

## WELCOME TO THE OPEN HOUSE FOR RIVER SPRINGS GROVE – PHASE 4

THIS PROJECT IS THE EXTENSION OF THE EXISTING RIVER SPRINGS GROVE SUBDIVISION EXTENDING TO THE NORTH LIMIT OF LISTER RAPIDS

You will be presented with information on:

- The Planning Documents for the area
- The Existing Subdivision
- The Master Plan from 2021
- The Proposed Subdivision and Rezoning Plan
- Next Steps

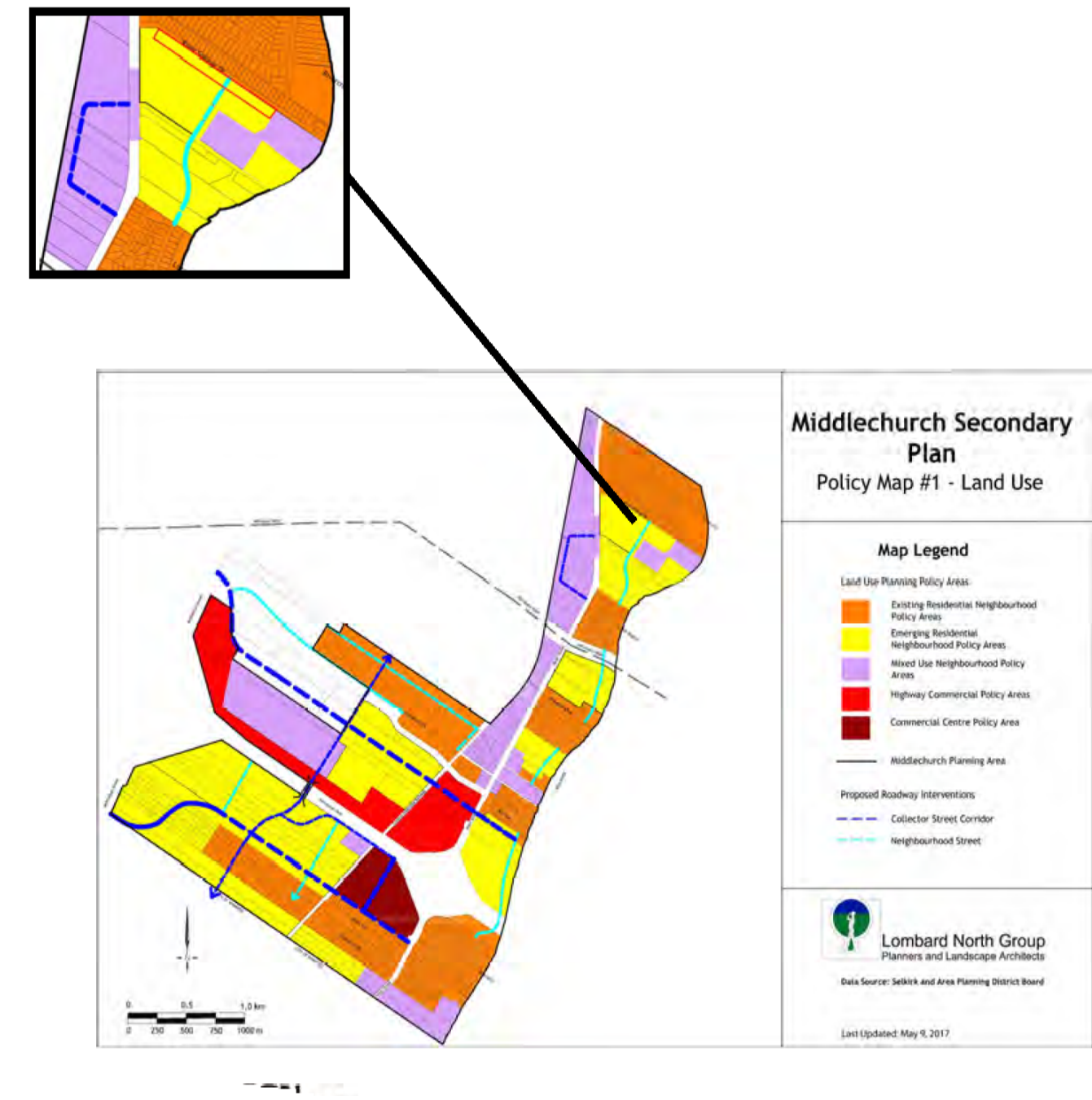
Please take a survey to give us your overall opinion and some sticky notes to provide comment on the plan amenities board.



