



TOWN OF SAINTE-ANNE
BY-LAW NO. 5-2020

BEING a By-law of the Town of Sainte-Anne to adopt a Development Plan for the Town of Sainte-Anne.

WHEREAS Section 40(2) of *The Planning Act* provides authority for preparation of a development plan;

AND WHEREAS Section 45 of the said *Planning Act* provides authority for adoption of a development plan By-Law;

AND WHEREAS By-Law 8-2009 was duly enacted by the Town of Sainte-Anne on October 12, 2010, adopting the Town of Sainte-Anne Development Plan;

AND WHEREAS as a result of the 10-year review process, an amended document has been prepared reflecting recommended changes;

NOW THEREFORE, the Council of the Town of Sainte-Anne, in meeting duly assembled, enacts as follows:

1. That the attached development plan, marked Schedule "A", is hereby adopted and shall be known as the *Town of Sainte-Anne Development Plan*.
2. That By-Law 8-2009 be repealed.

DONE AND PASSED on this 9th day of September, 2020.

Mayor, Richard Pelletier

CAO., Marc Darker

Read a first time this 12th day of May, 2020.

Read a second time this 9th day of June, 2020.

Read a third time this 9th day of September, 2020.

TOWN OF STE. ANNE

DEVELOPMENT PLAN

By-law No. 5-2020



Ville de **SAINTE-ANNE**
Town of **STE. ANNE**

READ A FIRST TIME 12 day of May , 2020

READ A SECOND TIME 9 day of June , 2020

READ A THIRD TIME 9 day of September , 2020

Mayor

Chief Administrative Officer

Adopted by Resolution of Council,
on the _____ day of _____ , _____

Prepared by:
SCATLIFF + MILLER + MURRAY

TABLE OF CONTENTS

PART ONE INTRODUCTION.....	1
1.0 PLANNING CONTEXT	2
1.1 Geographic Setting	2
1.2 Town History and Heritage Resources	2
1.3 Current Trends and Conditions.....	2
2.0 DEVELOPMENT PLAN FRAMEWORK.....	7
2.1 Community Vision.....	7
2.2 Planning Goals.....	7
3.0 DEVELOPMENT PLAN OVERVIEW.....	9
3.1 Summary of Planning Process.....	9
3.2 Purpose and Authority	9
3.3 Using and Interpreting the Plan	10
PART TWO LAND USE POLICIES.....	11
4.0 TOWN CENTRE.....	12
4.1 Objectives	12
4.2 Land Use	12
4.3 Policies.....	12
5.0 TOWN CORRIDOR	13
5.1 Objectives	13
5.2 Land Use	13
5.3 Policies.....	13
6.0 EXISTING AND EMERGING NEIGHBOURHOOD.....	14
6.1 Objectives	14
6.2 Land Use	14
6.3 Policies.....	14
7.0 NEW NEIGHBOURHOOD.....	15
7.1 Objectives	15

7.2	Land Use.....	15
7.3	Policies.....	16
8.0	EMPLOYMENT.....	16
8.1	Objectives.....	17
8.2	Land Use.....	17
8.3	Policies.....	17
9.0	OPEN SPACE AND RECREATION.....	17
9.1	Objectives.....	18
9.2	Land Use.....	18
9.3	Policies.....	18
	PART THREE GENERAL DEVELOPMENT POLICIES.....	19
10.0	GROWTH MANAGEMENT.....	20
10.1	Objectives.....	20
10.2	Policies.....	20
11.0	TRANSPORTATION AND CONNECTIVITY.....	22
11.1	Objectives.....	22
11.2	Policies.....	22
12.0	UTILITIES AND MUNICIPAL SERVICES.....	23
12.1	Objectives.....	24
12.2	Policies.....	24
13.0	ENVIRONMENT AND COMMUNITY HEALTH.....	25
13.1	Objectives.....	25
13.2	Policies.....	26
14.0	CULTURE AND HERITAGE.....	28
14.1	Objectives.....	28
14.2	Policies.....	28
	PART FOUR IMPLEMENTATION.....	29
15.0	ADMINISTRATION.....	30
15.1	Adoption and Enforcement.....	30
15.2	Monitoring Performance.....	30
15.3	Amendments and Review.....	30

16.0	IMPLEMENTATION TOOLS	31
16.1	Zoning By-law.....	31
16.2	Secondary Plans.....	31
16.3	Adoption of Other By-laws.....	31
16.4	Strategic Plans for Economic Development	31
16.5	Tax Incentive Programs	32
16.6	Capital Expenditures.....	32
16.7	Designated Officer	32
16.8	Subdivision Control	32
16.9	Concept Plans.....	33
16.10	Development Agreements.....	33
16.11	Special Studies.....	33
16.12	Land Dedication	33
16.13	Development Permits	33
16.14	Development Levies.....	33
16.15	Acquisition and Disposal of Land.....	34
16.16	Municipal Cooperation	34
17.0	COMMUNITY INVOLVEMENT	34

REFERENCE MAPS

MAP 1: LAND USE

MAP 2: DEVELOPMENT CONSTRAINTS

MAP 3: RECOMMENDED CONCEPT AND SECONDARY PLAN AREAS

MAP 4: PROPOSED DIRECTION OF FUTURE EXPANSION

PART ONE | INTRODUCTION

PART ONE offers an introduction to the Town of Ste. Anne and Development Plans in the Manitoba context. In doing so, users of the Plan are provided with an overview of current trends and conditions in the Town, as well as the community's vision and goals for the future. Further, PART ONE includes a brief description of the purpose and authority of the Plan, followed by a general guide for its effective use and interpretation.

