

An aerial photograph of a residential development site. Overlaid on the map are various planning boundaries and labels. At the top, there are two rows of lots labeled 'BLOCK 7' and 'BLOCK 6'. Below these are 'PUBLIC RESERVE C' and 'PUBLIC RESERVE A'. A 'PUBLIC ROAD' runs horizontally across the middle. To the left, a 'PUBLIC ROAD' is labeled vertically. A 'MASTER DRIVE NO. 142' is also indicated. The bottom right corner shows a 'PLAN NO. 14107'. The text 'LORD SPRING HIGHWAY' is visible on the left side. The overall layout shows a grid-like pattern of lots and reserves.

River Springs Grove Phase 4

Stakeholder Workshop
November 2023



PROJECT NORTH

Project website: www.rsgconsultation.ca

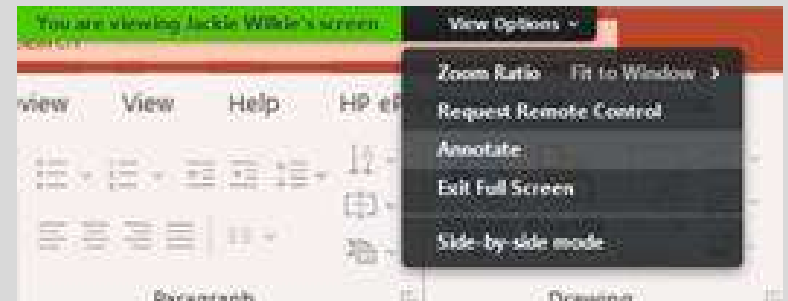
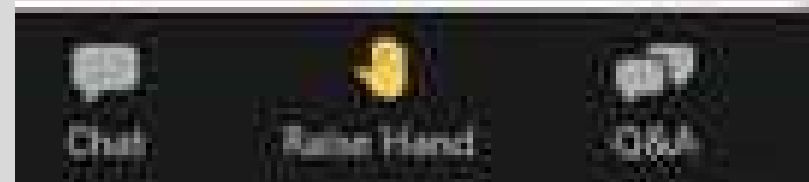
Workshop Process

This workshop is divided into 3 parts

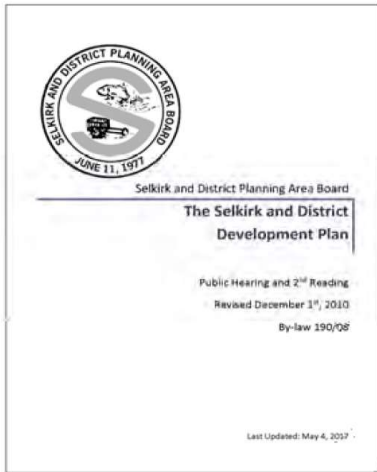
- Review of planning requirements for the site including the Middlechurch Secondary Plan in context with the current phases of development and the development parameters
- Discussion and hands-on planning of the development area based on requirements
- Stakeholder exit survey to obtain feedback on the proposed development and this workshop

How to Participate in this Workshop

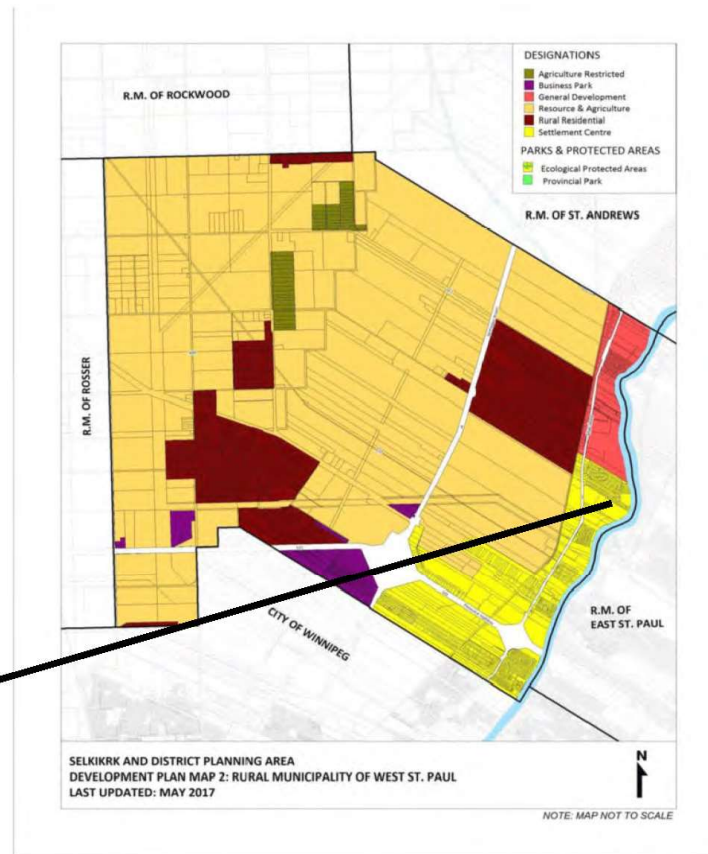
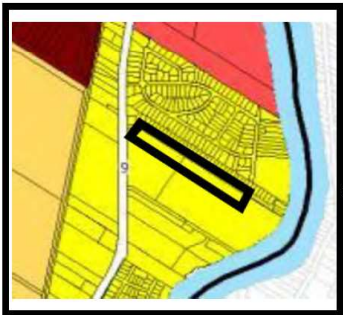
- Tools in Zoom
- Questions and Answers
- Chat
- Raise your hand to speak
- Annotation and Drawing
- Session will be recorded for documentation of Public Engagement Process