# Planning Documents

## 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.

### 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.**

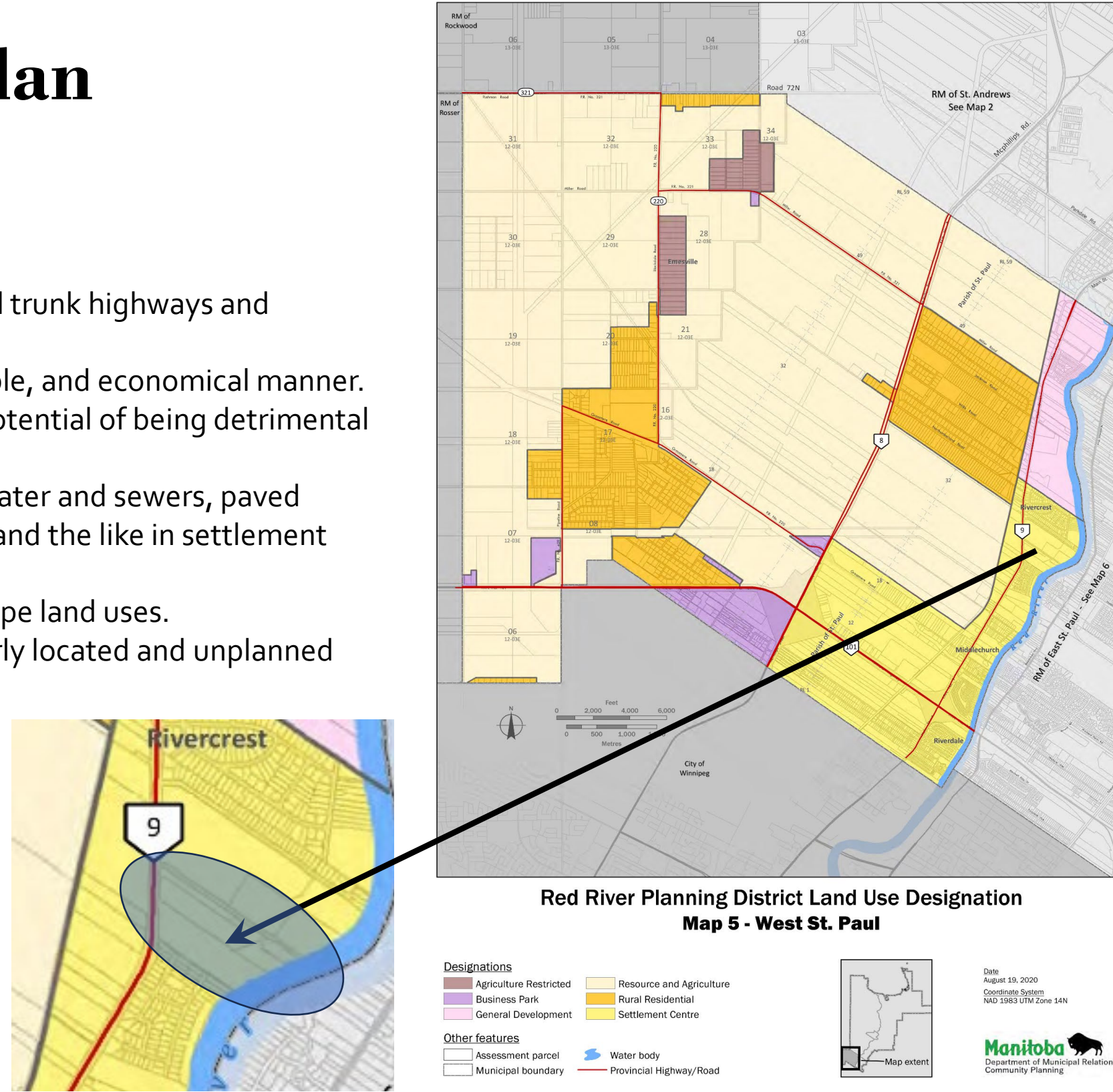
5. **Promote green and compact neighbourhood design** to reduce the environmental footprint and build infrastructure and energy efficiency into community design.