1.0 PLANNING CONTEXT

1.1 Geographic Setting

The Town of Ste. Anne (the Town) encompasses approximately 4.2 square kilometres of land in the southeast portion of Manitoba. Surrounded entirely by the Rural Municipality (RM) of Ste. Anne, the Town is generally bound by Provincial Trunk Highway (PTH) 12 to the west and Seine Road to the south, extending east as far as Provincial Road (PR) 210 and north into agricultural lands with no defined physical edge.

Situated at the crossroads of two major transportation corridors, with the Trans-Canada Highway to the north and PTH 12 to the west, the Town is well connected to nearby urban centres and regional destinations. This advantageous location is a major draw for many of the community's recent and long-time residents. In particular, it affords them access to additional services and employment opportunities in the nearby larger municipalities, while also allowing them to enjoy the benefits associated with a small-town lifestyle.

The Town setting is characterised by a variety of distinct built form and natural features. Development patterns are primarily situated around Centrale Avenue, from which local streets, neighbourhoods, and community amenities extend. Notably, the Seine River meanders across the Town from its east to west borders, creating a picturesque landscape and attractive rural aesthetic as it flows to the northwest.

1.2 Town History and Heritage Resources

The Town of Ste. Anne is one of the first settlements away from the banks of the Red and Assiniboine Rivers. Its earliest development dates back to 1856, during which time farmers, hunters, and loggers were drawn to its rich farmland and abundant timber supply. Originally known as Pointe des Chênes and Grand Pointe des Chênes, the community was renamed Ste. Anne by the town's first priest, Father Jean-Marie Le Floch, in honour of the patron saint of his native Brittany. In 1864, the Town became the first parish in the region and, with the completion of the chapel in 1867, attracted pilgrims from the surrounding area and as far away as the United States. Nearly a century later, the Town of Ste. Anne separated from the RM of Ste. Anne and incorporated as a village in 1963, setting the stage for it to officially be recognized as a town in 1997.

The Town continues to celebrate many aspects of its cultural and physical history today. The Sainte Anne Roman Catholic Church, originally constructed in 1867, remains as one of the most valued heritage resources and prominent landmarks in the community.

The bilingual background of the Town continues to make a strong contribution to the community's identity, as demonstrated by the names of local streets, parks, and institutions. In fact, the Town itself is still commonly referred to as "Ste. Anne des Chênes" or "Ste. Anne of the Oaks" when translated, making reference to the flora in the region. According to the 2016 Census, 41.1% of Town residents speak both French and English.

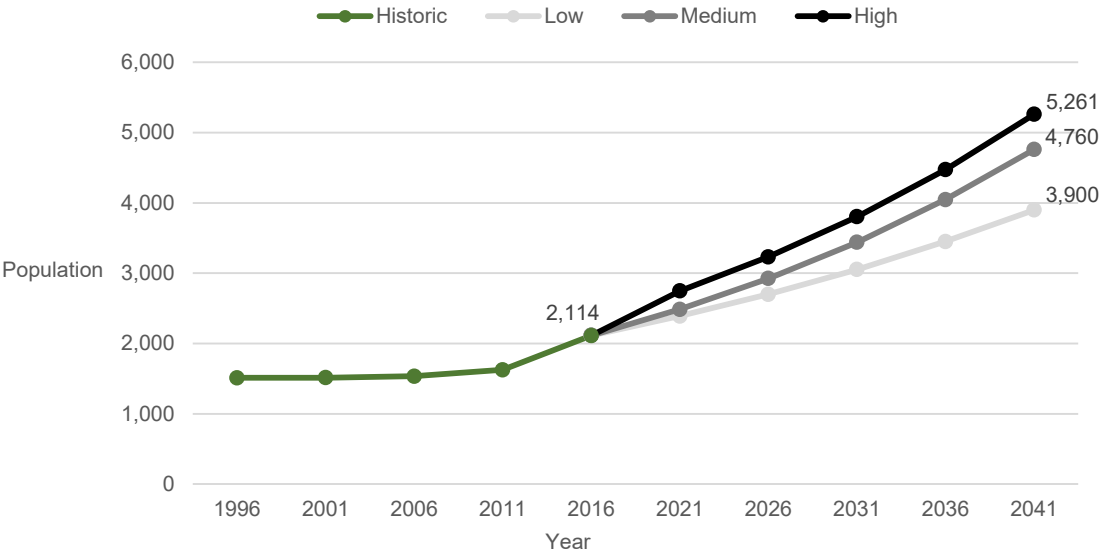
1.3 Current Trends and Conditions

Developing an understanding of the Town's current physical and social context is necessary before commencing any discussions regarding the future. In doing so, it is important to consider how the community has changed over time, as well as what its potential challenges and opportunities may be moving forward. Accordingly, the following sections provide an overview of relevant trends and conditions within the Town.

1.3.1 Demographics

The Town has experienced record population growth over recent years. According to Statistics Canada, the Town's population grew from 1,626 people in 2011 to 2,114 people in 2016, representing a 30% increase over the period, or an average of approximately 6% annually. This is a significant jump from past census periods, as demonstrated below in Figure 1, with annual growth rates dipping well below 1% between 1996 and 2001.

Figure 1. Town of Ste. Anne Population – Historic Trends and Future Projections



Based on recent trends the Town is expected to continue experiencing significant population growth over the coming years. A high, medium, and low growth projection is shown above in Figure 1, using a consistent methodology with a recent engineering study completed for the Town's proposed lagoon expansion. The high growth scenario assumes an annual 5.39% growth rate for the first 5 years and a 3.3% growth rate for the years following. Alternatively, the medium growth scenario assumes a steady annual growth rate of 3.3%, while the low projection scenario assumes a 2.48% annual increase. The high growth scenario, selected as the preferred scenario by the Town for determining future needs, projects a total population of 5,261 by 2041.

