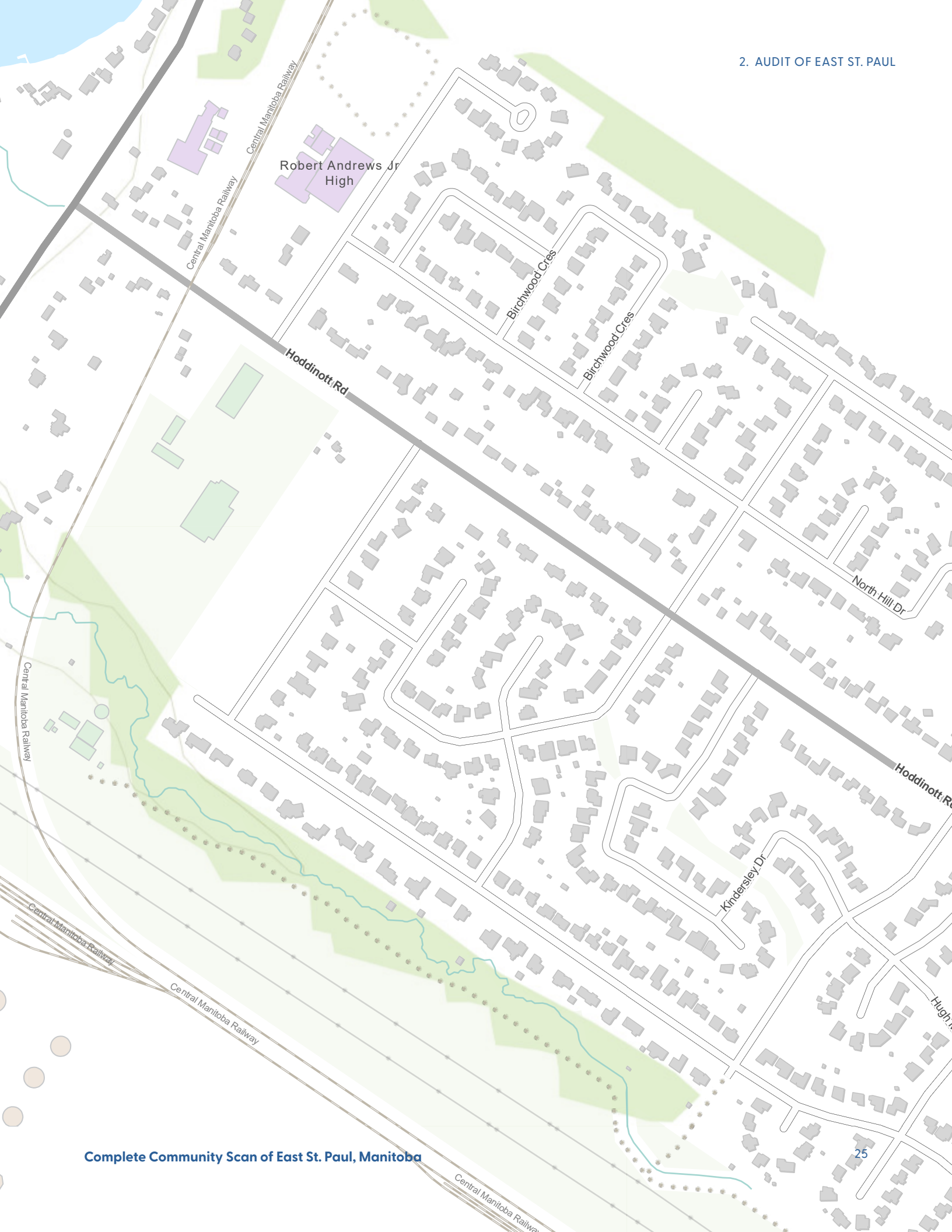


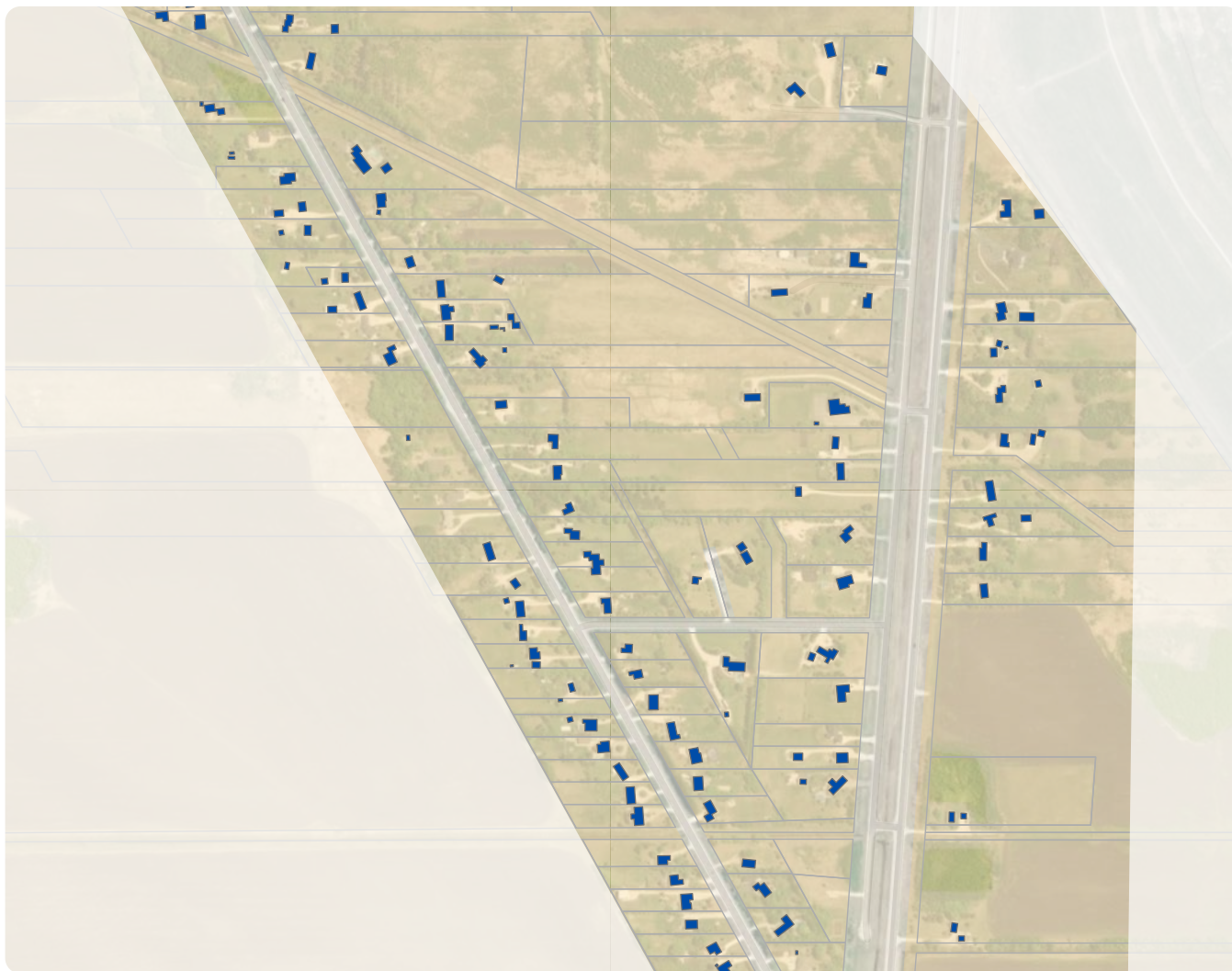
Outdoor spaces in these areas are not designed as public spaces. Where open space exists, it is usually private and associated with individual developments. The overall form does not create a clear neighbourhood structure, and as a result, it might reduce the role to provide the sense of community required for residence. While this character area provides services and employment, its form limits walkability, comfort, and integration, which constrains its contribution to a complete community.



Example:
Gateway Road Area







4. Rural Residential



4. Rural Residential

Rural residential areas consist of very low-density housing located along rural roads, typically with one dwelling per lot. Development is dispersed and separated from services, employment, and civic facilities.

Residents in these areas are entirely dependent on automobiles for daily travel. The low density prevents the establishment of nearby retail, schools, or community facilities. Trips are required for basic needs as well as for social, cultural, and recreational activities. Pedestrian infrastructure is minimal, and walking or cycling is not practical for most purposes.

The overall neighbourhood structure is weak, with no defined centres, parks, or gathering spaces that support social interaction or a shared sense of place. These missing elements limit opportunities for community connection and local identity.

This development pattern is also costly to service and does not support efficient infrastructure delivery. While rural residential areas offer privacy and large lots, they lack the land use mix, connectivity, and accessibility associated with complete communities.



Example:
Rebeck Road Area

Red River / Rivière Rouge

204

204

Red River / Rivière Rouge

Central Manitoba Railway

Central Manitoba Railway





Complete Community Scan of East St. Paul, Manitoba

Identify Gaps and Opportunities



STEP 1:

What Is Missing in East St. Paul

The purpose of this step is to describe what elements a complete community would add to East St. Paul and how these elements would strengthen the community's identity rather than conflict with it. The goal is to understand where the existing pattern supports daily life and where new features can enhance it in ways that fit the local context.

East St. Paul has a strong identity, shaped by residential neighbourhoods, generous lots, and a landscape valued by residents. These qualities should remain part of future planning. The intent is not to replace them. The intent is to add features that help residents meet daily needs within the community, support different life stages, and reinforce the community's sense of place. Larger lots, as shown in the plan, are rooted in the local context and remain an important part of the area's character. New elements are built around this character to provide benefits that are missing today.

Residential areas offer stability, but they do not provide enough housing options for younger adults entering the market or for

older residents who prefer to remain in the community. More housing variety would support families, seniors, and individuals whose needs change over time. These neighbourhoods also have limited access to nearby services or community destinations. Many residents travel long distances for daily needs, which affects how they experience the community.

Movement across the municipality depends on private vehicles. Walking, cycling, and transit are limited, affecting people who prefer not to drive or face mobility barriers. More connected routes and local amenities would make daily activities easier and strengthen health across all ages. Public spaces are present but unevenly distributed, and stronger networks of parks and gathering places would support social life, recreation, and community identity.

These conditions shape how long residents travel, how they move, and how connected they feel to East St. Paul. Adding complete-community elements would offer more choices, improve access, and strengthen connections between people and place.

3. IDENTIFY GAPS AND OPPORTUNITIES





“A complete community provides diverse housing, services, and accessible public spaces, improving daily life and connectivity.”