## Red River District Development Plan

### 4.5 Settlement Centre (SC)

#### Area Appropriate Objectives

- 4.5.c To direct growth of existing settlement centres to one side only of provincial trunk highways and provincial roads.
- 4.5.d To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.
- 4.5.e To protect settlement centres from those land use activities that have the potential of being detrimental to the health, safety and general welfare of the community.
- 4.5.f To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.
- 4.5.g To avoid and prevent wherever possible conflicts between different urban type land uses.
- 4.5.h To alleviate costs and inconveniences arising from providing services to poorly located and unplanned developments.
- 4.5.i To protect properties and residents from land uses, activities and natural hazards that are, or have the potential of being, detrimental to the health, safety and general well-being of the residents of the community.
- 4.5.j To promote mixed use nodal development along major transportation corridors in a manner that supports public transit services.



## 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.

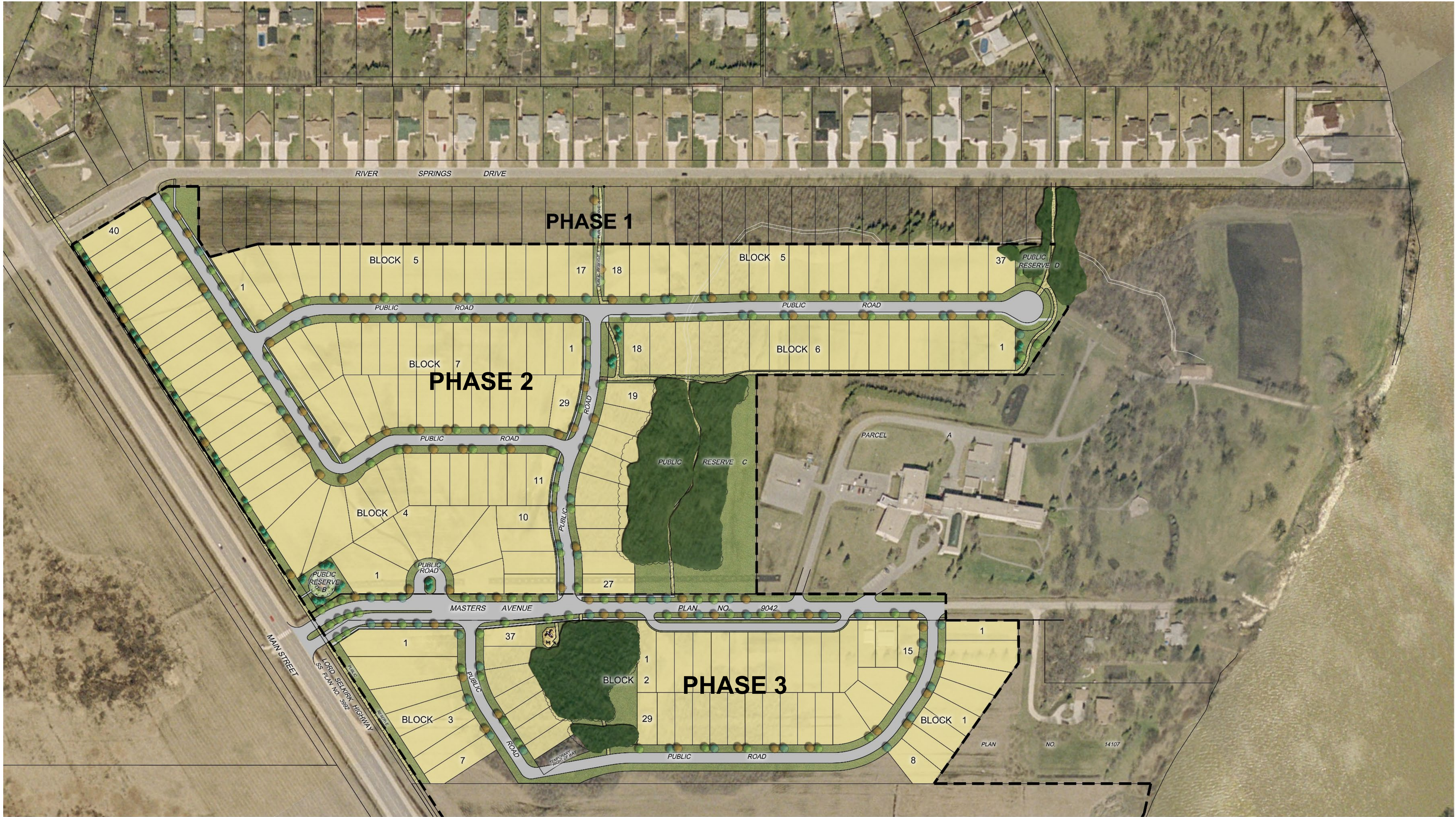
### RMF-1 Serviced Multi-Family Residential Zone (BL 2016-19 P)