Selkirk and District Development Plan



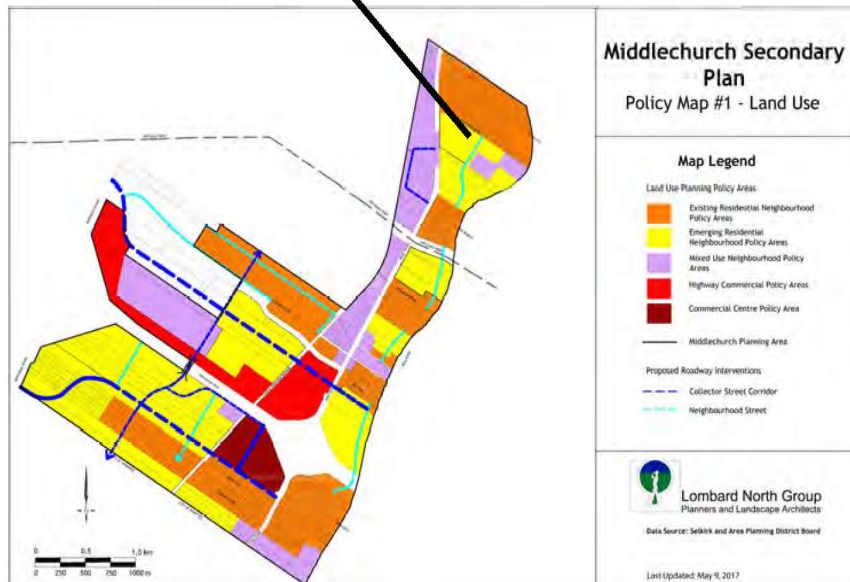
Subject Property



- *The Development Plan* is based on a long range vision for the district which embodies the goals and aspirations of the population with regard to how they want their communities developed.
- This application falls within the Settlement Centre Policy Area of the *Red River Planning District Development Plan*.
- The purpose of the “SC” *Settlement Centre* land use designation is to function as the service and administrative centre for the municipality, where residential neighbourhoods consist of a range of housing options and forms