STEP 2:

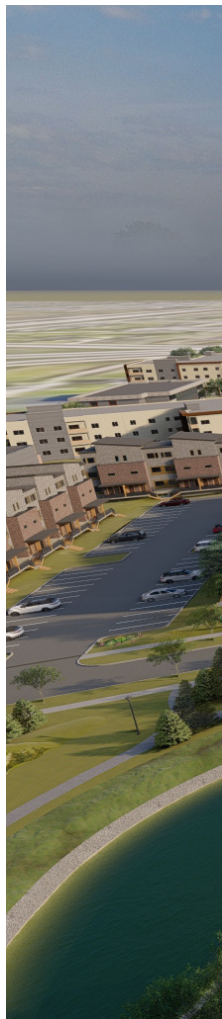
Implications for New Development

New development can introduce features that support a broader range of residents and reinforce local character. The aim is to add elements that are missing today while respecting the scale and identity of existing neighbourhoods. Development can bring new housing types that help first-time buyers, young families, and seniors who want to age in place. Locating these homes near community amenities can support daily life without changing the established form of nearby areas.

Development can also create better walking and cycling routes, add public spaces, and introduce facilities that support health and recreation. These improvements do not replace current neighbourhood qualities. They work together with them and extend their benefits to more residents.

This analysis does not act as a requirement. It provides a framework for showing how development can add value by responding to local conditions and contributing features that are currently limited. This supports collaborative planning between applicants and the Municipality and helps align individual projects with community goals for long-term livability and resilience.

Rather than setting requirements, this analysis illustrates how development can add value by responding to existing conditions and contributing missing complete community elements.



Example of a walkable mixed-use neighborhood with complete community characteristics

A walkable, mixed-use neighbourhood brings homes, services, and public spaces into a connected pattern that supports daily life. In East St. Paul, this can support the existing identity by adding elements that help residents stay active, access basic needs, and spend more time within the community.

A broader range of homes supports both first-time buyers and older adults, which strengthens long-term stability. Routes that link neighbourhoods to parks, community facilities, and small-scale commercial areas help residents meet daily needs closer to home. These additions reduce travel distance and support stronger social connections.



3. IDENTIFY GAPS AND OPPORTUNITIES

Neighbourhood commercial areas could include groceries, cafés, childcare, or personal services within walking distance. Public spaces such as parks, plazas, and community centres would be placed throughout the area to support social life and recreation. Natural features, greenways, and stormwater areas would serve as both environmental assets and inviting public spaces.

Bringing these features together reduces reliance on driving, supports accessibility for residents of all ages, and reinforces community identity. This model shows how new development in East St. Paul can complement existing neighbourhoods, add missing benefits, and align with complete-community principles without changing what people value about the place.



Conclusion

This Complete Community Scan shows how a broad community lens helps explain how East St. Paul functions today and how it may change over time. The review shows that the municipality offers stable neighbourhoods and convenient access to regional destinations. Yet, many areas lack a mix of land uses, mobility options, and nearby public spaces that support daily life within walking distance. These conditions create a strong dependence on private vehicles and limit opportunities for social interaction, accessibility, and choice.

Recent regional studies show that many residents want the option to walk to some of their daily needs. This reflects a growing interest in neighbourhoods that support a more connected pattern of living (Winnipeg Metropolitan Region, 2023). East St. Paul can respond to this shift by encouraging development that brings housing, services, mobility, and public spaces closer together in ways that respect and reinforce the community's identity.

Improving local access to amenities, strengthening walking and cycling routes, and providing more housing options can support residents at different life stages. These changes help younger adults entering the housing market and older adults who want to remain in the community. They also support healthy living and improve the quality of life across all ages.

This report supports planning conversations and does not set fixed outcomes. It provides a shared framework for understanding strengths, needs, and opportunities across different character areas. When used to guide new development, including the proposed Meadows Golf Course redevelopment, the complete community lens can help shape decisions that improve walkability, expand housing choice, enhance access to public spaces, and support long-term resilience. As East St. Paul grows, this approach can help development align with local priorities, respond to regional goals, and complement the identity and character that residents value.

Sources and References

- Grant, J. L. (2024). Complete community: Planning theory from practice. *Journal of the American Planning Association*, 90(2), 213-229.
- British Columbia Ministry of Housing (2023). Complete Communities A guide to geospatial land use assessments for British Columbia's communities. Clean BC with the technical support of Urban Systems Ltd.
- City of Winnipeg (2020). updated 2025. Complete Communities 2.0
- Winnipeg Metropolitan Region (2023). Visualising Complete Communities Toward 2025 Handbook

The images presented within this document are intended solely for illustrative and educational purposes. It is essential to clarify that some of these images have not been generated by MRA. Their use is strictly aimed at facilitating visual understanding within the context of the document's content, and they should not be construed as originating from MRA.



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Red River Planning District Development Plan

Alignment with the Meadows Development

MARCH 2026

Introduction

The purpose of this report is to review the alignment of the Meadows development proposal with historical approved planning regulations and the policies and objectives of the existing General Development (“GD”) By-law designation.

We will provide a summary of how the Meadows Development aligns with the broader goals and policies of the Red River Development Plan By-law 272/19. The report is structured under three sections:



Previous Planning Approvals

Review the 2017 development plan amendment application and the resulting by-law approval.



Current Policy

Review of the existing General Development (“GD”) policy and its objectives.



Plan Alignment

How the current Meadows Development aligns with the objectives and policies of the General Development (“GD”) designation.

1.0 Previous Applications

Development Plan Amendment Application - 2017

Prior to the adoption of the current Red River Development Plan By-law No. 272-19, a development plan amendment was approved for the Meadows site. The approved application was to amend Rural Municipality of East St. Paul Development Plan By-law No. 2007-14 by:

1. Including a new site specific Commercial / Residential Mixed Use land use designation within Section 11 “Mixed Use” of the Development Plan; and
2. Re-designate the property located at 2511 McGregor Farm Rd. (Roll # 99000) from Recreation / Open Space to Commercial / Residential Mixed Use.

The 2017 development plan amendment application set the overall direction for development on the Meadows Site. The application contemplated up to 2,806 residential units on the site including a mix of housing types and commercial uses.

The Commercial / Residential Mixed Use Designation was intended to be site specific to the Meadows Site. The following excerpt is taken from a copy of Development Plan Amendment By-law No. 265-2017:

“This land use category has been identified for the area immediately north of McGregor Farm Road to the east of PTH No. 59 and to Wenzel Street to the east. This land use category provides an area to support a broad spectrum of housing typologies and supportive commercial uses that would be consistent with a complete neighbourhood.”

See Appendix A for development plan amendment application and Appendix B for the meeting minutes, by-law, and administrative report related to By-law No 265-2017.

1.0 Previous Applications

Development Plan Amendment Approval - 2018

By-law No. 265-17 was given third reading on March 21, 2018 [Resolution No. 2018-50].

By-law No. 265-17 amended the Rural Municipality of East St. Paul Development Plan (By-law No. 2007-14) and established the necessary planning policy for development to occur on the Meadows site.

By-law 265-17 amended Section 11 Mixed Use, and specifically Policy 11.3.5

From:

Institutional and residential uses within the Townsite Mixed Use, Business/Limited Residential Mixed Use and Residential/Institutional Mixed Use Districts should be serviced by municipal sewer and piped water from a remote source.

To:

Institutional and residential uses within the Townsite Mixed Use, Business/Limited Residential Mixed Use and Residential/Institutional Mixed Use, and Commercial / Residential Mixed Use Districts should be serviced by municipal sewer and piped water from a remote source.

Upon the adoption of the Red River Planning District Development Plan By-law 272-19 that replaced the Rural Municipality of East St. Paul Development Plan, the Meadows Site was assigned a 'GD' General Development designation.

The following section below demonstrates that the development intent of the Meadows Site did not change. Rather, it further clarified that the Meadows Site be considered for urban standard development that includes a mix of commercial, residential, and recreational uses.

2.0 Current Policy

Red River Planning District Development Plan

The Red River Planning District Development Plan By-law 272-19 was adopted on August 19, 2020. In this new Development Plan, the applicable policies for the Meadows Site was changed from Commercial / Residential Mixed Use to General Development. The “GD” General Development designation, as described in the Development Plan, is intended for areas where:

...significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.

The intent of the “GD” General Development designation is to guide orderly urban growth in a manner that supports efficient and cost-effective municipal servicing. This includes mixed use nodal development along major transportation corridors. The designation is focused on directing growth to strategic areas, especially along major transportation corridors. The type of development contemplated for this area includes a mix of residential, small-scale commercial, institutional, and recreational uses that serve the local community while promoting sustainable development patterns.

3.0 Plan Alignment

The Meadows Site is guided by the existing “GD” General Development policies in the Red River Development Plan By-law No. 272-19. The following policies are relevant to the Meadows Site and provide the requirements for development to occur:

Policy	Development Plan Text	Compliance
4.6.3.	<i>Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.</i>	✓
4.6.5.	<i>Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices.</i>	✓
4.6.6.	<i>Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:</i>	✓
4.6.6.1.	<i>Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;</i>	✓
4.6.6.2.	<i>Higher density multiple-family residential development (e.g. high-rise apartments) should be located on sites that are adjacent or close to key transportation routes, are within or adjacent to Mixed Use Nodal areas, or within walking distance to a transit node such as a bus stop.</i>	✓
4.6.6.3.	<i>Higher density multiple-family residential development (e.g. high-rise apartments) may be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.</i>	✓
4.6.6.4.	<i>Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.</i>	✓
4.6.12.	<i>In order to ensure that an adequate amount public parks and open space is provided in new developments, a municipal council may require, where needed, the applicants for a proposed development of land to dedicate park space, in accordance with the provisions contained in The Planning Act.</i>	✓

4.0 Summary

Red River Planning District Development Plan

The policy framework for the Meadows Site has remained consistent since the site was approved for a Commercial / Residential Mixed Use designation in March 2018 through By-law No. 265-17. This development plan amendment by-law established a site-specific designation that contemplated a complete neighbourhood with a broad range of housing typologies and supportive commercial uses.

Although the adoption of the Red River Planning District Development Plan By-law No. 272-19 re-assigned the lands to General Development (“GD”), the underlying approved development vision by Council in 2018 did not materially change. Instead, the updated designation clarified the expectation that the site develop in an orderly, urban-standard manner supported by centralized municipal services and integrated commercial, residential, and recreational components.

The proposed Meadows Development aligns with the objectives and policies of the the original By-law No. 265-17 and the subsequent General Development (“GD”) designation. The Red River Planning District Development Plan By-law 272 – 19 supports higher density residential forms, mixed-use nodal development, and the efficient extension of municipal servicing infrastructure. General Development (“GD”) policies further encourage a range of housing options, proximity to commercial areas and transportation routes, and the integration of parks and open space.

The current and past policy frameworks for the Meadows site reinforce that the proposed development concept is consistent with and advances the Development Plan’s objectives for a sustainable, serviced complete community.