The age breakdown of the Town's population for 2016 reveals several relevant factors for the community's future planning efforts. Notably, it can be observed that 7.6% of the Town's population falls within the 80+ age category, nearly doubling the provincial average of 4.3%. When compared to the Town's age breakdown in 2011, the data shows the proportion of residents in the 80+ category increasing by 77.8% over the 5-year period, while the 85+ category grew by 132%. This may be related to the recent expansion of Villa Youville, the local personal care home, which has been incredibly successful and maintains a waiting list for applicants. With a further 9% of its population within the 70-84 age category, it is likely the proportion of 85+ residents will continue to grow over the next 15-year horizon.

At the opposite end of the spectrum, 22.7% of the Town's population is within the 0-14 age category, which is also marginally higher than the provincial average of 19.1%. This may be a result of the range of education and recreation services offered in the Town. The Town's proportion of residents between the ages of 20 and

34 also demonstrated significant growth in recent years, increasing from 15.6% in 2011 to 21.7% in 2016. High growth in this age category suggests there could be a rise in the number of children in the community in the short-term. Coupled with the already high proportion of residents in the 0-14 age category, the strong presence of youth in the community should be met with new local initiatives, such as increased school capacity, enhanced after-school programming, and safer active transportation routes to schools and parks.

1.3.2 Local Economy

As of 2016, the Town was reported to have a total of 990 persons in the labour force, with 930 employed and 60 unemployed. The majority of residents who are currently employed commute to other settlement centres for work, such as Winnipeg and Steinbach, with just less than 13% remaining within the Town's boundaries.

The greatest proportion of Town residents are employed in the healthcare and social assistance industry, which accounts for approximately 16.2% of the labour force. These employment opportunities are provided through the Seine Medical Centre, the Ste. Anne Hospital and Emergency Room, the Ste. Anne EMS Station, and the Villa Youville Personal Care Home. As the Town's population grows – and ages – there will likely be potential for more employment opportunities within these fields to accommodate growing needs. The construction industry employs the next greatest proportion of residents, accounting for 14.7% of the labour force, followed by educational services accounting for just over 11%.

1.3.3 Community Services

The Town currently serves as a regional hub for recreation, health, protective, and educational services. The community currently hosts three K-8 schools, including one French-Immersion and one French exclusive, as well as one 9-12 school. Each of these schools hosts between 200 and 350 students. With a growing population, it is expected that these numbers will continue to rise in the coming years, with four portable classrooms already added to the Ste. Anne Collegiate/Elementary school buildings. The Seine River School Division, which the Town is a part of, has confirmed expanding this school facility is a major priority.

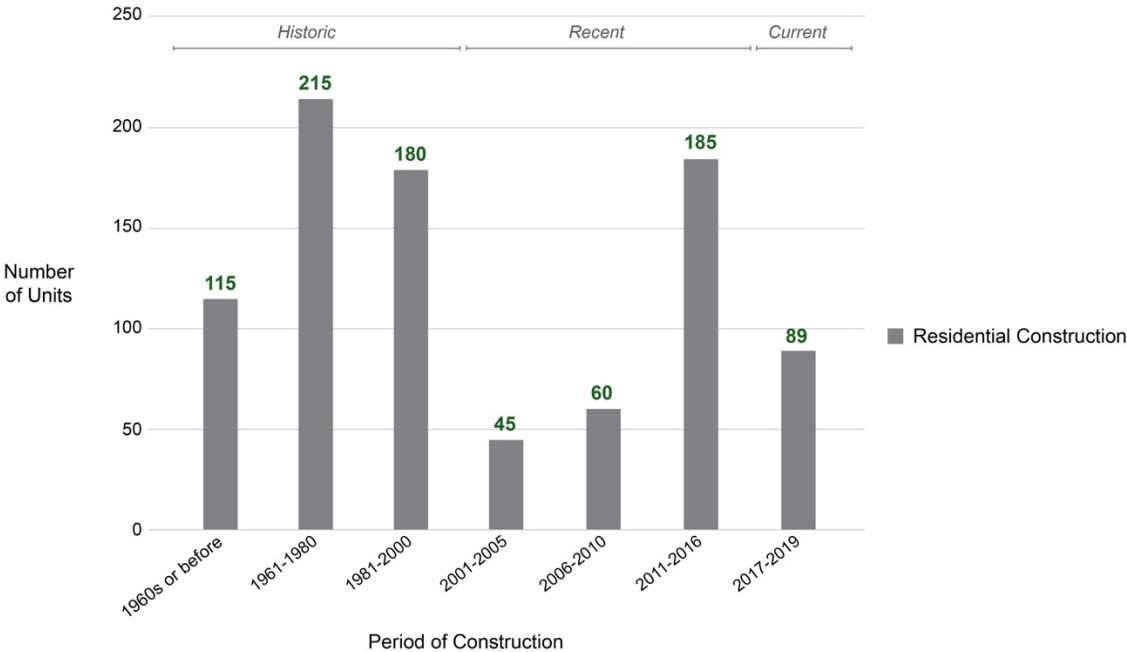
There are many indoor and outdoor sports facilities located in the Town of Ste. Anne, which are primarily found in the northern portion of the community. A cluster of outdoor facilities can be accessed off of Rue Aréna, with tennis courts, baseball diamonds, and a recently constructed skatepark located along the west side. Across the way, soccer fields, playgrounds, and a basketball court flank the schools along the east side. The Town's indoor recreation facilities can be found in this area as well, with a hockey arena and curling club situated on the west side of Rue Aréna. The primary public park space in the Town is the Parc des Redemptoristes, where residents can find a canteen area, splash pad, stage, and walking paths.