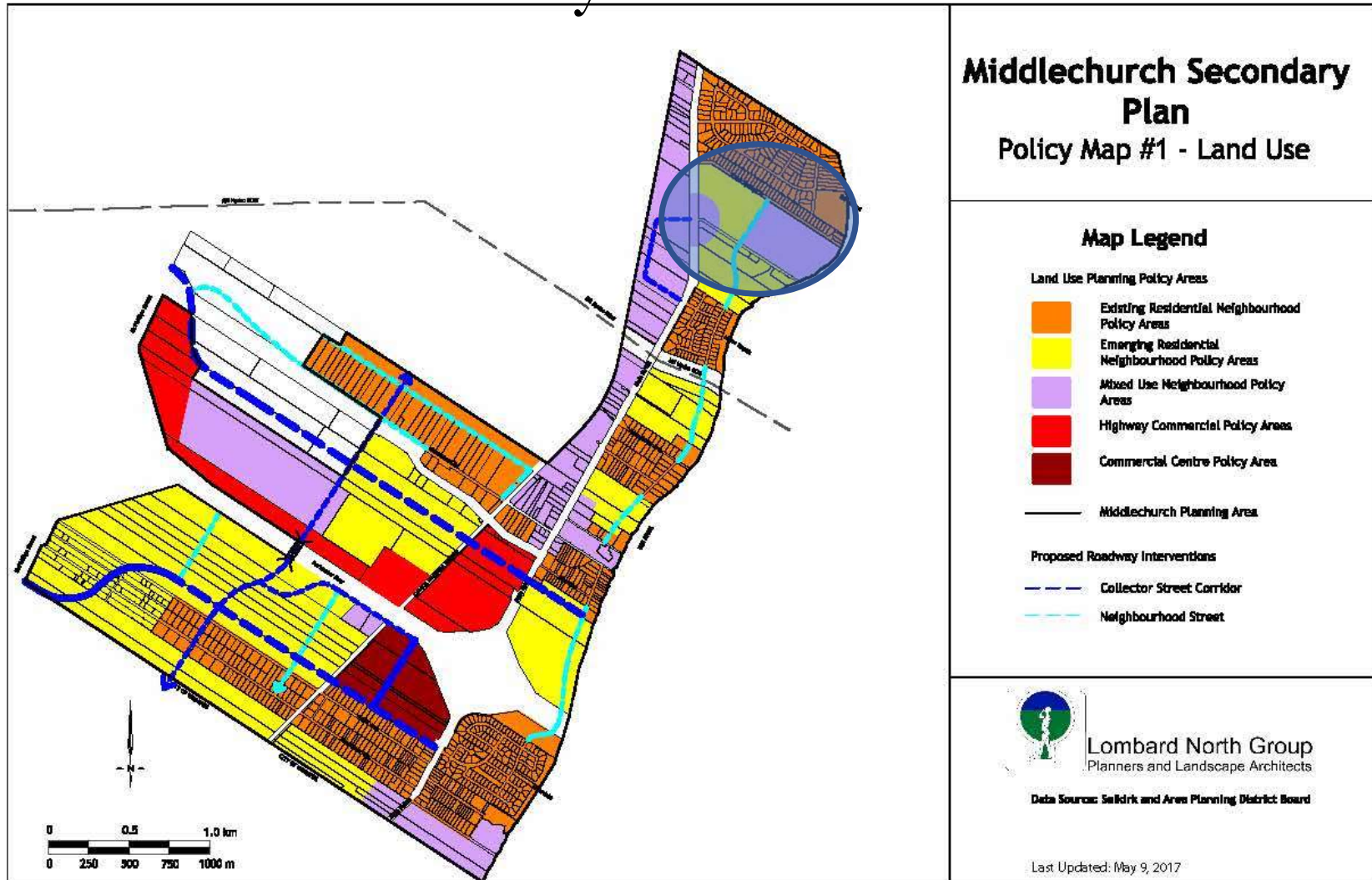
Middlechurch Secondary Plan

Subject Property

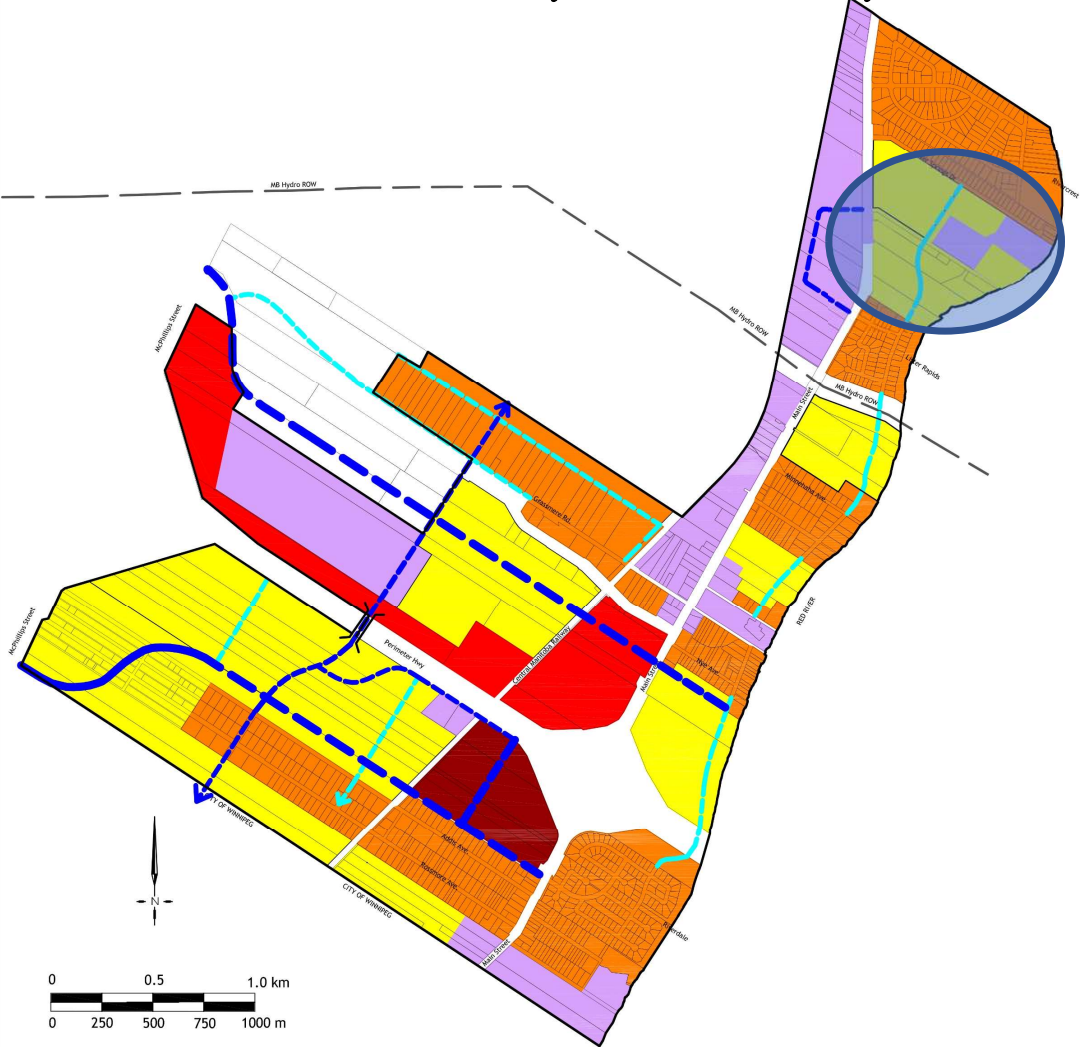


- The Middlechurch Secondary Plan provides strategies and planning design guidelines to direct the integration of land use, transportation and municipal services with the social, economic and environmental goals of the Development Plan.
- The Middlechurch Secondary Plan Policies are applicable:
 - *2.3.5(b)-1: "Encourage developers to provide housing options that offer a variety of housing types and styles, including housing options that meet the life-style needs of the residents of the community".*
- This development can serve as a complimentary transition between the pre established homes and the future new community to the south.