RED RIVER PLANNING DISTRICT

Under *The Planning Act*

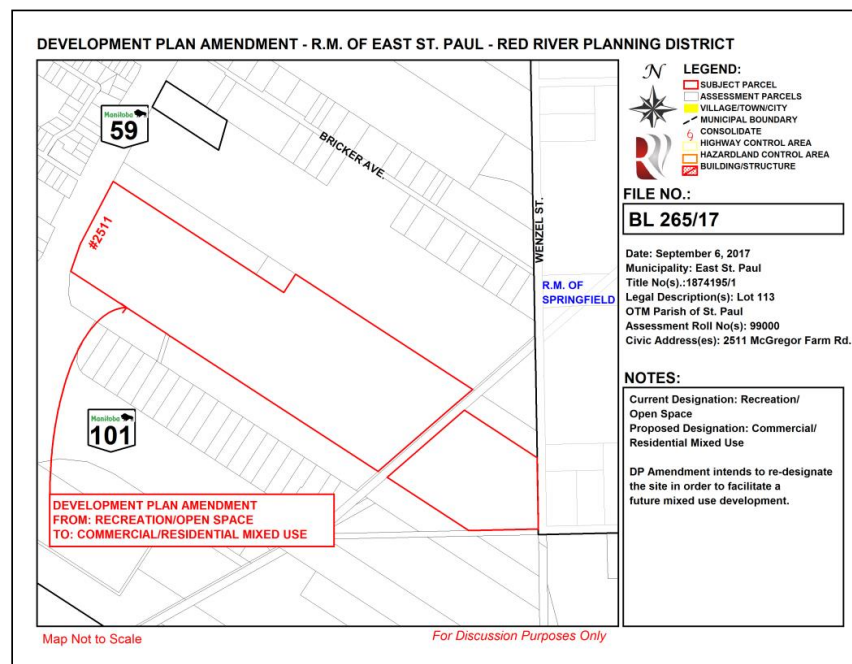
NOTICE OF PUBLIC HEARING

Regarding The RM of East St. Paul Development Plan By-law

By-law Amendment No. 265/17

The Red River Planning District Board, under the authority of *The Planning Act*, will hold a Public Hearing for the above by-law at 806-A Manitoba Avenue, Selkirk, Manitoba on **Wednesday November 15th, 2017 at 5:30 p.m.**, at which time and place the Board will receive representation and objections, if any, from any persons who wish to make them with respect to By-law No. 265/17 being an amendment to the Rural Municipality of East St. Paul Development Plan By-law No. 2007-14.

The general intent of By-law No. 265/17 is to include a new “*Commercial / Residential Mixed Use*” designation, and, to re-designate the property located at 2511 McGregor Farm Road in East St. Paul to a “*Commercial / Residential Mixed Use*” designation.



A copy of the above by-law and supporting material may be inspected between 8:30 a.m. and 4:15 p.m., Monday through Friday at the Red River Planning District, 806-A Manitoba Avenue, Selkirk, Manitoba.



Red River Planning District
806-A Manitoba Ave., Selkirk, MB R1A 2H4
Ph: 482-3717 Fax: 482-3799
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Appendix A: RRPD Administrative Report By-law 265-17



806-A Manitoba Avenue
Selkirk, Manitoba R1A 2H4
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Phone: 204-482-3717
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DATE: November 6, 2017

TO: Red River Planning District Board

FROM: Derek Eno, MCIP, RPP
Senior Community Planner

RE: **Public Hearing Report**
By-Law Amendment No. 265/2017
RM of East St. Paul Development Plan By-law No. 2007-14

Text Amendment within Part 11 "Mixed Use"

ISSUE:

To amend the *Rural Municipality of East St. Paul Development Plan By-law No. 2007-14*, by:

1. Including a new site specific *Commercial / Residential Mixed Use* land use designation within Section 11 "Mixed Use" of the Development Plan; and
2. Re-designate the property located at 2511 McGregor Farm Rd. (Roll # 99000) from *Recreation / Open Space* to *Commercial / Residential Mixed Use*.

BACKGROUND:

The subject property located at 2511 McGregor Farm Rd. (Roll # 99000) in the RM of East St. Paul is approximately 165 acres (+/-) and is currently used as a golf course, which the applicant states is no longer viable. The applicant has stated (within their submitted report) that they would like to develop the property into a new residential neighborhood which could include a variety of residential options (single-family homes, townhouses, bungalow-condo, and apartments), neighborhood commercial, linear greenways and park space.

The subject property is currently designated within the Development Plan as *Recreation / Open Space*. In order to facilitate the applicant's proposal to develop this property, it must first be re-designated to an appropriate land use designation. However, the *Rural Municipality of East St. Paul Development Plan* does not currently have a designation that would facilitate the proposed land uses (single-family residential, multi-family residential and commercial, and park space).

Appendix A: RRPD Administrative Report By-law 265-17

Therefore, the applicant has proposed to: (1) include a new land use designation within the Development Plan which would only apply to the subject property; and (2) to re-designate the subject property to this new land use designation.

ANALYSIS:

Area context & Current Development Plan

As already noted, the subject property is located at 2511 McGregor Farm Rd. (east of PTH 59), is 165 acres (+/-) and is currently used as a golf course. The property is located within an area located east of PTH 59, and this area has a variety of designation and developments including, industrial, commercial, and large lot residential. It should also be noted the Province of Manitoba is currently upgrading the PTH 59 & PTH 101 interchange as well as PTH 59, which when completed should provide improved access and egress to this area. Considering the urban designations and infrastructure improvements, this area of East St. Paul could be considered a future expansion area for emerging urban neighbourhoods.

Development Plan Update Project

It should also be noted that the RRPD Board is currently in the process of updating their Development Plan with the goal of the project being: (1) to combine the separate RRPD, Dunnottar and East St. Paul Development Plans into one document, and (2) to complete required updates and improvements to existing policies and policy maps. In completing this project, the RRPD will be completing comprehensive background research (including market supply & demand analysis) to in part, determine the amount, type and location of future land uses. The background research is scheduled to be completed by the end of February 2018, with an updated Development Plan ready for First Reading by the end of June 2018. With that in mind a re-evaluation of the subject property's land use designation is timely.

Applicable Provincial Policy

The Provincial Planning Regulation 81/2011 (PPR) apply to all land that is subject to *The Planning Act*, and serve as a guide to planning authorities in preparing, reviewing and amending Development Plans. As this Development Plan Amendment application seeks to change land use on the subject property, the PPR are reviewed to ensure the proposed amendment is generally consistent. It should be noted that because this is a Development Plan Amendment for a specific land use designation, not all of the PPR are applicable.

General Development Policies **Policy 1.1.1, 1.1.2,**

Appendix A: RRPD Administrative Report By-law 265-17

The above-noted General Development policies provide direction when considering developing new areas and note that development should not be wasteful of land, and should be compatible with its surrounding (uses and transportation).

Since the application proposes to establish a range of residential uses and compatible commercial in an area that currently has residential and commercial development, the proposal appears to be compatible with its surroundings and the noted policies.

Settlement Area Policies

Policies 2.1.1, 2.1.2, 2.1.4, 2.2.1, 2.2.6

The above-noted Settlement Area policies provide direction when considering developing new areas of an urban centre. It should be noted that an urban centre is defined as “...an incorporated city, town, or village...” and includes a settled area that has 25 or more permanent residence, a mix of commercial and community series, and a historic basis or place name. Arguably the municipality of East St. Paul, especially its developed urban areas which includes the subject property and surrounding area, can be considered an urban centre. The noted policies outline that new growth should occur within existing settlement areas, in a planned contiguous manner, to provide a range of housing types, densities and affordability levels.

Since the application proposes a range of residential uses and compatible commercial within an existing settlement area, it appears to be compatible with the noted policies.

Applicant Provided Research

Along with the application, the applicant has provided a written proposal and a “Supply and Demand Market Assessment” study to support the application. This study was completed by Stevenson Advisors, and it is compressive (a copy is provided in the appendix to this report). Of the main points in the report, Stevenson Advisors conclude that the demand for residential development over the next 20 years could be as follows:

- 1,200 – 2806 residential lots over 20 years (60 – 140 lots per year)
- 2,806 multi-family units over 20 years (a result of spillover demand from Winnipeg)

Based on these values, there appears to be demand to support the application.

In addition to the “Supply and Demand Market Assessment” study, the applicant has also provided a memo from Stantec Consulting Ltd. that was prepared and signed by a professional engineer (a copy is provided in the appendix to this report). This memo outlines how the subject property and proposed development can be serviced with municipal water and wastewater. Furthermore, the memo outlines how land

drainage and transportation connections will be accommodate. Based on this memo, it appears that municipal services and infrastructure can be provided.

Future Applications & Approvals

A re-designation of the subject property is the first planning application / approval required to facilitate development on this property. Subsequent rezoning and subdivision application / approvals will also be required, and these will require public hearings. The exact details of the project are not yet finalized, but specific details of future development are more appropriately addressed at the rezoning and subdivision application / approval stage. Such details may include:

- New roadway location, connection and sizing;
- Municipal services (e.g. drinking water, wastewater sewer) connection details;
- Overland drainage retention and discharge;
- Exact land use configuration and qualities (e.g. neighbourhood commercial, single family homes, multi-family homes, etc.);
- Municipal development and design standards (e.g. building design, landscaping, etc.); and
- Project phasing and construction.

Provincial and Municipal Comments

This Development Plan Amendment application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities with instructions to forward any comments to Red River Planning District prior to the public hearing, and, that no response by the date of the public hearing will be interpreted as having no concerns. The application has been circulated in order to afford Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to afford adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality.

The table below outlines the comments received (paraphrased) from provincial departments, agencies and adjacent municipalities. Copies of the original comments are provided in the appendix to this report.

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Sustainable Development (Drainage and Water Rights Licensing Branch)	No concerns. Note: subdivision/development may require engineered drainage plan.