Residents of the Town are provided with local police, fire, and health services. The Ste. Anne Fire Department and Police Department are situated in the northern portion of the Town on Traverse Road, with emergency medical and health services offered at the Ste. Anne Hospital, located more centrally on Rue Saint Gerard.

1.3.4 Land Use and Supply

The most common land uses within the Town are currently residential and agricultural. Within residential neighbourhoods, single-family detached dwellings are the most prevalent type of housing, followed by low-rise apartments and row-houses. Recently, in response to the significant amount of population growth in the Town, the proportion of lands used for residential purposes has been steadily on the rise. For instance, between 2011 and 2016 a total of 185 residential units were constructed, with an additional 89 units built between 2017 and 2019. In turn, these new developments have accelerated the use of the Town’s available land supply, as compared to recent periods characterized by more modest growth trends (see Figure 2).

Figure 2. Periods of Residential Construction



Based on the high population projection discussed in section 1.3.1, which uses census data from 2016 as a starting point, the Town would need to add over 600 new residential units to support its anticipated growth over a 15-year period. However, based on an assessment of available vacant lands, the Town may not have a sufficient supply to support projected growth much further beyond 2031. This is largely because of the significant number of development constraints in the Town, including the Seine River, Sprague Subdivision Rail Line, and Helicopter Flight Zone. As such, it would be beneficial for the Town to begin exploring opportunities for expanding its boundaries to the north, which would require close collaboration with the RM of Ste. Anne.

1.3.5 Natural Resources

Water resources below and above ground are integral to the Town’s viability and the health of the ecosystem. Currently, underground aquifers serve as the primary source of water for the community, meaning the protection of this asset is necessary for ensuring a high quality of life for residents. In regards to surface water, the principal feature within the Town is the Seine River, which makes a significant contribution to the

Town's attractive rural character and natural terrain. Further, the Seine River provides community members with convenient access to green space, while also offering opportunities for unique outdoor activities.

Flooding along the Seine River is effectively managed by the Seine River Diversion (SRD). Constructed in the mid-1960s, the SRD is an engineered channel that diverts flows from the Seine River beginning at the Town of Ste. Anne, extending to the east for approximately 36 kilometres to its confluence with the Red River.

Notably, a portion of riparian zones – the interface between land and water – have been impacted along the Seine River by human activities, such as the clearing of natural vegetation for development purposes. Protecting this zone is of great importance for the Seine River's long-term sustainability, as it provides a natural bio-filter for pollutants, stabilizes the river banks, and enhances the habitat for aquatic life.

The Town's urban canopy is also recognized as a significant natural asset, with an abundance of oak trees found along the Seine River banks, as well as in local parks, residential properties, and recreation spaces.

1.3.6 Municipal Infrastructure

The Town currently provides potable water to all residents and businesses via low pressure and gravity wells. The total groundwater supply throughout the Town, as reported by previous provincial studies, observation well reports, and other available information on the Winnipeg Formation, is significant and offers the capacity to support additional domestic, commercial, or industrial use. Still, the Town may consider introducing a municipal water system as needed to support longer term growth and potentially attract new local employers.

The Town of Ste. Anne's existing sewer and wastewater system consists of a two-cell facultative wastewater treatment lagoon, a gravity sewer system, two forcemains, and four lift stations. The existing lagoon – located just south of the Town within the RM of Ste. Anne – receives wastewater primarily from the Town's piped collection system, with residences serviced by either holding tanks or septic tank and field systems. Notably, just a small group of residences in the eastern portion of the Town are currently serviced by pump out tanks. Although the Town is not currently experiencing any issues with its performance, a recent engineering study confirmed the capacity of the existing lagoon is not sufficient to support projected population growth over a 20-year horizon, resulting in the Town initiating a lagoon expansion. As well, the Town's gravity sewer lines are approaching end of life expectancy and operating at or near design capacity during wet weather conditions.

1.3.7 Connectivity

Transportation infrastructure in the Town is primarily organized around Provincial Road (PR) 207, a two-lane paved roadway running east-west. From PR 207, locally named Centrale Avenue and, at its western extent, Dawson Road, a series of local roads extend to the north and south. Generally, these local roads end in cul-de-sacs or connect to Seine Road to the south, with very few east-west connections between them.

The large proportion of local roads ending in cul-de-sacs, as opposed to connecting to one another to create an internal network, presents a number of connectivity challenges. For instance, at the north end of Rue Aréna where the Town's schools are located, this constraint can cause congestion by not offering alternative routes to enter and exit areas with high volumes of traffic. Further, it can have an isolating effect on residential blocks, as it increases the perceived distance between streets and limits options for alternative routes.

Active transportation infrastructure is fairly limited in the Town. Notably, Centrale Avenue is the only street with consistent sidewalks located along both street edges. Although some additional sidewalk segments can be found in the community, including those along Rue Aréna, Rue Saint Gerard, and Avenue la Verendrye, only the sidewalk along the west edge of Rue Aréna connects directly to Centrale Avenue. While residents have supplemented existing sidewalks by establishing informal trails in certain areas, such as to access green space along the Seine River, these trails may be located on privately-owned land and, in turn, could be subject to development pressures. There is wide support for improving active transportation infrastructure in the Town.