Middlechurch Secondary Plan



Amendment to Secondary Plan January 30, 2018



Middlechurch Secondary Plan Policy Map #1 - Land Use

Map Legend

- Land Use Planning Policy Areas
- Existing Residential Neighbourhood Policy Areas
 - Emerging Residential Neighbourhood Policy Areas
 - Mixed Use Neighbourhood Policy Areas
 - Highway Commercial Policy Areas
 - Commercial Centre Policy Area
- Middlechurch Planning Area
- Proposed Roadway Interventions
- Collector Street Corridor
 - Neighbourhood Street



Lombard North Group
Planners and Landscape Architects

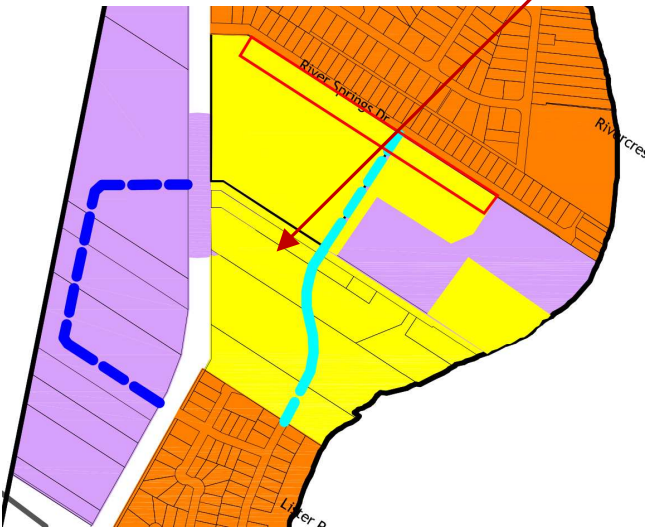
Data Source: Selkirk and Area Planning District Board

Last Updated: May 9, 2017

Middlechurch Secondary Plan

2.3.1 Emerging Residential Neighbourhood Policies

1. New neighbourhood design will reflect the Sustainable Development Principles of the Secondary Plan as well as the local community context. Fit with local community context will be guided by the following considerations:
 - a) The pattern of streets, development blocks, open spaces and other infrastructure will be designed to inter-connect, positively reinforce and compliment existing development;
 - b) The mix and location of land uses will be designed to be compatible with adjoining existing uses; and
 - c) Connect new neighbourhoods, streets, parklands, schools, sports fields, recreation facilities and trails with the surrounding neighbourhoods' street and pedestrian systems, recreation facilities and parklands to strengthen ties and link the neighbourhoods together.
2. New neighbourhoods to be designed to include:
 - a) Community focal points, such as schools, parks and recreation facilities, within easy walking distance of the neighbourhood's residents;
 - b) A system of interconnected streets and pedestrian/cycle routes that define development blocks;
 - c) High quality parks and open spaces;** and
 - d) Services and facilities that meet the needs of residents.
3. New neighbourhoods, to be carefully integrated into the surrounding fabric of the Community, will include:
 - a) Good connections to the surrounding streets and open spaces;**
 - b) Residential uses and building scales that are compatible with surrounding** single-family residential development; and
 - c) Community services and parks that fit within the wider Municipal public open space system.
4. Consider inclusionary zoning for new housing developments, above a designated unit threshold as determined in the zoning by-law, as a means to **promote a diversity of housing options and build inclusive communities.**
5. **Promote green and compact neighbourhood design** to reduce the environmental footprint and build infrastructure and energy efficiency into community design.



Zoning By-Law

RS Serviced Residential Zone (BL 2016-19 P)

The “RS” Serviced Residential Zone is a zone that **provides for single family housing** that is fully serviced with municipal water and wastewater. The overall intent of the “RS” Serviced Residential Zone is to **create vibrant and inclusive neighbourhoods with a variety of housing options** for all life stages within close proximity to community services and parks. The “RS” Serviced Residential Zone shall only be applied to lands located within a designated ***Emerging Residential Neighbourhood Policy Area*** of the Middlechurch Secondary Plan and must comply with the policies of the Secondary Plan.

RMF-1 Serviced Multi-Family Residential Zone (BL 2016-19 P)

The “RMF-1” Serviced Multi-Family Dwelling Zone **provides for the development of medium density multi-family housing developments** that are fully serviced with municipal water and wastewater. Such development may include **semi-attached, duplexes and townhomes** where each dwelling unit has direct access to ground level and will be developed in accordance with an overall site and building plan. The maximum allowable residential density in this zone is 1 unit per 2400 ft² of site area for multi-family housing units having direct access to ground level. The “RMF-1” Serviced Multi-Family Dwelling Zone shall only be applied to lands located within a designated ***Emerging Residential Neighbourhood Policy Area*** of the Middlechurch Secondary Plan and must comply with the policies of the Secondary Plan.