Appendix A: RRPD Administrative Report By-law 265-17

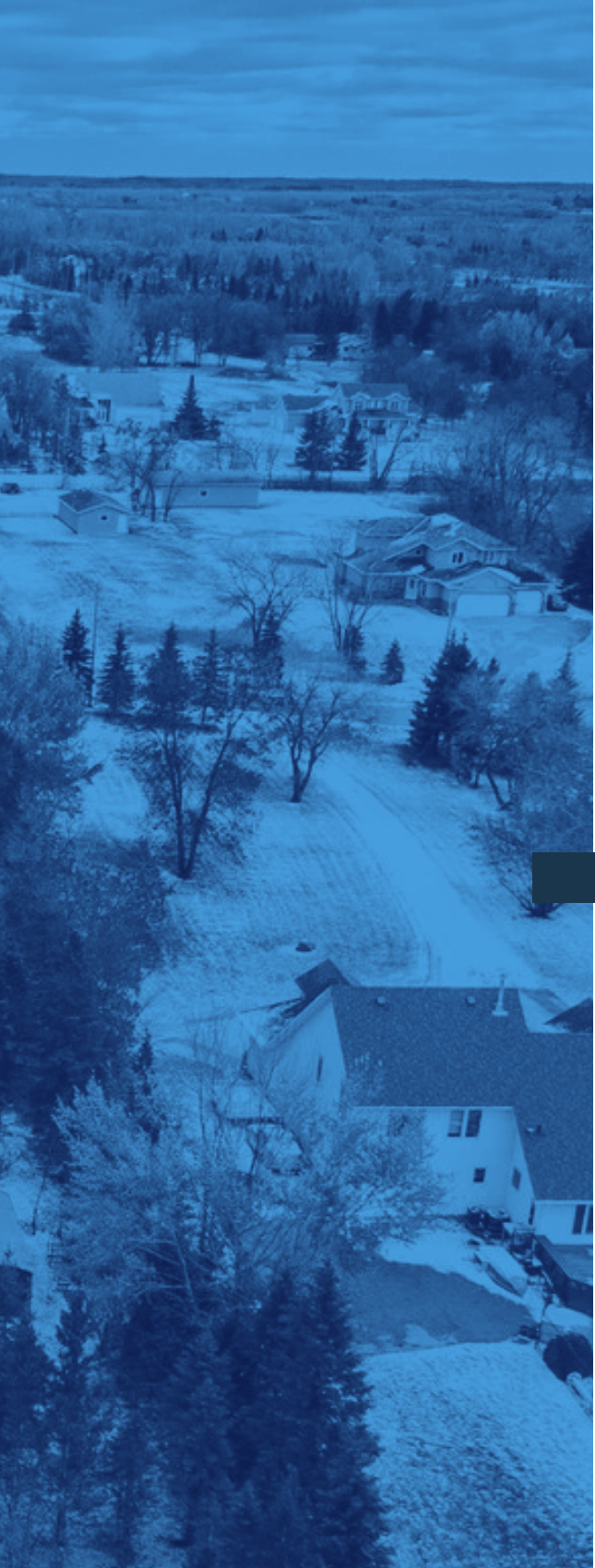
River East Transcona School Division	No objection.
RM of East St. Paul	The RM to update its sewer and water master plans to reflect increased density of proposed development.
Manitoba Sustainable Development (Land Branch)	No concerns.
Manitoba Infrastructure (Water Management, Planning and Standards)	No objections
Manitoba Municipal Relations (Community & Regional Planning Branch)	Recommends deferral, pending the completion of current comprehensive review of the Development Plan, and associated market research & analysis study.
Manitoba Agriculture	No issues of agricultural concern
City of Winnipeg	Requests that the November 15 th , 2017 public hearing be held over, to afford the City more time to review the application.

RECOMMENDATIONS:

After review of Provincial Planning Regulation, and the information provided, it appears that the proposal adheres to provincial policies, demonstrates a need for future residential development within East St. Paul, and municipal services and infrastructure can be provided.

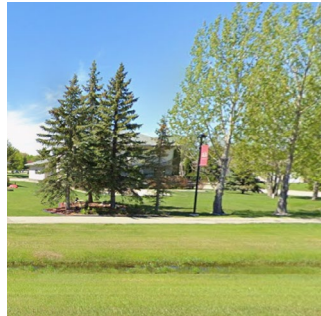
Considering the above-noted, our office recommends that this Development Plan Amendment be given Second Reading, and that the RRPD Board forward copies of the By-law and public hearing minutes to the Minister for review and approval.

Should the RRPD Board decide to give this Development Plan Amendment Second Reading, our office further recommends that the amount of land and future land use proposed in this application, be taken into account in the overall Development Plan Update project, and its review for future land and development needs throughout the Planning District.



East St. Paul Secondary Plan - Alignment with the Meadows Development

FEBRUARY 2026





Introduction

This report is a review of the Meadows Development (“the Development”) and its alignment with the East St. Paul Secondary Plan (“ESP SP”).

The Summary section highlights the Development’s alignment with key sections of the ESP SP and is meant to be an overview of the alignment between the Development and the main items within the ESP SP.

A comprehensive analysis of the Development’s alignment with the ESP SP can be found in the Analysis section starting on page 6. This section goes into significant detail as to the policy guidelines outlined within the ESP SP and how the Development aligns or where alignment does not exist in the ESP SP.

In the summary and the comprehensive analysis section the Developments alignment or non alignment is shown as green, yellow or red check marks. Green shows alignment, yellow means it partially aligns but differs on some points and red means the Development does not align with that specific point within the ESP SP.

Summary Section



Vision and Goals

The Secondary Plan establishes a long-term vision for a ‘complete community’ within East St. Paul, reflecting the Municipality’s commitment to sustainable growth, community vibrancy, and inclusivity. The Meadows Development is an essential step towards achieving this vision.

Section	Pg.	Reference	Secondary Plan Text	Compliance
2.0	5	Vision	<i>The vision for the East St. Paul Secondary Plan Area is a complete community that seamlessly integrates with the character and historic development patterns of the surrounding semi-rural and suburban environment. It envisions a landscape where amenities, services, and opportunities abound, enriching the lives of East St. Paul residents....</i>	
2.0	5	Vision	<i>This vision also addresses economic resilience.... This approach strengthens the local economy and builds community ties, ensuring all residents have easy access to the resources they need....</i>	
2.0	5	Vision	<i>The Plan will foster intergenerational neighbourhoods where residents can age gracefully in place.</i>	
2.2	6	Goals	<i>Embrace diversity in land use, housing options, and community facilities to create a dynamic, inclusive environment that meets the needs of all residents.</i>	

Complete Community

A complete community refers to an area that is designed to meet the daily needs of people. It means a community with various types of housing that allow people to stay in the community as they age. A young person may want to rent an apartment, while an older couple may want to downsize their home into a condo, rental apartment, townhouse or duplex. Building a complete community means offering housing for young people, families, older people, and intergenerational households. The Development has areas that respects the existing character of higher value homes within East St. Paul.

Besides housing, a complete community provides opportunity for commerce and social activity, like going out to eat, taking your dog to the park or vet, or buying groceries. A range of commercial amenities, civic services, and recreational spaces within the Development will make it attractive and convenient to live in.

The Development aligns with the vision of the Secondary Plan by providing a balanced mix of housing, commercial services, and public spaces that allow people at different life stages to meet their daily needs in a convenient and accessible way.

Section	Pg.	Reference	Secondary Plan Text	Compliance
5.1	23	Complete Community Components	<i>Complete communities are those where residents can meet their daily needs—housing, work, education, and recreation—within a short walk or bike ride from home. The East St. Paul Secondary Plan Area aims to create vibrant, mixed-use neighbourhoods by integrating diverse land uses, housing types, and green spaces. This not only encourages walkability and reduces car dependence but also strengthens social connections, improves public health, and supports environmental sustainability.</i>	

Compliance:



Complies with Secondary Plan



Somewhat Complies with Secondary Plan



Does Not Comply



Not Applicable

Section	Pg.	Reference	Secondary Plan Text	Compliance
5.1	23	Land Use Balance	<i>The vision for the Plan Area focuses on building compact, well-connected communities that balance residential, commercial, and recreational spaces, creating an environment where people of all ages and backgrounds can thrive.</i>	✓
5.7	41	Objective 4	<i>To ensure all parks are designed to be multifunctional, accommodating both recreational activities and stormwater management needs without compromising accessibility or usability.</i>	✓
4.5	21	Development Framework (1/2)	<i>...ensuring a balance between diverse housing types and commercial opportunities. Village Centres will accommodate commercial, mixed-use, and multi-family zones, fostering vibrant community hubs.</i>	✓
4.3	16	Mixed Use Density	<i>The village centre consists of dense, mixed-use and multi-family buildings arranged around a series of park spaces...</i>	✓
4.5	21	Development Framework (2/2)	<i>...offer medium-density housing with neighbourhood commercial options, while single-family housing will define the edges, maintaining a quieter residential feel.</i>	✓
4.3	16	Neighbourhood Scale	<i>The Village Centre is made up of more housing than shops, differing from Village 1, but buildings are of a similar scale and layout in a walkable, complete community arrangement.</i>	✓

Compatibility with Existing Policy and Regulation

The Development is consistent with the intent of the Secondary Plan and its Zoning By-law recommendations. It incorporates mixed use zoning, commercial zones, blended residential areas that ensure full compatibility with the existing policy and regulatory framework.

Section	Pg.	Reference	Secondary Plan Text	Compliance
3.1	8	Existing Land Use	<i>The Red River Planning District Development Plan No. 272/19 emphasizes orderly residential growth, particularly in areas with access to municipal services like water and wastewater systems.</i>	✓
3.1	8	Existing Land Use	<i>The Plan Area is designated primarily for General Development (GD)...[which] focus on residential growth, neighbourhood commercial services, and limited higher-density residential options along major transportation corridors. This allows for [and supports] sustainable development.</i>	✓
5.10	46	Zoning By-law (1/3)	<i>To update zoning regulations to permit higher density, mixed-use development in Village Centres while maintaining the character of surrounding rural residential.</i>	✓
5.10	46	Zoning By-law (2/3)	<i>To establish zoning districts that support blended density residential areas, providing diverse housing options within Village Neighbourhoods.</i>	✓
5.10	46	Zoning By-law (3/3)	<i>To ensure zoning regulations align with the broader goals of the East St. Paul Secondary Plan, promoting a walkable, connected, and sustainable community within the Plan Area.</i>	✓
5.10	46	Mixed Use Zoning	<i>Amend the Zoning By-Law to create a Mixed-Use Village Centre District that permits a range of uses, including residential, retail, office, lodging, and recreational facilities. This district should encourage:</i> <i>Higher-density residential development.</i> <i>Buildings with a mix of residential and non-residential uses.</i> <i>Building heights between 3 to 5 storeys, with transition regulations ensuring that the tallest buildings are located near the centre of the Village Centre.</i>	✓

Compliance:



Complies with Secondary Plan



Somewhat Complies with Secondary Plan



Does Not Comply



Not Applicable

Section	Pg.	Reference	Secondary Plan Text	Compliance
5.10	46	Commercial Zones	Allow a variety of commercial uses in Village Centres, including retail, restaurants, offices, lodging, and services, all supporting the daily needs of residents.	✓
5.10	47	Blended Density Residential District	Establish a Village Neighbourhood Residential District that permits a mix of medium-density residential housing types, including townhomes, duplexes, and small multi-family buildings (2 to 4 storeys). This district should: • Allow for a range of housing densities. • Ensure that residential development includes shared green spaces and community amenities.	✓
5.10	47	Lot Size and Building Regulations	Define minimum lot sizes and setbacks to encourage a compact, walkable neighbourhood design that supports active transportation and reduces car dependency.	✓
5.10	47	Parking and Transportation	Incorporate zoning requirements that minimize parking demands in Village Centres and encourage active transportation options by reducing minimum parking requirements and prioritizing pedestrian and cyclist infrastructure.	✓

Infrastructure and Municipal Services

The development aligns with the Secondary Plan's infrastructure and sustainability objectives by supporting development that can be serviced by municipal water, wastewater, and stormwater systems.