In terms of regional connectivity, the Town of Ste. Anne is recognized for its advantageous proximity to two major transportation corridors, with PTH 1 to the north and PTH 12 to the west. In addition, the CN Sprague Subdivision Rail Line runs through the community, entering in the south and exiting in the northwest.

2.0 DEVELOPMENT PLAN FRAMEWORK

Meaningful public participation is a fundamental part of any successful planning process. Accordingly, the following community vision and planning goals were developed in collaboration with Town residents, Council members, and administrative staff. Through this process, participants were able to share their collective aspirations for the Town's future, which the policies and objectives of this plan are intended to help achieve.

2.1 Community Vision

“The Town of Ste. Anne is committed to sustainable and managed growth. In planning for current and future residents, the Town will provide an appropriate mix of housing types, community services, and employment opportunities to meet the community's long-term needs, while strengthening its role as a regional hub for education, health, and recreation. At the same time, the Town will balance these changes with the preservation of its attractive small-town character, as well as its celebrated bilingual heritage.”

2.2 Planning Goals

1 Build a Complete Community

There is a common interest in the Town to build on existing assets and continue “completing” the community. While many residents currently look to nearby municipalities for certain services and activities, the Town recognizes that as its population continues to grow, so too will its ability to support these opportunities locally. In turn, the Town can establish itself as a place where the everyday needs of current and future residents are met, and where visitors can find a range of experiences and services.

2 Support Economic Growth

The Town is prepared to capitalize on its advantageous location by attracting new business interests and generating more local jobs. In doing so, the Town must be strategic about preserving employment lands and upgrading municipal and utility infrastructure, which are integral factors for supporting new economic opportunities. At the same time, these aspirations should be balanced with continued support for industries already invested in the community, including the health and education sectors.

3 Embrace Regional Collaboration

Municipalities are becoming increasingly aware of the benefits associated with taking a regional approach to planning. Accordingly, the Town recognizes the value in working collaboratively with its neighbour, the RM of Ste. Anne, as to ensure the orderly use of adjacent lands and shared resources. Further, the Town is prepared to pursue partnerships on a range of other initiatives as well, whether related to service delivery, investing in infrastructure, or attracting economic development.

4 Protect and Expand Green Space

The character of the Town is largely defined by its natural features, including the winding Seine River and its tree covered banks, as well as open areas displaying the prairie landscape. Accommodating recent growth patterns, however, has inevitably increased development pressure on these areas. As such, the Town must consider how best to balance future growth with the protection of its green spaces and natural areas, which are vital to the well-being of residents and the health of the environment.

5 Improve Connectivity and Options for Mobility

Facilitating the safe and efficient movement of people throughout a community is fundamental to its success. While connectivity in the Town is currently limited by established development patterns and various land constraints, many opportunities remain to improve – and diversify – the ways in which residents access their favourite places. In particular, there is high demand for more pedestrian and cycling facilities, which could help establish greater connectivity in areas not conducive to new roads.

6 Strengthen Community Identity

The Town is well known for its friendly nature, attractive rural character, and rich bilingual heritage. These factors are as important for attracting residents as they are for retaining them. As such, strengthening and promoting this unique identity will be important moving forward, as it will allow the Town to distinguish itself from nearby municipalities and foster a distinct sense of community among residents.

7 Enhance Local Infrastructure

Building a successful community requires physical infrastructure that is thoughtfully planned, designed, and implemented to support the community's needs. With its population increasing at unprecedented rates, a great deal of pressure has been placed on the Town's existing infrastructure, such as the municipal sewer and wastewater system. In order to sustain further growth, the Town must act to ensure the capacity and condition of municipal servicing infrastructure can accommodate its projected needs.

8 Manage Growth and Development

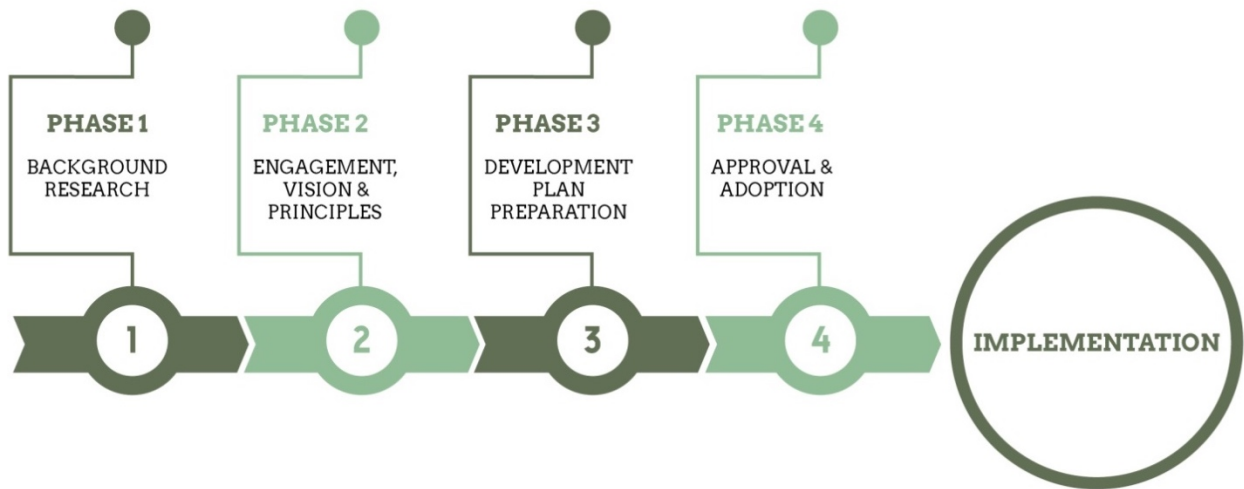
A recent surge in the Town's population has emerged from previous periods of more moderate growth. With no sign of this trend slowing down, the Town must be proactive about managing future growth and development, addressing key factors such as a limited supply of land and heightened demand for local services. By planning for a sustainable future, the Town can develop and implement strategies to address these challenges, protecting the long-term interests of current and future community members.