RMF-2 Serviced Multi-Family Residential Zone (BL 2016-19 P)

The “RMF-2” Serviced Multi-Family Dwelling Zone provides for the **development of medium to high density multiple family housing developments** that are fully serviced with municipal water and wastewater. Such development may include **multi-storey, multi-unit residential such as low rise apartments** to a maximum of 45 feet and will be developed in accordance with an overall site and building plan. The maximum allowable residential density in this zone is 1 unit per 1,250 square feet of site area for low rise apartments. The “RMF-2” Serviced Multi-Family Dwelling Zone shall only be applied to lands located within a designated ***Emerging Residential Neighbourhood Policy Area*** of the Middlechurch Secondary Plan and must comply with the policies of the Secondary Plan.

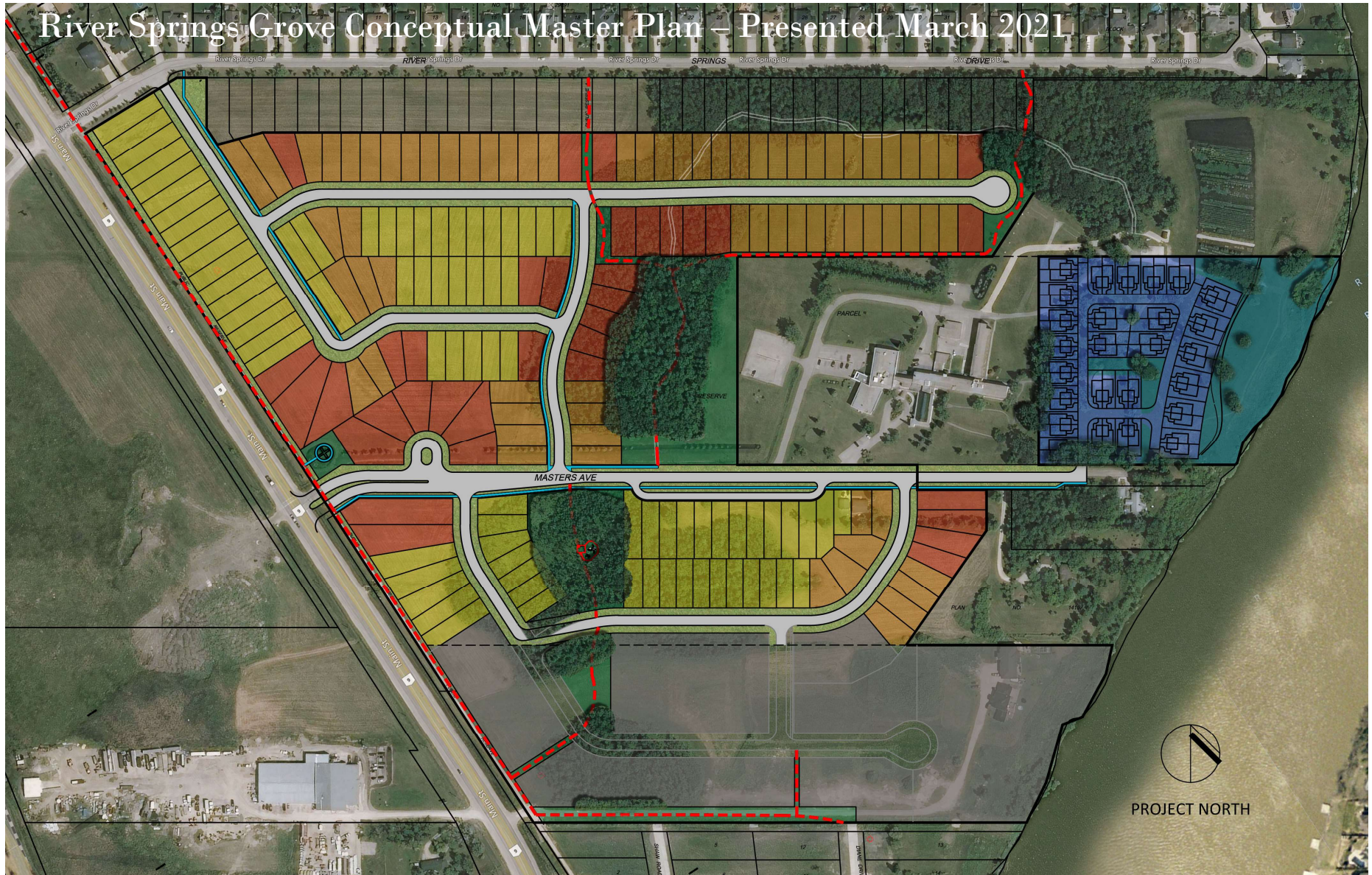
Zoning By-Law

-	Front Yard	Side Yd Interior	Side Yd Corner	Rear Yard	Height Max.	Max. Site Coverage (BL 6/2001P)	Unit Area Sq. Ft. Min.	Unit Area Sq. Ft. Max.	Site Area	Site Width
RS (BL 2016-19P)									408.8 m ² (4,400ft ²)	13.41m (44.0ft)
Main	6.1m (20.0ft)	1.2m (4.0ft)	1.5m (5.0ft)	7.6m (25.0ft)	10.7m (35.0ft)	50.0	92.9m ² (1000.0ft ²)	-		
RMF-1 (BL 2016-19P)									223.0m ² (2,400ft ²)	7.3m (24.0ft)
Main	4.6m (15.0ft)	1.2m (4.0ft) (0 for shared wall)	2.4m (8.0ft)	6.1m (20.0ft)	10.7m (35.0ft)	70.0	-	-		
RMF-2 (BL 2016-19P)									4,046.9 m ² (1.0ac)	54.9m (180.0ft)
Main	7.6m (25.0ft)	4.6m (15.0ft)	7.6m (25.0ft)	7.6m (25.0ft)	13.7m (45.0ft)	50.0	-	-		