Section	Pg.	Reference	Secondary Plan Text	Compliance
7.1	59	Service Alignment	Higher-density residential, commercial, or industrial developments must follow municipal water and wastewater services.	✓
7.1	59	Developer Contributions	The R.M. will require developers to contribute to infrastructure development costs and reserve land for future utility corridors as needed.	✓
7.2.	60	Water Infrastructure Coordination	The R.M. will work with developers to implement infrastructure improvements, including water distribution systems, as part of future service extensions.	✓

Compliance:



Complies with
Secondary Plan



Somewhat Complies
with Secondary Plan



Does Not Comply



Not Applicable

Analysis:

Comprehensive Secondary Plan Review



Analysis: Comprehensive Secondary Plan Review

The following table provides a detailed summary of the Site Plan and how it aligns with key sections within the Secondary Plan.

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
2.0 VISION AND GOALS				
Section 2.0 Vision	5	Vision Statement (1/3) <i>The vision for the East St. Paul Secondary Plan Area is a complete community that seamlessly integrates with the character and historic development patterns of the surrounding semi-rural and suburban environment. It envisions a landscape where amenities, services, and opportunities abound, enriching the lives of East St. Paul residents...</i>	The Development is concentrated around a central east-west and a greenway system that makes it walkable, active, and environmentally responsible.	✓
	5	Vision Statement (2/3) <i>This vision also addresses economic resilience... This approach strengthens the local economy and builds community ties, ensuring all residents have easy access to the resources they need...</i>	The Development optimizes land use and increases the municipal tax base significantly.	✓
	5	Vision Statement (3/3) <i>The Plan will foster intergenerational neighbourhoods where residents can age gracefully in place.</i>	The Development will create attainable single-family housing for young adults and multi-family housing for seniors.	✓
Section 2.2 Goals	6	Connected <i>"Ensure the Secondary Plan Area integrates seamlessly with larger transportation networks, fostering multimodal connectivity within and beyond the community."</i>	The Development includes several east-west and north-south connections to neighbouring lands, in addition to a central high-street which will accommodate active transportation and multi-use paths.	✓
	6	Complete <i>"Embrace diversity in land use, housing options, and community facilities to create a dynamic, inclusive environment that meets the needs of all residents."</i>	The Development introduces a complete community structure with mixed-use areas, varied housing typologies, and a connected system of greenspace and amenities.	✓
	6	Sustainable <i>"Implement environmentally and economically sustainable planning strategies to minimize ecological impact while maximizing economic efficiency, preserving the municipality's budget, and promoting long-term resilience."</i>	The Development is compact and intended to optimize land use while incorporating ~15.5 acres of greenspace (excluding pond). Land use is intended to maximize infrastructure.	✓
	6	Context Sensitive <i>"Ensure development respects and enhances the unique character, heritage, and natural surroundings of East St. Paul and adjacent Treaty Lands."</i>	The Development incorporates lots with basement walkouts and lookouts that will contain high value homes. It enhances the unique and natural character of the community by including similar housing types with access to an interconnected greenway system.	✓
	6	Accessible <i>"Plan the Secondary Plan Area as a destination accessible to all, including recent graduates, families and those looking to age in place."</i>	The Meadows includes a spectrum of housing options, from small and large lot single-family, ground-level townhomes, and multi-family apartments. This mix is intended to meet the needs of residents under the age of 30 and over the age of 50.	✓
3.0 PLANNING AREA				
Section 3.1 Existing Land Use and Zoning	8	RRPD General Development (1/2) <i>The Red River Planning District Development Plan No. 272/19 emphasizes orderly residential growth, particularly in areas with access to municipal services like water and wastewater systems.</i>	The site is designated as "GD" General Development.	✓
	8	RRPD General Development (2/2) <i>The Plan Area is designated primarily for General Development (GD) General Development (GD) areas focus on residential growth, neighbourhood commercial services, and limited higher-density residential options along major transportation corridors. This allows for community expansion with centralized wastewater services in mind, supporting sustainable development.</i>	The Development will contribute to residential growth, neighbourhood commercial services, and limited multi-family buildings.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
4.0 DEVELOPMENT CONCEPT				
Section 4.5 Development Framework	21	Balanced Land Uses (1/2) <i>Development Framework (1/2) The land use policies guide zoning applications for different areas, ensuring a balance between diverse housing types and commercial opportunities. Village Centres will accommodate commercial, mixed-use, and multi-family zones, fostering vibrant community hubs.</i>	The Development balances housing types and densities with concentrated commercial and mixed use.	✓
	21	Balanced Land Uses (2/2) <i>Development Framework (2/2) Surrounding neighbourhoods will offer medium-density housing with neighbourhood commercial options, while single-family housing will define the edges, maintaining a quieter residential feel. This framework creates a cohesive, functional community layout while allowing flexibility to meet varied development goals.</i>	The Village Neighbourhood and Village Edge provide less density, but maintain a range of housing types.	✓
Section 4.3 Village 2 Concept	16	Housing Oriented <i>"Village 2 provides the greatest amount of housing... concentrated within and near the village centre, around the parks, and generally away from existing rural estates."</i>	The highest land use intensity (4–6 storeys) are concentrated in the Village Centre and adjacent blocks.	✓
	16	Neighbourhood Scale <i>"The Village Centre is made up of more housing than shops, differing from Village 1, but buildings are of a similar scale and layout in a walkable, complete community arrangement."</i>	The Development clusters mixed-use and multi-family buildings in the Village Centre around parks and stormwater ponds. It also provides a central neighbourhood housing area that 'scales' down the density from the Village Centre.	✓
	16	Mixed Use Density <i>"The village centre consists of dense, mixed-use and multi-family buildings arranged around a series of park spaces..."</i>	The Village Centre includes mixed-use multi-family buildings with ground floor commercial that are concentrated around a central greenway and park system.	✓
	16	Townhomes <i>"This village has a large area of neighbourhood housing to the southeast, with townhomes nearest the Village Centre and arranged along greenways and facing onto parks."</i>	The Development provides a large neighbourhood housing area to the southeast, with townhomes closest to the Village Centre, arranged along the High Street and adjacent to parks and open spaces.	✓
5.0 LAND USE POLICY				
Section 5.1 Complete Community Components	23	Complete Community Components <i>Complete communities are those where residents can meet their daily needs—housing, work, education, and recreation—within a short walk or bike ride from home. The East St. Paul Secondary Plan Area aims to create vibrant, mixed-use neighbourhoods by integrating diverse land uses, housing types, and green spaces. This not only encourages walkability and reduces car dependence but also strengthens social connections, improves public health, and supports environmental sustainability.</i>	The Development promotes walkability through sidewalks and a central multi-use path, as well as concentrated housing, commercial, and mixed use.	✓
	23	Land Use Balance <i>"The vision for the Plan Area focuses on building compact, well-connected communities that balance residential, commercial, and recreational spaces, creating an environment where people of all ages and backgrounds can thrive."</i>	The Development is predominantly residential, but includes secondary commercial uses in the Village Centre, and a connected system of public greenspace with active recreational amenities.	✓
Section 5.2 Village Centre Policies	25	Preamble (1/2) <i>Village Centres feature a connected, walkable street network, except in areas adjacent to highways and utilities where a more vehicle-centric design may be necessary...taller and denser structures at the core, gradually decreasing toward the edges.</i>	Village Centre has the highest density at the commercial core and is centered around a large greenspace and pedestrian promenade.	✓
	25	Preamble (2/2) <i>Public open spaces, such as village squares and greens, are integral to Village Centres, providing areas for community gathering and recreation.</i>	The Development includes a central greenspace and pedestrian promenade for commerce, community gathering, and recreation.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.2 Village Centre Policies	25	Objective 1 <i>"To create a vibrant, mixed-use village centre that serves as the focal point for community life in the Plan Area"</i>	The Village Centre includes a mix of uses including potentially a gas station and grocery store, multi-family, commercial mixed use, daycare, and active and passive green spaces.	✓
	25	Objective 2 <i>"To promote high-density residential and commercial development near the village centre core, encouraging walkability and reducing car dependency."</i>	The Development includes multi-storey residential mixed-use buildings in the Village Centre.	✓
	25	Objective 3 <i>"To ensure a smooth transition between the higher intensity of the village centre core and the surrounding lower-density areas, without needing extensive physical buffers."</i>	The Development gradually reduces building form and density between the Village Centre, Village Neighbourhood, and Village Edge.	✓
	25	Objective 4 <i>"To incorporate public open spaces, such as village squares and greens, as central gathering places that enhance the community's livability and aesthetic appeal."</i>	The Village Centre is focused on a pedestrian promenade and large community park that serve as the central gathering area.	✓
	25	Objective 5 <i>"To achieve a balanced mix of residential, commercial, and institutional uses that support the daily needs of residents and visitors."</i>	The Village Centre includes multi-storey multi-family buildings, townhomes, in addition to commercial (grocery and gas station) and institutional uses (daycare).	✓
	25	Village Centre Location <i>"Village centres must be located near existing or planned major roadways and transit routes to facilitate accessibility."</i>	Village Centre is located on the west side of the site, adjacent to PTH 59.	✓
	25	Walkability <i>"The street network within the village centre must be well-connected and pedestrian-friendly, with clear pathways and safe crossings, except in areas directly adjacent to highways or utilities."</i>	The Village Centre will be connected through a pedestrian promenade, multi-use paths and walkways. Pedestrian crossings will be located at strategic intersections. Hydro corridors will be used as pedestrian corridors and right of ways.	✓
	25	Buildings <i>"The highest-intensity development should be located at the core of the village centre, with lower-intensity development at the edges. Buildings near highways may also be of higher intensity to make efficient use of space."</i>	The highest intensity development is located at the Village Centre, with lower intensity uses located at the north and south edge of the site.	✓
	25	Intensity <i>"Village centre buildings should be no taller than 3 storeys, with an average height between 2 and 3 storeys across the overall place type." (Council Resolution 25-378)</i>	The Village Centre includes residential mixed-use buildings at 6 storeys. The average height across the Village Centre is 4-6 storeys.	✗
	25	Building Length <i>"Individual buildings within the village centre must not exceed 150 feet in length along any street to maintain a human scale and encourage variety in the streetscape."</i>	Proposed multi-family buildings and townhomes in the plan will not exceed 150 feet in length.	✓
	26	Mixed Use Development <i>"Village centres must include a mix of uses within buildings and sites, combining residential, retail, office, and other commercial services to create a dynamic, multifunctional environment."</i>	The Village Centre provides diverse land uses concentrated near each other including residential, retail, office, and potential grocery store and gas station.	✓
	26	Residential Variety <i>"The residential component of village centres primarily consists of multi-family housing, including multi-storey buildings, mid-sized buildings, townhomes, and a limited number of prominent single-family homes. Single-family homes should not significantly reduce the overall density."</i>	Proposed housing types includes multi-family, mixed use, and townhomes.	✓
	26	Non-Residential Uses <i>"A range of non-residential uses, such as retail, office, food and beverage services, lodging, education, child care, and personal services, should be included to meet the daily needs of residents and visitors."</i>	Proposed non-residential uses within the Village Centre include retail, office, grocery, child care, personal and professional services.	✓
	26	Village Squares <i>"Village centres must feature a prominent public open space in the form of a village square, centrally located and surrounded by active uses such as cafes, shops, and offices, to serve as a community gathering place."</i>	The Village Centre is oriented around a pedestrian promenade with active commercial uses.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.2 Village Centre Policies	26	Village Greens <i>"Alternatively, a village green may be provided, offering a more natural, park-like setting for informal gatherings, recreational activities, and public events."</i>	The Village Centre is adjacent to a large green space with amenities situated next to the Village Centre.	✓
	26	Open Space Requirement <i>"Between 3% and 5% of the total village centre area must be dedicated to usable open space, enhancing both the livability and aesthetic value of the community."</i>	The Village Centre proposes a total public reserve dedication of 13.3%.	✓
	26	Smooth Transitions <i>"The edges of the village centre should transition smoothly to adjacent land uses without the need for significant buffers. However, additional transition elements may be required when abutting rural estates to protect the area's character."</i>	The Development incorporates building scale transitions between the Village Centre, Village Neighbourhood, and Village Edge, scaling down from multi-family to townhomes and side-by-side semi-detached dwellings.	✓
	26	Building Intensity at Edges <i>"Lower building heights and densities should be implemented at the periphery of the village centre to provide a gentle transition to surrounding lower-intensity uses."</i>	Building heights are gradually reduced near the edges of the plan area within each neighbourhood area.	✓
	26	Transportation Integration <i>"Village centres must be integrated with planned or existing transportation routes to plan for future demand and reduce the possibility of congestion. Ideally, village centres should be associated with planned transit routes to reduce the reliance on personal vehicles."</i>	The Development includes a neighbourhood east-west main road with adequate space for a multi-use path and sidewalks.	✓
	26	Sustainability <i>"Development within village centres should prioritize energy efficiency, sustainable building practices, and environmentally friendly infrastructure, contributing to the overall sustainability goals of the R.M. of East St. Paul."</i>	Upon approval of the Development, the PDO will encourage building standards including energy efficient building systems.	✓