3.0 DEVELOPMENT PLAN OVERVIEW

3.1 Summary of Planning Process

The Development Plan process was divided into four phases, as illustrated in Figure 3 below. Each phase involved substantial research, analysis, and public and stakeholder consultation, as well as testing of various policy options. It is important to note that the creation and adoption of the Development Plan is but the first step towards achieving the Town's vision and planning goals for the future. Implementation of the Plan will require ongoing commitment by Council, administration, stakeholders, and community members.

Figure 3. Planning Process



3.2 Purpose and Authority

A Development Plan is a statutory planning tool for directing how, where, and when development should occur. It defines a vision for a community and establishes the policies and objectives to achieve it. Further, recognizing the long-range nature of Development Plans, these documents must consider both the immediate and future needs of a community, ensuring its directions promote sustainable and orderly growth.

In Manitoba, Development Plans are mandated by *The Planning Act*, guided by Provincial Land Use Policies (PLUPs), and approved by the Minister. According to *The Planning Act*, a Development Plan must:

- set out the plans and policies of the planning district or municipality respecting its purposes and its physical, social, environmental and economic objectives;
- through maps and statements of objectives, direct sustainable land use and development in the planning district or municipality;
- set out measures for implementing the plan; and,
- include such other matters as the minister or the board or council considers advisable.

Aligned with the requirements above, the Town of Ste. Anne Development Plan provides Council members and Administrative staff with a comprehensive guide for managing future growth and development, while also

reducing uncertainty for developers and the public with respect to projects that may be approved. Development proposals found to be generally consistent with the spirit and intent of the Development Plan will be given further consideration, whereas those found to be inconsistent will either require adaptations to the proposed project, or alternatively amendments to the Plan. All other related Town policies, standards, and by-laws should reflect the directions of the Development Plan. Should a direct conflict emerge, the position aligning best with the Development Plan shall prevail.

3.3 Using and Interpreting the Plan

In interpreting the policies of this Development Plan, reference should be made to the text and map attached as "Map 1: Land Use". The boundaries of the land use designations on the map are intended to be considered as approximate. The boundaries may be considered exact only where corresponding to existing roads, watercourses, or other similar geographical demarcations. As such, situations may arise where land use boundaries will be subject to minor adjustments in order to fulfill, in Council's opinion, the desirable development of the area. In such circumstances, amendments to the Development Plan will not be required provided that such an adjustment or interpretation complies with the Plan's overall objectives and intent.

Words and expressions used in this Development Plan have the meanings ascribed to them in the Provincial Land Use Policies and *The Planning Act*. In instances where a clear definition of a word is not provided for, the definitions contained in the Zoning By-law shall apply to this Development Plan. Additionally, policy statements vary in the degree to which they are meant to be adhered to. That is, whereas some policies are mandatory, others are suggestions. They are to be distinguished and interpreted as follows:

- "Shall" is used to refer to a policy that is mandatory and is to be interpreted as "is required to";
- "Should" is used to refer to a policy that is encouraged but not mandatory and is to be interpreted as "is encouraged to"; and,
- "May" is used to refer to a policy that is permissive and is to be interpreted as "is permitted to".

3.4 Format of the Plan

This Development Plan is divided into four (4) main parts:

- **Part One – Introduction:** provides a description of the planning context and process, outlines the Town's vision and goals for the future, and establishes the purpose and authority of the Plan;
- **Part Two – Land Use Policies:** outlines the objectives and policies to be considered for the town centre, town corridor, existing and emerging neighbourhood, new neighbourhood, employment, and open space and recreation land use areas.
- **Part Three – General Policies:** outlines the objectives and policies for growth management, transportation and connectivity, utilities and municipal services, environment and community health, and culture and heritage, which should be considered in respect to all development;
- **Part Four – Implementation:** outlines how the Development Plan is to be implemented and adhered to, as well as monitored, reviewed, and amended as deemed necessary.

PART TWO | LAND USE POLICIES

PART TWO contains policies pertaining to specific land use areas throughout the Town. This section should, however, be read in its entirety in order to understand the general spirit and intent of Plan, as well as to effectively interpret and apply the policies contained herein. The following land use policy areas are described:

- 4.0 TOWN CENTRE**
- 5.0 TOWN CORRIDOR**
- 6.0 EXISTING AND EMERGING NEIGHBOURHOOD**
- 7.0 NEW NEIGHBOURHOOD**
- 8.0 EMPLOYMENT**
- 9.0 OPEN SPACE AND RECREATION**

4.0 TOWN CENTRE

The Town Centre is located along the eastern portion of Dawson Road and the western portion of Centrale Avenue. Currently, the area serves as the commercial hub of the community, with a variety of businesses and services found on the Town's main thoroughfare. The Sainte Anne Roman Catholic Church, which is the historic centre of the community and focal point of civic activity, anchors the Town Centre to the east. The intent of this land use policy area is to maintain and enhance a central location for a mix of commercial services, as well as local attractions, community amenities, and higher density residential developments.