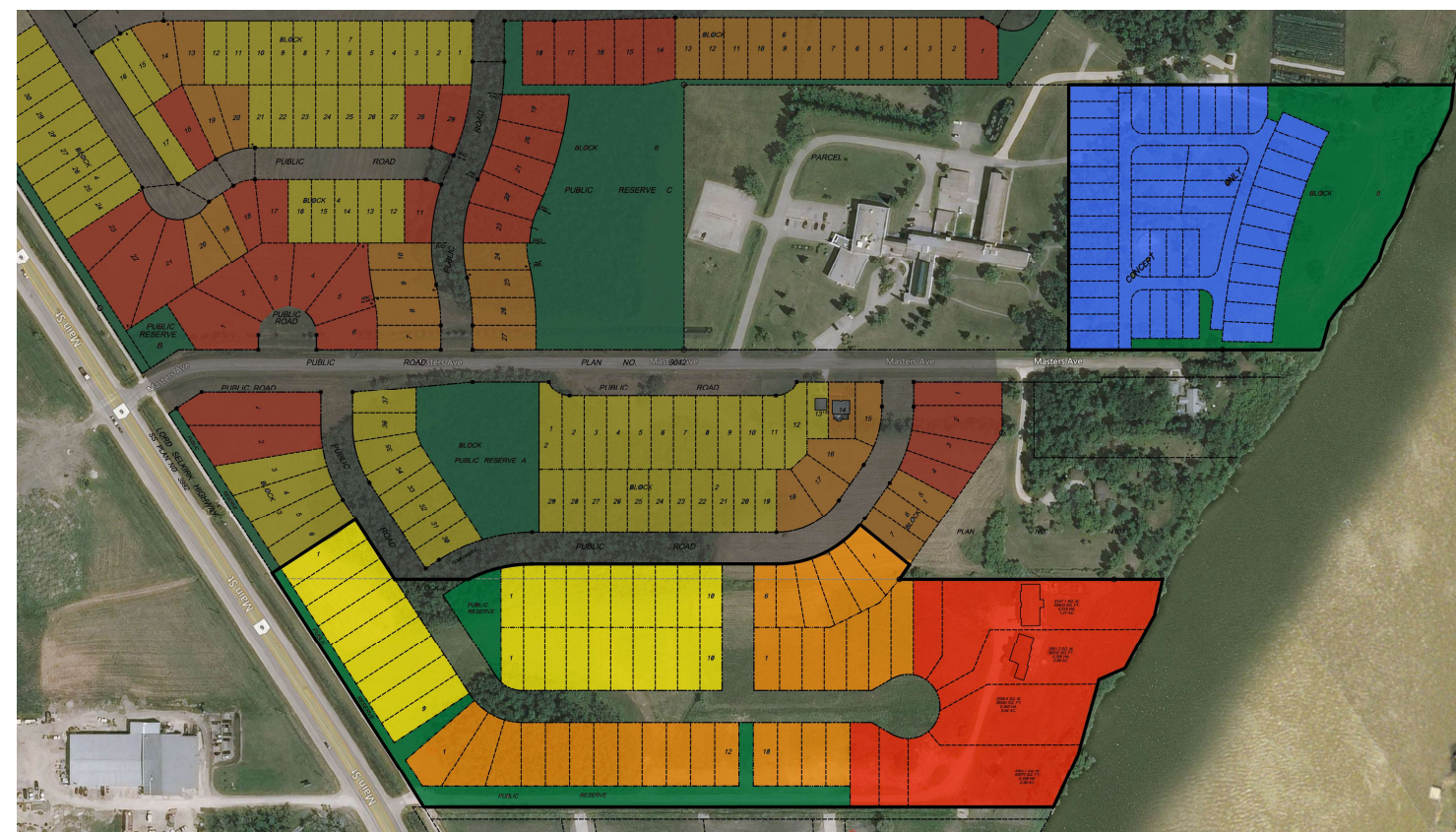
Existing Phases



River Springs Grove Conceptual Master Plan – Presented March 2021



Development Components



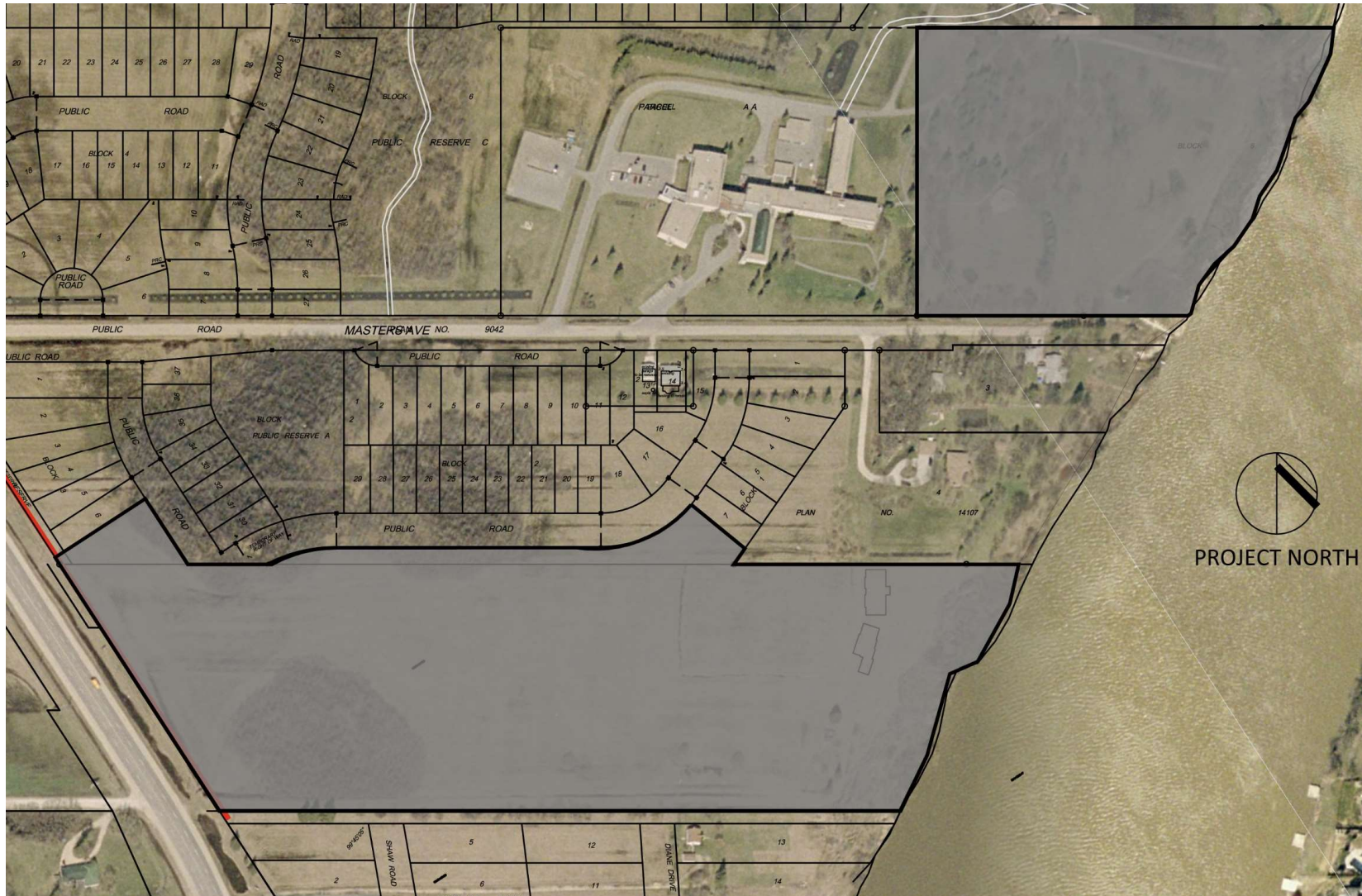
Total site area +/-26.43 ac
+/-8.35 ac east of St. Benedict's
+/-18.08 ac south of Existing
Development

- Public Reserve/Pathway Areas
1.6 ac required for subdivision
Priority to preserve existing forest
area and connect pathways
- Single Family
+/-16.48ac anticipated with
larger lots (50' + width) and
standard lots (44' to 50' width)
- Residential Multi-Family
+/-8.35ac anticipated