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 ft<sup>2</sup> 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.

-	Front Yard	Side Yd Interior	Side Yd Corner	Rear Yard	Height Max.	Max. Site Coverage	Unit Area Sq. Ft. Min.	Unit Area Sq. Ft. Max.	Site Area	Site Width
RS									408.8 m2 (4,400ft2)	13.41m (44.0ft)
Main RMF-1	6.1m (20.0ft)	1.2m (4.0ft)	1.5m (5.0ft)	7.6m (25.0ft)	10.7m (35.0ft)	50.0	92.9m2 (1000.0ft2)	-	223.0m2 (2,400ft2)	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	-	-		

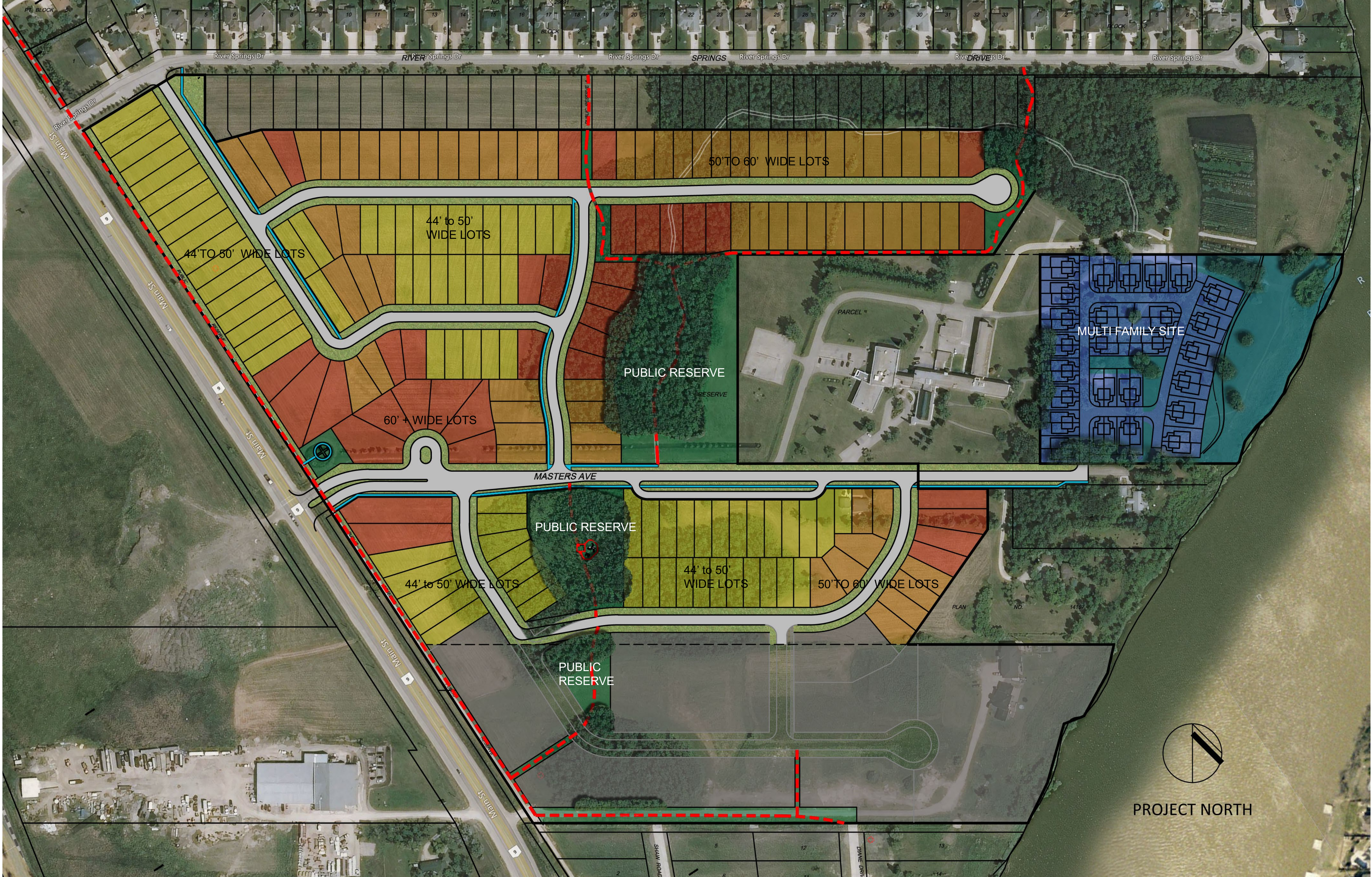


# Existing Phases



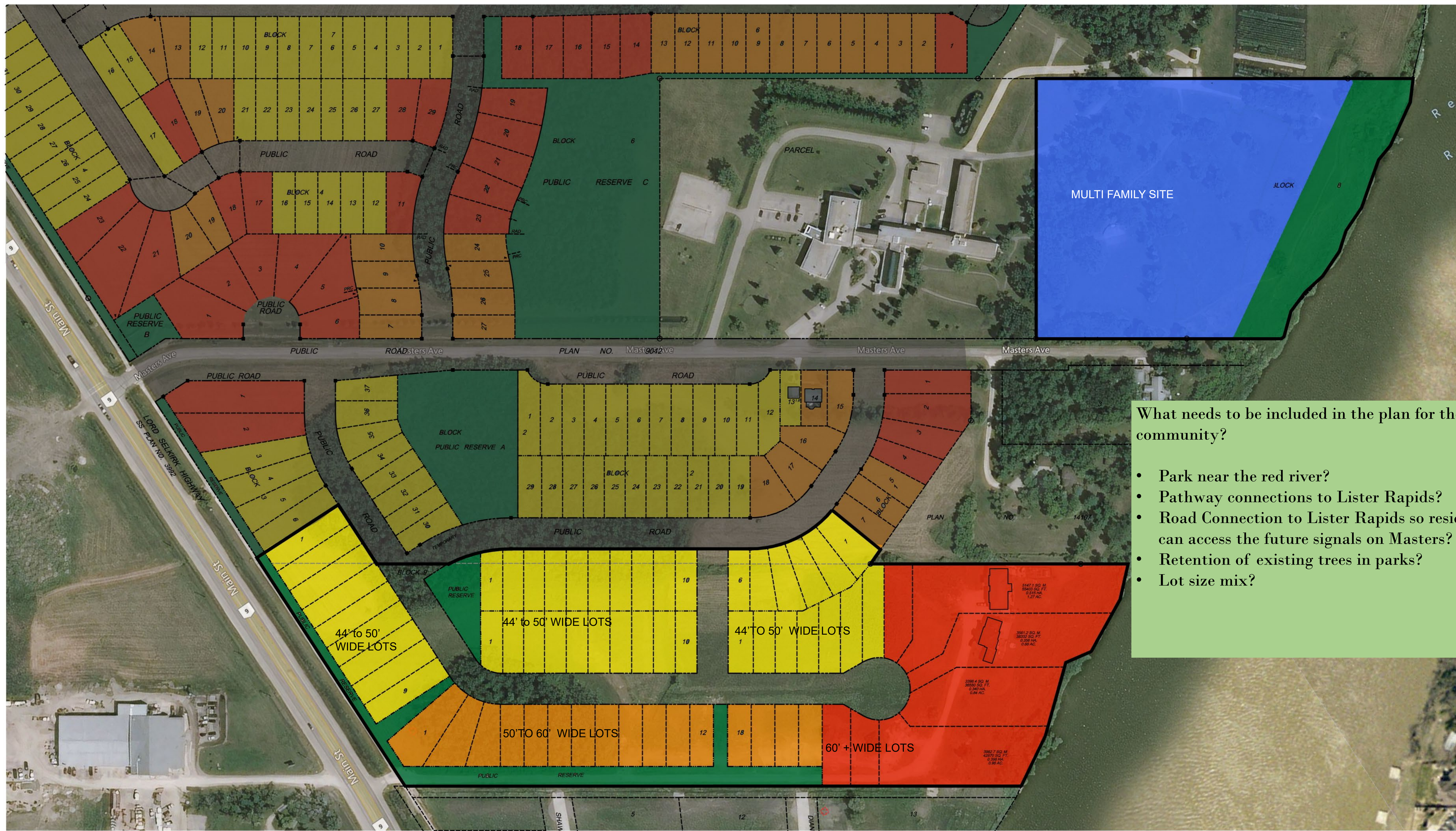


# Conceptual Master Plan – Presented March 2021





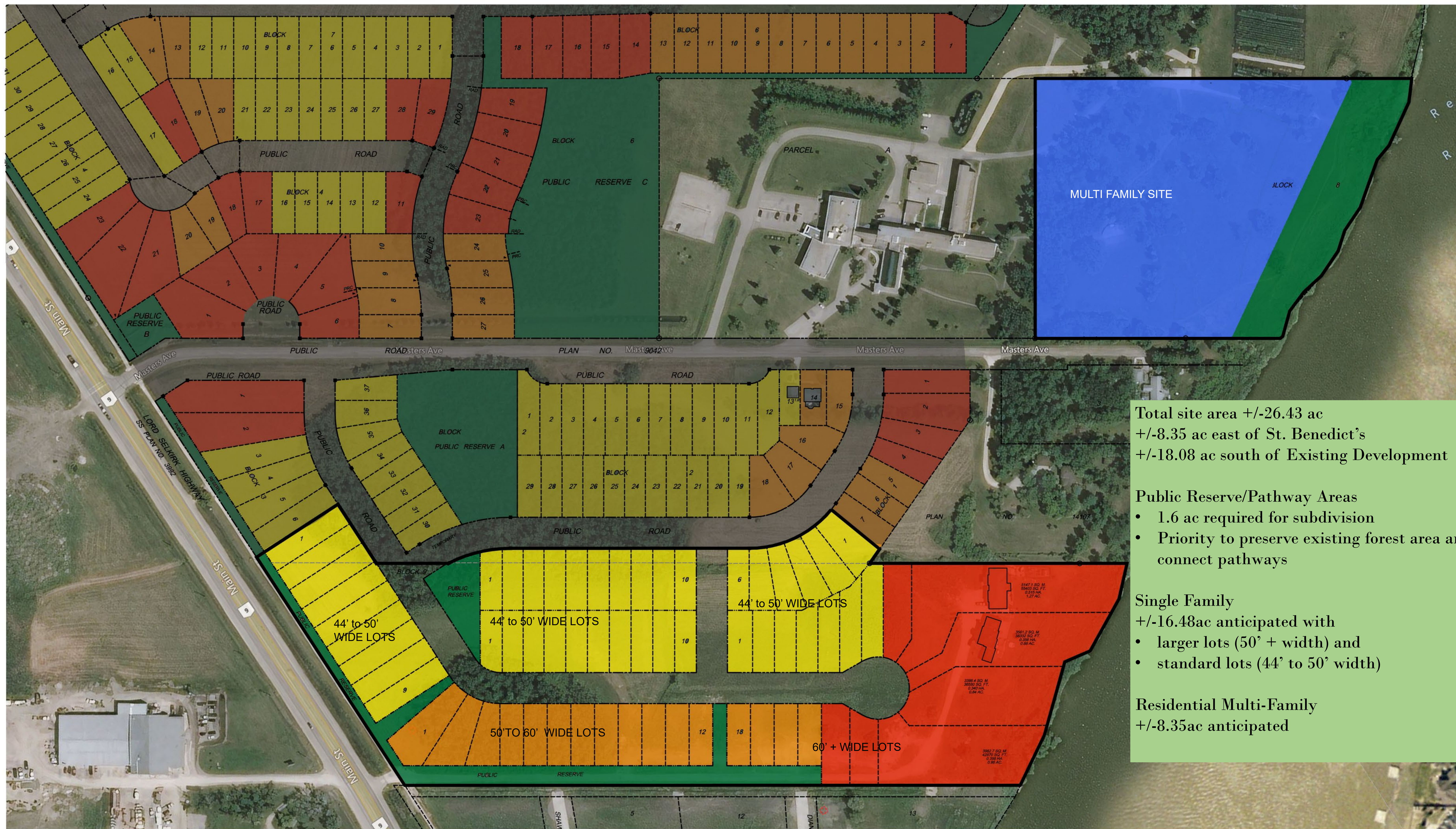
# Plan Amenities



- What needs to be included in the plan for the community?