4.1 Objectives

- To support and strengthen existing commercial uses and encourage residential infill opportunities.
- To ensure adequate space is available to accommodate new and expanded commercial services.
- To provide residents and visitors with the essential everyday items they need within the Town.
- To maintain a central location accessible to everyone for holding community and cultural activities.
- To encourage uses and urban design that reflect local identity and support a vibrant main street.

4.2 Land Use

- i) The primary land use in the Town Centre shall be smaller scale commercial, allowing for a range of professional, hospitality, and retail services, in addition to office space for local businesses.
- ii) Community services and facilities shall also be encouraged, as the central location and presence of active transportation infrastructure provides convenient access for all Town residents.
- iii) Institutional and civic uses complementary to the scale and character of the street shall be permitted.
- iv) Higher density residential developments, such as low-rise apartment buildings, and mixed-use residential developments with commercial space at ground level and residential above, should be encouraged. The conversion of commercial space to low-density residential should be discouraged.

4.3 Policies

- i) Landscaped boulevards and medians, treed sidewalk areas, and small passive plazas should be maintained along Dawson Road and Centrale Avenue where pedestrian traffic is most concentrated.
- ii) If possible, a beautification program should be initiated to strengthen the pleasant and attractive appearance of the Town Centre. This could be accomplished through streetscape improvements, lighting strategies, building façade upgrades, public art projects, wayfinding, protecting and promoting heritage resources, or other placemaking initiatives supported by community members.
- iii) The protection of historically important and architecturally significant buildings shall be encouraged.
- iv) Any new development intended for public access along Centrale Avenue or Dawson Road should be encouraged to establish minimal front yard setbacks to activate the street edge and public realm.
- v) The Sainte Anne Roman Catholic Church and surrounding green spaces, including access to the Seine River, should be maintained and strengthened as a key community focal point and hub for activity.
- vi) The cluster of commercial and community services located at the intersection of Traverse Road and Dawson Road / Centrale Avenue may be enhanced through the addition of new amenities, such as restaurants, cafes, specialty retailers, or a community hall, and the improvement of outdoor spaces.

5.0 TOWN CORRIDOR

The Town Corridor areas follow the major streets of Traverse Road and Centrale Avenue. These streets offer a variety of important functions for the community, from providing a link between neighbourhoods and key local destinations, to forming connections with surrounding regional highways. Currently, there is a diverse range of development along the Town Corridors, including residential, commercial, and institutional uses. The intent of this land use policy area is to continue supporting and expanding on the diverse nature of these corridors, transitioning between the Town Centre, existing neighbourhoods, and future development sites.

5.1 Objectives

- To provide areas with flexibility in order to encourage a variety of development types.
- To accommodate commercial uses too large in scale to be situated in the Town Centre, while ensuring smaller scale commercial uses and pedestrian activity is not drawn away from the core.
- To encourage a diversity of uses that best serves the needs of community members.
- To support connectivity between the Town's residential, commercial, and institutional areas.

5.2 Land Use

- i) A mixture of medium and larger scale commercial and residential uses shall be permitted along Town Corridors, as to provide sufficient flexibility to support new development opportunities.
- ii) Institutional uses, such as health care facilities, community gathering spaces, government services, and places of worship should be encouraged.
- iii) Municipal services, including police and fire stations, shall be permitted along Town Corridors to capitalize on convenient access to major thoroughfares and larger sites to accommodate storage.
- iv) Small scale parks and public plazas with seating should be encouraged to provide residents of new and emerging neighbourhoods with central focal points to gather and pedestrians with areas for rest.

5.3 Policies

- i) Any beautification programs, landscaping initiatives, or lighting strategies introduced in the Town Centre should be extended along Centrale Avenue to enhance character throughout the community.
- ii) Two prominent gateways to the community are situated along the Town Corridors. In an effort to promote the Town and strengthen local identity, Council may consider introducing additional signage or placemaking elements in these areas, complementing the existing entry sign on Dawson Road.
- iii) Development should be oriented to the public road, with main entrances and building signage visible from the public right-of-way, and smaller front yard setbacks to support pedestrian friendly areas.
- iv) Larger scale parking facilities accessory to a new commercial use should be oriented to the side or rear of the principal building. In such cases where this cannot be achieved, due to site constraints or other factors, the proponent shall introduce adequate screening from the public right-of-way.

6.0 EXISTING AND EMERGING NEIGHBOURHOOD

Existing and Emerging Neighbourhood areas are dispersed throughout the Town. These neighborhoods are primarily characterised by low-density residential development, supported by recreational facilities, schools, protective services, and community gathering places. While single-detached dwellings are still most common, a greater number of mid-density row housing options have recently been added to emerging areas, many of which are geared toward the 55+ population. Although this trend is important for accommodating the Town's aging population, as well as increasing density in select areas, there is also a growing interest in assuring new housing will support evolving needs and complement existing character. Accordingly, the intent of this land use policy area is to support the continued vitality of these neighbourhoods, ensuring current and future residents can access the housing options and community amenities they need to enjoy a high quality of life.

6.1 Objectives

- To maintain the stability, quality, and character of existing neighbourhoods.
- To encourage infill development on underutilized or vacant lands within the Town's built-up area.
- To enhance community services and amenities to support increases in the Town's population.
- To manage the expansion and development of emerging neighbourhoods in an orderly manner.