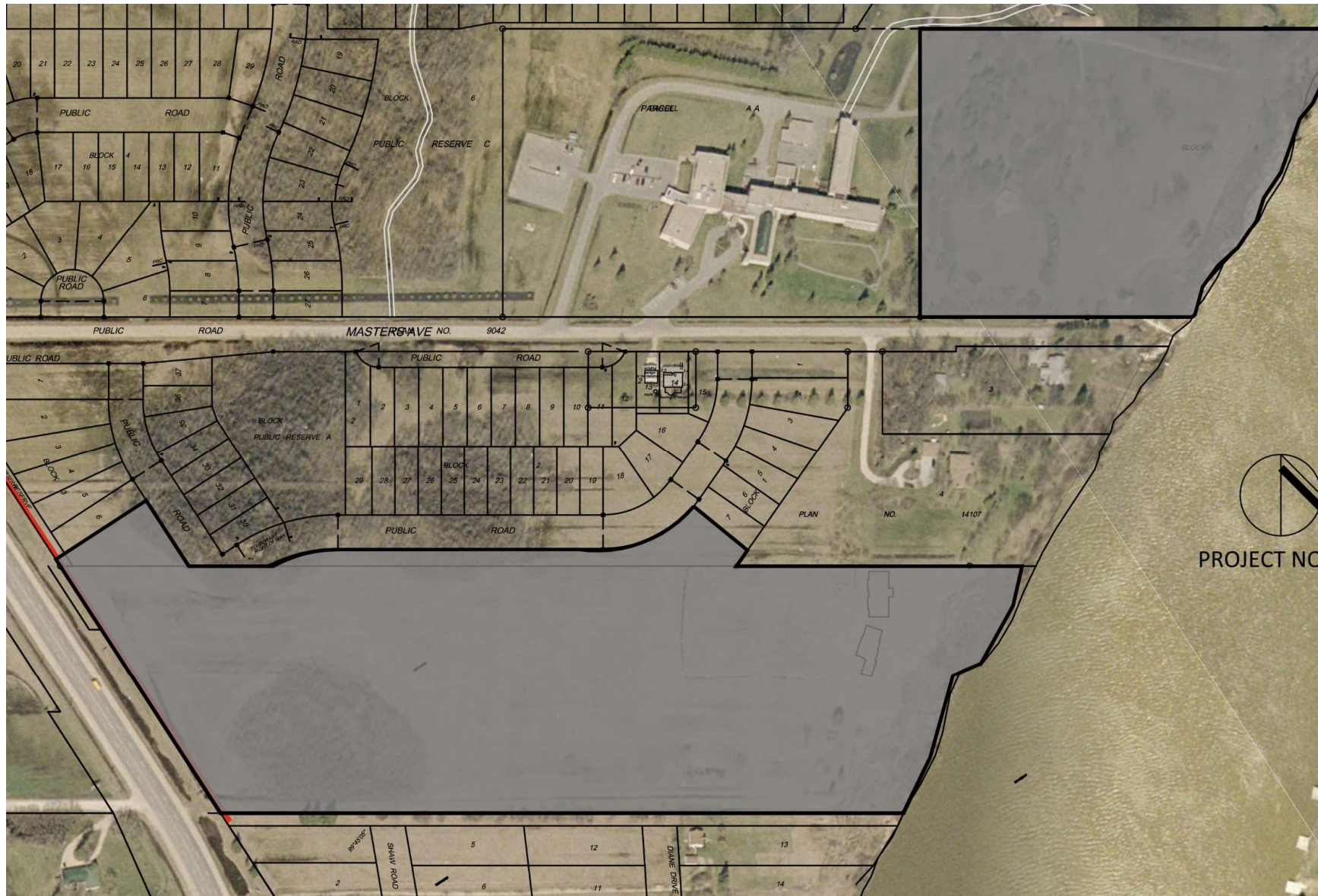
Conceptual Development Planning Exercise

The annotation tools will be used to mark out areas for

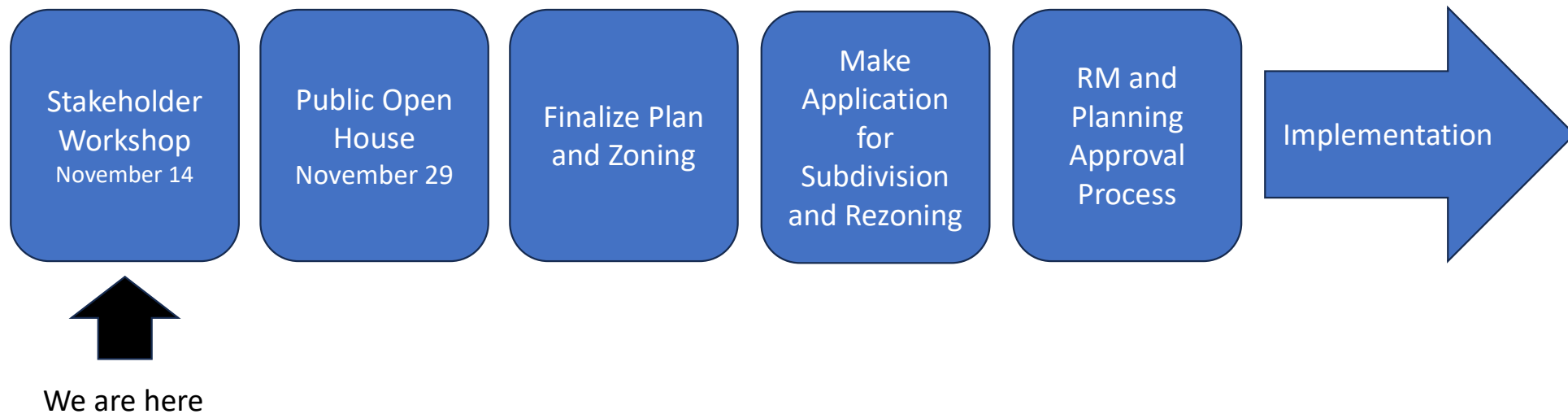
- Single Family Housing
- Multi-family Housing
- Parks
- Roads
- Pathways/Sidewalks



- SINGLE FAMILY
- SIDE-BY-SIDE LOTS
- MULTIFAMILY DEVELOPMEN
- PARK
- ROAD
- PATHWAY/SIDEWALK
- EXISTING WEST ST. PAUL TRAILS



Next Steps



Project website: www.rsgconsultation.ca