Section 5.3 Village Neighbourhood	29	Objective 1 <i>"To create a diverse village neighbourhood with a wide range of residential types that supports the village centre and encourages active social interaction."</i>	The Village Neighbourhood includes a mix of townhomes, side-by-side units, and single-detached units.	✓
	29	Objective 2 <i>"To promote a broad range of residential densities and building types near the village centre, expanding the neighbourhood's population diversity within walkable proximity."</i>	The Village Neighbourhood has a gross density of about 12 units per acre and is intended to compliment the Village Centre's higher density to promote walkability.	✓
	29	Objective 3 <i>"To ensure a smooth transition between the higher intensity of the village centre and the surrounding lower-density village edge and rural estates, without needing extensive physical buffers."</i>	The Development gradually reduces building form and density between the Village Centre, Village Neighbourhood, and Village Edge Area.	✓
	29	Objective 4 <i>"To incorporate public open spaces, such as playgrounds, greens, and parks, to provide close access to recreation for people of all ages and abilities."</i>	The Village Neighbourhood includes a 4.5-acre central park which will include passive amenities such as walking trail, seating, and playgrounds.	✓
	29	Village Neighbourhood Location <i>"Village Neighbourhoods are located between village centres and village edges or rural estates to provide both housing proximity to the village centre and a transition of intensity to lower-scaled land uses."</i>	The Village Neighbourhood serves as the transition area between higher density in the Village Centre and lower density, larger lot residential in the Village Edge.	✓
	29	Walkability <i>"The street network within the village neighbourhood must be well-connected and pedestrian-friendly, with clear pathways, safe crossings, and streets that encourage slow driving."</i>	The grid-style street network promotes connectivity and walkability through shorter blocks and connected park areas.	✓
	29	Intensity <i>"Buildings in village neighbourhoods should range between 1 and 3.5 storeys, with the tallest structures located closer to the village centre. Smaller housing types, such as cottages, townhomes, and secondary suites, should populate the outer edges of the village neighbourhood."</i>	A maximum of 3.5 storeys is proposed for the Village Neighbourhood.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.3 Village Neighbourhood	30	Residential Variety <i>"A wide range of residential building types is encouraged, including townhomes, duplexes, cottages, and small multi-family buildings. This diversity will ensure a varied population of singles, families, and seniors, contributing to a strong community fabric."</i>	The Village Neighbourhood area consists of townhomes, semi-detached (i.e. side-by-side) dwellings, and compact single-detached dwellings.	✓
	30	Playgrounds <i>"Playgrounds or play areas must be located within 400 metres of every dwelling. These spaces should include appropriate play equipment designed for children of various age groups."</i>	Approximately 4.5 acres of public reserve have been dedicated in the Village Neighbourhood, which is located within 400 metres of every dwelling unit in this neighbourhood area.	✓
	30	Community Gardens <i>"Space for community gardens may be provided within village neighbourhood parks or open spaces, encouraging sustainable local food production and community engagement."</i>	The PDO will allow Community Gardens as a permitted use within the applicable parks and recreation zoning district.	✓
	30	Open Space Requirement <i>"At least 5% of the total area of the village neighbourhood must be dedicated to usable public open space, ensuring that all residents have access to green areas for recreation and leisure."</i>	The Development proposes a total public reserve dedication of 10.3%.	✓
	30	Smooth Transitions <i>"Building intensity and density should gradually transition from the village centre to the village edge or rural estates, eliminating the need for physical buffers while still maintaining a cohesive community fabric."</i>	The Development incorporates building scale transitions between the Village Centre, Village Neighbourhood, and Village Edge, scaling down from multi-family in the Village Centre, to townhomes and side-by-side semi-detached dwellings in the Village Neighbourhood, and larger-lot single-detached units in the Village Edge.	✓
	30	Building Intensity at Edges <i>"The outer edges of the village neighbourhood must feature lower-intensity development, such as single-family homes or cottages, to blend seamlessly into the village edge or rural estate land uses."</i>	Building heights are reduced near the edges of the plan area within each neighbourhood area.	✓
	30	Transportation Integration <i>"Village neighbourhoods must integrate well with existing transportation networks, including public transit routes, pedestrian pathways, and cycling infrastructure, to encourage active transportation and reduce reliance on personal vehicles."</i>	The Development includes a neighbourhood east-west main road with adequate space for a multi-use path and sidewalks.	✓
	30	Sustainability <i>"Developments within village neighbourhoods should prioritize sustainable building practices, including energy-efficient design, stormwater management features, and the use of native plant species in landscaping to enhance environmental resilience."</i>	Upon approval of the Development, the PDO will encourage building standards including energy efficient building systems.	✓
Section 5.4. Village Edge Policies	33	Objective 1 <i>"To create a lower-density residential area that acts as a transition between Village Neighbourhoods and Rural Estates"</i>	The Village Neighbourhood establishes a lower-density residential area.	✓
	33	Objective 2 <i>"To preserve the tranquility of the Rural Estates by limiting Village Edge building heights, densities, and land uses in alignment with adjacent RR2 and RR5 zones."</i>	The edges of the Village Neighbourhood are restricted to single-detached housing with a maximum building height of 35 feet.	✓
	33	Objective 3 <i>"To encourage connectivity through the provision of sidewalks or paths and shared cycling facilities, while maintaining a quiet local street character."</i>	The East Neighbourhood is planned to connect with the central 'High Street' and its multi-use path, sidewalks, walkways throughout the park area.	✓
	33	Objective 4 <i>"To provide optional open spaces that enhance the community."</i>	The Village Neighbourhood has access to linear greenspaces along the 'High Street' to enhance the overall attractiveness of the neighbourhood.	✓
	33	Objective 5 <i>"To ensure smooth transitions between Village Neighbourhoods and Rural Estates, without the need for physical buffers, through appropriate design and land use policies."</i>	The Village Edge is buffered by the Hydro right-of-way and is a continuation of single-detached housing.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.4. Village Edge Policies	33	Village Edge Location <i>"Village Edges are located between Village Neighbourhoods and Rural Estates, providing a gradual transition from higher-density areas to low-density, rural land uses."</i>	The Village Edge serves as the transition area from mid-density in the Village Neighbourhood and lower density, larger lot residential in the Village Edge.	✓
	33	Building Intensity <i>"Building heights in Village Edge areas must not exceed those of adjacent Rural Estate properties. Homes should be no taller than 2 storeys, ensuring the area retains its rural, residential feel."</i>	The Village Edge is primarily single-detached residential with some secondary townhomes fronting the main east-west connecting road. Townhomes may include building heights equal to 3.5 storeys.	✓
	33	Intensity <i>"Village Edges may include housing types, such as duplexes and secondary suites."</i>	No duplexes proposed. Secondary suites may be permitted.	✓
	33	Residential Uses <i>"Only single- and two-family residential uses are permitted within Village Edge areas. Non-residential uses, other than home occupation, are not allowed, ensuring the area remains quiet and residential in nature."</i>	The Village Edge proposes single-detached dwelling units and townhomes which is considered single-attached dwellings.	✓
	33	Lot Sizes <i>"Lot sizes should reflect the lower-density nature of the Village Edge, with larger lot configurations to maintain a smooth transition between Village Neighbourhoods and Rural Estates..."</i>	The Village Edge contains the largest lot sizes in the Development.	✓
	33	Lot Sizes <i>...Lot widths should be 20 meters or greater."</i>	The Village Edge provides the lowest density area of the plan, including lot sizes up to 50 feet.	✓
	34	Open Space Requirement <i>"While dedicated open space is not required in Village Edge areas, developers are encouraged to incorporate small parks, greenways, or landscaped spaces to enhance the overall aesthetic and recreational value of the area."</i>	Approximately 10.8 acres of public reserve and pond area, to create attractive lookout and basement walkout lots.	✓
	34	Smooth Transitions <i>"Building heights, densities, and land uses in Village Edge areas must create a smooth transition from the more intense Village Neighbourhoods to the low-density Rural Estates. Physical buffers or berms are not required, as the gradual decrease in intensity and scale will provide an organic buffer."</i>	The Development incorporates building scale transitions between the Village Neighbourhood and Village Edge, scaling down from townhomes and smaller lot single-detached housing in the Village Neighbourhood.	✓
	34	Building Intensity at Edges <i>"Lower-intensity development should be prioritized in Village Edge areas, especially where they border Rural Estates, to ensure a seamless transition between land uses."</i>	None of the site borders rural estates but the east area is predominantly larger lot single-family homes.	✓
	34	Transportation Integration <i>"Village Edge areas should be designed to integrate smoothly with the existing transportation network while preserving the rural character of the roads. Roads should remain narrower and less intensive, with only necessary infrastructure for sidewalks and sharrows."</i>	The right of ways are larger than normal to accommodate treed boulevards and a multi-use path.	✓
	34	Sustainability <i>"Development in Village Edge areas should incorporate sustainable practices such as low-impact landscaping, stormwater management, and energy-efficient building design, consistent with the overall environmental goals of the East St. Paul Secondary Plan."</i>	Upon approval of the Development, the PDO will encourage building standards including energy efficient building systems.	✓
Section 5.7 Parks and Open Space Policies	41	Objective 1 <i>"To integrate parks and green spaces into the overall stormwater management system, using natural features to manage drainage throughout the Plan Area while preserving the recreational value of parks."</i>	The Development includes adequate greenspace in each neighbourhood area. Parks and ponds are positioned so all homes have accessible, walkable connections to parks and open spaces.	✓
	41	Objective 2 <i>"To ensure all residents have easy access to parks and open spaces that enhance their quality of life and well-being."</i>	Park areas are distributed across each neighbourhood area with greater area provided in the Village Centre and Village Neighbourhood.	✓
	41	Objective 3 <i>"To design parks that offer a variety of recreational opportunities, including spaces for structured activities, walking trails, and areas for relaxation."</i>	Park areas are planned to include athletic fields, walking and seating features, playgrounds, and open space for gatherings and play.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.7 Parks and Open Space Policies	41	Objective 4 <i>"To ensure all parks are designed to be multifunctional, accommodating both recreational activities and stormwater management needs without compromising accessibility or usability."</i>	The parks and pond areas serve multiple purposes by combining stormwater management with walkable paths, seating areas, and passive recreation areas.	✓
	41	Multi-Use Spaces <i>"Parks may be used for stormwater management through the incorporation of:</i> • <i>Dry compensating storage that can serve as recreational spaces when not inundated.</i>	Many park areas include stormwater ponds and green drainage corridors that provide storage and filtration functions while remaining open and accessible as part of the open space system.	✓
	41	Multi-Use Spaces • <i>Water quality best management practices in up to 20% of the park area, enhancing the park's ecological function."</i>	The stormwater retention ponds will be naturalized as per best practice.	✓
	41	Stormwater Features <i>"Stormwater conveyance and detention areas are permitted in parks, provided that:</i> • <i>They do not require fencing, ensuring the space remains accessible and visually appealing.</i>	The stormwater retention ponds in the plan remain unfenced and visually open. Their shoreline treatments support recreation and do not limit access.	✓
	41	Stormwater Features • <i>They occupy no more than 30% of the park area, maintaining a balance between stormwater management and recreational use."</i>	Stormwater retention pond area may occupy more than 30% in some park areas. Other park areas are provided with no stormwater pond area.	✗
	41	Park Features <i>"Each park must provide:</i> • <i>Walking trails for exercise and connectivity within the community.</i> • <i>Seating areas for rest, relaxation, and socialization.</i> • <i>Tree canopy coverage of at least 30% to provide shade and enhance the natural beauty of the park."</i>	The planned park system is intended to include continuous pathways, seating locations at pond edges, and a planting that supports shade and ecological function. There will be a balance between treed areas and recreational uses.	✓
	41	Accessibility <i>"Parks in the Plan Area will be designed to ensure accessibility for all residents, with particular attention to playgrounds, which will be strategically located within walking distance of homes. Playgrounds will feature inclusive equipment, creating safe, welcoming spaces for children of all abilities, and each park will incorporate pathways and amenities that encourage ease of access, fostering an inclusive environment throughout the community."</i>	The park system is intended to be evenly distributed across the plan area, with a focus on larger parks with more features within the Village Centre. All walking infrastructure and playground structures are intended to be universally accessible.	✓
	42	Open Space Encouragement <i>"While dedicated open space is not required in Village Edge areas, developers are encouraged to incorporate small parks, greenways, or landscaped spaces to enhance the overall aesthetic and recreational value of the area."</i>	The Village Edge provides small linear parks with walkout and lookouts to the pond to enhance the overall appeal of the area.	✓
Section 5.10. Zoning By-law	46	Objective 1 <i>"To update zoning regulations to permit higher density, mixed-use development in Village Centres while maintaining the character of surrounding rural residential."</i>	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓
	46	Objective 2 <i>"To establish zoning districts that support blended density residential areas, providing diverse housing options within Village Neighbourhoods."</i>	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓
	46	Objective 3 <i>"To retain and support the existing rural character in Village Edges and Rural Estates by maintaining appropriate medium and low-density residential zoning districts."</i>	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓
	46	Objective 4 <i>"To ensure zoning regulations align with the broader goals of the East St. Paul Secondary Plan, promoting a walkable, connected, and sustainable community within the Plan Area."</i>	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.10. Zoning By-law	46	Village Centres: Mixed Use Zoning "Amend the Zoning By-Law to create a Mixed-Use Village Centre District that permits a range of uses, including residential, retail, office, lodging, and recreational facilities. This district should encourage: - Higher-density residential development. - Buildings with a mix of residential and non-residential uses. - Building heights between 3 to 5 storeys, with transition regulations ensuring that the tallest buildings are located near the centre of the Village Centre."	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	46	Village Centres: Commercial Uses "Allow a variety of commercial uses in Village Centres, including retail, restaurants, offices, lodging, and services, all supporting the daily needs of residents."	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	46	Open Space Requirements "Include zoning provisions that require 3 - 5% of the Village Centre area to be dedicated to public open spaces, such as village squares or greens."	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	47	Village Neighbourhood Blended Density Residential District "Establish a Village Neighbourhood Residential District that permits a mix of medium-density residential housing types, including townhomes, duplexes, and small multi-family buildings (2 to 4 storeys). This district should: - Allow for a range of housing densities. - Ensure that residential development includes shared green spaces and community amenities."	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	47	Village Neighbourhood Lot Size and Building Regulations "Define minimum lot sizes and setbacks to encourage a compact, walkable neighbourhood design that supports active transportation and reduces car dependency."	Village Neighbourhood lot size and building regulations will be contained within the proposed PDO.	✓
	47	General Development: Setback and Height Regulations "Ensure setback and height requirements reflect the character of each place type, with higher buildings permitted in Village Centres and lower, single-storey structures in Village Edges and Rural Estates."	Village Neighbourhood setback and height regulations will be contained within the proposed PDO.	✓
	47	General Development: Parking and Transportation "Incorporate zoning requirements that minimize parking demands in Village Centres and encourage active transportation options by reducing minimum parking requirements and prioritizing pedestrian and cyclist infrastructure."	The proposed PDO will contain the appropriate regulations to address parking and transportation.	✓
	47	Sustainable Development "Include zoning incentives for sustainable building practices, such as stormwater management systems integrated into open spaces."	The proposed PDO will contain the appropriate regulations to address best practice on stormwater management	✓
6.0 TRANSPORTATION				
Section 6.1 Street Network Policies	50	Objective 1 "To create a cohesive, interconnected transportation network that ensures accessibility, reduces congestion, and supports the development of complete communities."	The Development is intended to support inter-modal transportation including driving, walking, and cycling.	✓
	50	Objective 2 "To provide a framework for street design that meets the specific needs of different place types, ensuring a balance between walkability, vehicle movement, and overall community connectivity."	The Development is intended to support inter-modal transportation including driving, walking, and cycling.	✓
	50	Objective 3 "To ensure streets are designed to promote safety, accommodate all users, and integrate seamlessly across multiple ownerships and phases of development."	The right of ways will be large enough to accommodate walking, cycling, and vehicles.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 6.1 Street Network Policies	50	Objective 4 <i>"To reduce reliance on vehicles by promoting walkable, bike-friendly street designs in residential and mixed-use areas."</i>	The central east-west main road will be built with a multi-use path on the boulevard to promote walkability and cycling.	✓
	50	Objective 5 <i>"To plan for future growth and development by incorporating street connections and stubs that will integrate with adjacent properties as they are developed."</i>	The Development proposes a total of 7 road connections (or "stubs") to adjacent lands to integrate with future development.	✓
	50	Framework Streets <i>"The framework streets identified in Figure 31 must be provided within developments. At the development site boundary, the framework street must align with an existing stub for the framework street or within 150 feet of where it is specified if no stub exists. Within the development site the framework street may follow a different trajectory, however it must provide a direct connection through the site."</i>	Connectivity is provided to adjacent sites but not to the prescribed distances.	✓
	50	Block Sizes <i>"Additional streets are required to create blocks with a maximum perimeter based on the following standards: • Village Centre: 550 meters; • Village Neighbourhood: 730 meters; • Village Edge: 975 meters;"</i>	• Interior Village Centre blocks are provided with a maximum perimeter of 360 metres. • Interior Village Neighbourhood blocks are provided with a maximum perimeter of 538 metres. • Interior Village Edge blocks are provided with a maximum perimeter of 750 metres.	✓
	50	Property Edge Blocks <i>"Blocks along the edges of properties are not subject to maximum block size requirements but must be no more than 90 meters deep from the property line to the nearest street."</i>	Blocks along the edge of the site are provided with a maximum of 87 metres. Blocks in Village Neighbourhood are approximately 35.5 metres deep.	✓
	50	Street Stubs <i>"Street stubs for future connections must be provided along the edges of properties at the following minimum spacing: • Village Centre: 150 meters;..."</i>	Street stubs for future connections within the Village Centre does not comply. Only one future connection stub is provided.	✗
	50	Street Stubs • ...Village Neighbourhood: 180 meters;	Street stubs for future connections within the Village Neighbourhood does not comply. Four future connection stubs are provided.	✗
	50	Street Stubs • ...Village Edge: 300 meters;"	Street stubs for future connections within the Village Edge does comply. Four future connection stubs are provided.	✓
	50	Continuity of Street Stubs <i>"Street stubs provided at property boundaries must be continued within the Plan Area to maintain connectivity and ensure future developments link seamlessly with the existing street network."</i>	Street stubs are planned to be built to the edge of the property line as part of the proposed phasing plan.	✓
Section 6.2. Street Design Policies	51	Village Centre: Right-of-Way <i>"Streets must have a minimum right-of-way of 20 meters."</i>	The central east-west main road has a proposed right-of-way of 27 metres.	✓
	51	Village Centre: Travel Lanes <i>"Streets will have no more than two travel lanes, each 3 meters wide."</i>	All streets provide two lane, two-way travel with paved lanes at 3 metres wide.	✓
	51	Village Centre: Median and Turn Lanes <i>"Medians and center turn lanes may be incorporated along major routes."</i>	Medians and turn lanes are provided along the 'High Street' at major intersections.	✓
	51	Village Centre: Sidewalks and Pedestrian Paths <i>"Sidewalks must be a minimum of 3 meters wide on both sides of the street to prioritize pedestrian movement."</i>	10-foot sidewalks are planned to be built on both sides of the street in the Village Centre.	✓
	51	Village Centre: Boulevard Design <i>"A minimum 1.8-meter-wide boulevard must separate the sidewalk from the street, creating space for trees or street furnishings."</i>	A 16-foot (~5 metre) central boulevard is planned to be built along the east-west main road, with additional boulevard space provided between the street and sidewalk.	✓
	51	Village Centre: On-Street Parking <i>"Parallel parking must be provided on both sides of the street, with a maximum width of 2.5 meters."</i>	On-street, parallel parking will be permitted on both sides of the street within the Village Centre.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 6.2. Street Design Policies	51	Village Centre: Street Geometry "Streets will be designed with a centerline radius of at least: • 30.5 meters feet for local streets, • 53 meters for collectors, and • 76 meters for arterials."	In compliance.	✓
	52	Village Neighbourhood: Right-of-Way "Streets in Village Neighbourhoods must have a minimum right-of-way of 15 meters."	The central east-west main road has a proposed right-of-way of 27 metres. The proposed right-of-way for local streets is 18 metres.	✓
	52	Village Neighbourhood: Travel Lanes "A maximum of two travel lanes, each 3 meters wide, shall be provided."	All streets provide two lane, two-way travel with paved lanes at 3 metres wide.	✓
	52	Village Neighbourhood: Sidewalks "Sidewalks must be at least 1.7 meters wide on both sides of the street."	6-foot sidewalks are planned to be built on both sides of the street within the Village Neighbourhood.	✓
	52	Village Neighbourhood: Boulevard "At least a 1.8-meter-wide boulevard must be provided between the sidewalk and the street to create a safe pedestrian environment and allow for landscaping."	A 16-foot (~5 metre) central boulevard is planned to be built along the High Street, with additional boulevard space provided between the street and sidewalk.	✓
	52	Village Neighbourhood: On-street Parking "Parallel parking, with a maximum width of 2.5 meters, may be provided on one or both sides of the street."	On-street, parallel parking will be permitted on one side of all local streets within the Village Neighbourhood.	✓
	52	Village Neighbourhood: Street Geometry "Streets must follow a centerline radius of: • 23 meters for local streets, • 45.75 meters for collectors, and • 76 meters for arterials."	In compliance. Exact dimensions to be confirmed.	✓
	52	Village Edge: Right-of-Way "Village Edge streets must have a minimum right-of-way of 13.75 meters."	The central east-west main road has a proposed right-of-way of 27 metres. The proposed right-of-way for local streets is 18 metres.	✓
	52	Village Edge: Travel Lanes "Two lanes, each 3 meters wide, are permitted, ensuring access while preserving the area's residential character."	All streets provide two lane, two-way travel with paved lanes at 3 metres wide.	✓
	52	Village Edge: Sidewalks "Sidewalks will be at least 1.5 meters wide and may be provided on one or both sides of the street."	In compliance. Exact dimensions to be confirmed.	✓
	52	Village Edge: Boulevard "A minimum 2.4-meter-wide boulevard between the street and sidewalk is required to provide space for landscaping."	A 16-foot (~5 metre) boulevard is planned to be built along the central east-west main road, with additional boulevard space provided between the street and sidewalk.	✓
	52	Village Edge: On-street Parking "Optional parallel parking may be provided on one side of the street, with a maximum width of 2.5 meters."	On-street, parallel parking will be permitted on one side of all local streets within the Village Edge.	✓
	52	Village Edge: Street Geometry "Streets must have a minimum centerline radius of: • 30.5 meters for local streets, • 53 meters for collectors, and • 76 meters for arterials."	The central east-west main road will be treated as a collector and will maintain a centreline radius of at least 53 metres. All local roads will maintain a centreline radius of 30.5 metres.	✓
Section 6.3. Pedestrian Network Policies	55	Sidewalks "Sidewalks must be provided along streets in the Plan Area, in accordance with the requirements outlined in the Street Network Policies. Sidewalks must be continuous and well-maintained to ensure safe pedestrian movement throughout the community."	The Development conforms to Street Network Policies.	✓
	55	Accessible Ramps "Accessible corner ramps must be provided at all intersections and mid-block crosswalks to ensure the pedestrian network is fully accessible to individuals with mobility challenges."	Sidewalks and crosswalks will be built to be universally accessible with ramps and mid-block crosswalks.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 6.3. Pedestrian Network Policies	55	Signalized Crossings <i>"All signalized intersections must include an automatic pedestrian crossing cycle to ensure safe passage for pedestrians without requiring manual activation."</i>	Signalized and strategic intersections will include automatic crosswalks.	✓
	55	Mid-Block Crosswalks <i>"For block faces longer than 183 meters, at least one mid-block crosswalk must be provided to facilitate pedestrian movement and reduce the need for long detours."</i>	Flashing crosswalks will be installed at strategic locations between intersections.	✓
	55	Pedestrian Safety <i>"Design features such as clear signage, adequate lighting, and raised crosswalks should be incorporated where necessary to enhance pedestrian safety, particularly in areas with high traffic volumes or speeds."</i>	Streets and sidewalks will be well lit.	✓
	55	Connectivity <i>"The pedestrian network must provide direct, convenient connections between key destinations, including Village Centres, schools, parks, and public transit stops, encouraging walking as an important mode of transportation."</i>	Connections will be planned between sidewalks, multi-use path, and paths within park areas.	✓
Section 6.4. Cycling Network Policies	55	Dedicated Bicycle Facilities <i>"Dedicated bicycle facilities should be provided at a minimum spacing of 400 meters throughout the Plan Area to ensure comprehensive cycling coverage."</i>	Bicycle parking facilities will be provided throughout each neighbourhood area.	✓
	55	Types of Bicycle Facilities <i>"Dedicated bicycle facilities should include a variety of options to suit different street types and land uses. These may include:</i> • Off-street bicycle trails, • Off-street shared-use trails, • Sidewalk-adjacent bicycle lanes, • Parking-protected bicycle lanes, and • Buffered bicycle lanes. The selection of bicycle facility types should reflect the surrounding land use and traffic conditions to optimize safety and usability."	The east-west main road is planned to include an off-street shared-use trail.	✓
	55	Minimum Width <i>"All bicycle facilities must provide a minimum width of 1.8 meters for each direction of travel, ensuring ample space for cyclists to navigate safely and comfortably."</i>	The off-street shared use trail is planned to be approximately 1.6 metres wide for each direction, or ~10 feet in total width.	✓
	55	Cyclist Safety <i>"Bicycle lanes and trails must be designed to minimize conflicts between cyclists, pedestrians, and vehicles. Features such as physical barriers, clear signage, and adequate lighting should be incorporated to enhance cyclist safety, especially in high-traffic areas."</i>	A dedicated bicycle lane will be provided off street along the center boulevard of the High Street. This will minimize conflict between vehicles.	✓
	55	Connectivity <i>"The cycling network must provide direct links to major destinations within the community, such as Village Centres, parks, schools, and public transit hubs. Bicycle facilities should also connect to regional cycling networks where feasible, promoting broader mobility and access."</i>	The off-street shared use trail will serve as a central link between the Village Centre, Village Neighbourhood, and Village Edge.	✓
7.0 MUNICIPAL SERVICES POLICY				
Section 7.1. General Servicing Policies	59	Service Alignment <i>"Higher-density residential, commercial, or industrial developments must follow municipal water and wastewater services."</i>	Higher-density, commercial, and mixed-use buildings are located along the central east-west main road and will be able to connect quickly to a water and wastewater services efficiently.	✓
	59	Future-proofing <i>"All new developments must incorporate future-proofing for water and wastewater infrastructure, ensuring they can connect to municipal systems when they become available."</i>	All proposed blocks and lots are designed to accommodate servicing connections.	✓
	59	Utility Setback Compliance <i>"Development proposals must comply with setbacks and safety regulations for Manitoba Hydro transmission lines and natural gas easements to avoid conflicts."</i>	The Development respects the Manitoba Hydro corridor by placing open space and non-buildable areas along the transmission line.	✓