- Park near the red river?
  - Pathway connections to Lister Rapids?
  - Road Connection to Lister Rapids so residents can access the future signals on Masters?
  - Retention of existing trees in parks?
  - Lot size mix?



# Proposed Subdivision and Rezoning



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

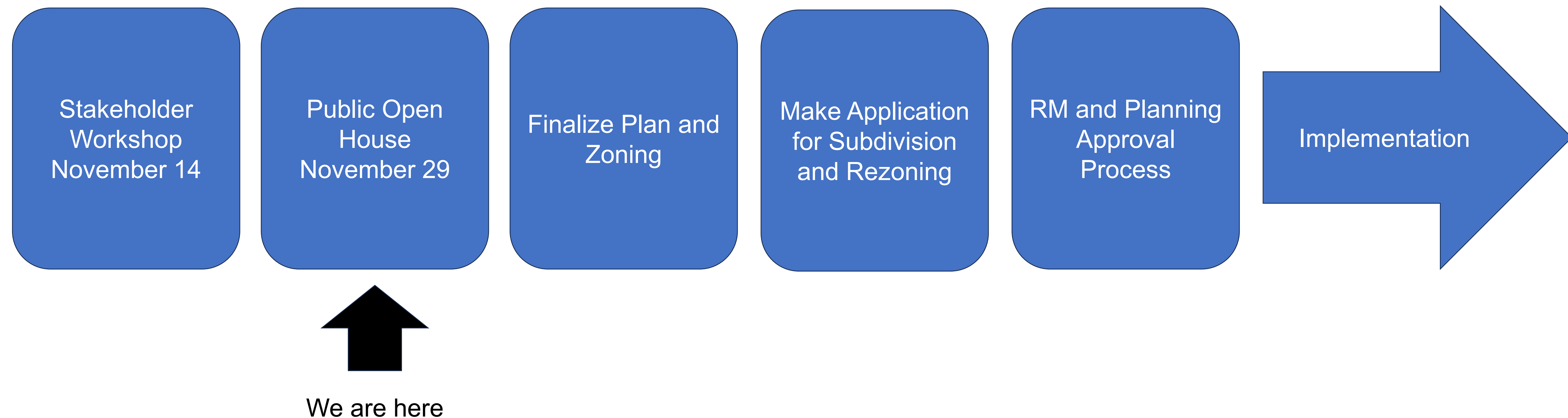
- larger lots (50' + width) and
- standard lots (44' to 50' width)

Residential Multi-Family

+/-8.35ac anticipated



# Next Steps



THANK YOU FOR PARTICIPATING IN TODAY'S OPEN HOUSE

PLEASE TAKE A FEW MINUTES TO FILL IN A SURVEY SO THAT WE  
CAN RECORD YOUR OPINION ON THE PROJECT

IF YOU WOULD LIKE TO BE KEPT INFORMED, PLEASE ENSURE WE  
HAVE YOUR EMAIL ADDRESS ON THE SIGN IN SHEET