Analysis: Comprehensive Secondary Plan Review

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 7.2. Water Distribution Policies	59	Developer Contributions <i>"The R.M. will require developers to contribute to infrastructure development costs and reserve land for future utility corridors as needed."</i>	The Developer is willing to contribute to the infrastructure development costs and reserve land for future utility systems.	✓
	60	Water Quality Compliance <i>"Future developments must ensure compliance with provincial water quality standards for private wells and water sources."</i>	The Development contemplates municipal services.	—
	60	Mandatory Water Connection <i>"As municipal water services become available, all developments must connect within a defined time period as established by the R.M."</i>	The Development anticipates connection to municipal water once available. Block and road alignments do not restrict connections.	✓
	60	Water Infrastructure Coordination <i>"The R.M. will work with developers to implement infrastructure improvements, including water distribution systems, as part of future service extensions."</i>	The Development layout provides clear rights-of-way for future servicing extensions and can accommodate coordinated improvements with the R.M. during future servicing phases.	✓
	60	Private Well Usage <i>"Private wells will continue to serve developments until such time as municipal water services are extended to the area."</i>	The Development does not preclude private well use during interim servicing and allows sites to meet provincial water standards until municipal water is extended.	✓
Section 7.3. Wastewater Collection Policies	61	Temporary Wastewater Solutions <i>"Until a wastewater system is established, developments must rely on private on-site systems, subject to regulatory approval and environmental standards."</i>		✓
	61	Wastewater System Future-Proofing <i>"All new developments should be designed with the ability to connect to a future regional wastewater system."</i>	The Development layout is designed to allow future servicing tie-ins once the regional system is constructed.	✓
	61	Wastewater Connection Requirement <i>"All existing properties within the Plan Area will be required to connect to the regional wastewater system within five to ten years of service availability. • Higher-density and commercial developments will be required to connect within three to five years of service availability. • Newly approved developments must connect upon service availability. The R.M. may consider case-by case exemptions for properties with newer, compliant on-site systems, subject to environmental review."</i>	The Development will connect to the municipal wastewater treatment plant.	✓
	61	Regional Wastewater Funding <i>"The R.M. will work with developers and other municipalities to explore funding options for the establishment of a regional wastewater treatment facility."</i>	The Developer is willing to explore options for municipal servicing.	✓
Section 7.4. Land Drainage Policies	62	Exposed Stormwater Systems <i>"The stormwater system should remain exposed to the air when possible, providing both visual and functional benefits to the community."</i>	The drainage system uses open-air ponds and above-ground conveyance that are integrated with public space.	✓
	62	Stormwater Direction <i>"Drainage systems must be designed to direct stormwater toward major greenways, such as the corridors between Wenzel Road, Village 2, and Village 1."</i>	The drainage network directs water toward the pond and public reserve areas. The Meadows integrates ponds and park areas that perform both drainage and recreational functions.	✓
	62	Stormwater Management Plans <i>"Developers must submit stormwater management plans that include natural features and retention areas as part of the open space design in new developments. Downstream Impact Consideration: Developers must assess and mitigate downstream impacts in their stormwater management plans, ensuring that runoff does not negatively affect adjacent properties or infrastructure."</i>	The Development integrates retention ponds and public reserve areas to manage all surface runoff without impacting adjacent property owners, subject to detailed lot servicing studies.	✓
	62	Open Space Drainage Integration <i>"Drainage systems in Village 3 and other areas will incorporate open spaces to enhance stormwater retention and conveyance, utilizing natural features for both functionality and community enrichment."</i>	Not Applicable	—