6.2 Land Use

- i) The primary land use in Existing and Emerging Neighbourhood areas shall be residential, with alternative dwelling types to single-family detached homes being encouraged where appropriate.
- ii) Home businesses may be permitted if it can be demonstrated the business will not create nuisance, result in undue traffic and congestion in the neighbourhood, or detract from existing character.
- iii) Indoor and outdoor recreation facilities, community parks, and natural areas shall be encouraged as part of emerging neighbourhood plans to support active lifestyles and a vibrant community.
- iv) Institutional uses within existing neighbourhoods, including schools, care facilities, and places of worship, shall be protected and enhanced as necessary to support the Town's growing population.
- v) Commercial uses may be permitted, subject to zoning approval, if it can be demonstrated the business is located near compatible uses and complementary to neighbourhood scale.

6.3 Policies

- i) The stability of existing and emerging neighbourhoods shall be prioritized as new neighbourhoods are developed adjacent to these areas, considering such factors as privacy, shadowing, and noise.
- ii) Established characteristics shall generally be maintained in neighbourhoods, including building heights, setbacks, and lot coverage, consistent with requirements set out in the Zoning By-law, with some slight variations to reflect current development trends and shifting housing preferences.
- iii) The capacity of existing community services and amenities, including schools, parks, and other public facilities, shall be considered as part of the approvals process for new development.
- iv) Review of proposed non-residential uses shall consider such factors as impact on municipal services, traffic flow, and neighbourhood character, in addition to permitted uses set out in the Zoning By-law.
- v) Development priority shall be given to vacant and underutilized land in existing residential neighbourhoods. In particular, preference shall be given to lands currently serviced by the municipal wastewater system, encouraging the productive use of existing infrastructure.

- vi) Infill development shall be generally consistent with the character of the existing neighbourhood, considering such factors as the scale, style, and placement of new buildings.
- vii) Secondary Suites, in association with a principal dwelling on larger single-family detached lots, should be encouraged in existing neighbourhoods to modestly increase the density of built-up areas and provide residents of the Town with more opportunities to age-in-place. The size, design, and siting of Secondary Suites shall be established in the Town's corresponding Zoning By-law.
- viii) The Town shall consider opportunities to upgrade servicing infrastructure in existing and emerging neighbourhoods in accordance with section 12.0 and applicable Municipal Development Standards.
- ix) Emerging neighbourhoods shall be integrated with the established transportation network of existing neighbourhoods, supporting mobility options for pedestrians, cyclists, and motorists.

7.0 NEW NEIGHBOURHOOD

Lands designated as New Neighbourhood present the Town with opportunities to think long-term about future growth and how best to manage it. Although these areas do not all offer the same development potential, as some are constrained by factors such as the active rail line and helicopter flight zone, they still represent the Town's most valuable resource for accommodating projected population increases. Accordingly, the intent of this land use policy area is to provide new homes and community amenities for future residents, while also ensuring the thoughtful integration of new neighbourhoods into the existing Town structure.

7.1 Objectives

- To encourage a variety of housing types to accommodate the community's evolving needs.
- To introduce new neighbourhoods in a manner that is economically and socially sustainable.
- To ensure an adequate supply of land is available for new neighbourhoods to meet residential needs.
- To integrate new neighbourhoods in a manner that complements the Town's established character.

7.2 Land Use

- i) The primary land use in New Neighbourhood areas shall be residential, including a variety of dwelling types, tenures, and sizes to accommodate the Town's diverse and growing population.
- ii) Home businesses may be permitted if it can be demonstrated the business will not create nuisance, result in undue traffic and congestion in the neighbourhood, or detract from existing character.
- iii) In order to provide all residents with convenient access to community amenities, the Town should encourage recreation facilities, parks, and natural areas as part of new neighbourhood plans.
- iv) The addition of institutional uses may be permitted if it can be demonstrated existing facilities in the Town, including schools and health care facilities, have reached or exceeded capacity.
- v) Commercial uses should generally be discouraged in New Neighbourhood areas, as they are typically located in more peripheral areas of the community, but may be allowed in cases where the business is compatible with surrounding uses and is not primarily customer based, subject to zoning approval.

7.3 Policies

- i) Depending on the scale and location, proposed developments and residential subdivisions may be required to produce a Secondary Plan, Concept Plan, or series of Special Studies prepared by qualified professionals in support of any development application, consistent with section 10.2.3.
- ii) New residential development should occur in a generally contiguous manner, as to ensure integration with the adjacent neighbourhoods and connectivity to existing services and amenities.
- iii) Larger scale residential developments should include a mix of housing types and densities, consistent with the regulations set out in the Zoning By-law, as to accommodate projected population growth.
- iv) Higher density housing types, including low-rise apartment buildings or multi-family row houses, should be located strategically in new neighbourhoods to minimize impacts on surrounding properties and the existing transportation network, such as on corner lots or properties located adjacent to non-residential uses, as well as on or near large collector or arterial roads.
- v) Review of development proposals in new neighbourhood areas should consider impacts on the future development potential of adjacent underutilized or vacant lands.
- vi) Development proposals including affordable and rental housing options should be encouraged and, in some instances, may warrant the reduction of development fees at the discretion of Council.
- vii) Council shall not approve developments that would prevent the efficient delivery of municipal services, such as fire, ambulance, snow clearing, or garbage collection, consistent with section 12.2.4.
- viii) The capacity of existing community services to support additional residents, such as schools and health care facilities, shall be considered when reviewing new residential development proposals.
- ix) New neighbourhoods shall provide convenient access to outdoor amenities, including parks, trails, and recreation facilities, as to ensure there is an equitable distribution throughout the community. These amenities should be established through the provision of public reserves prior to approval.
- x) The size and location of land dedicated for public reserve or park space should be evaluated based on visibility and access from the public right-of-way and its practicality for facilitating a variety of uses.
- xi) The Town shall consider the capacity of existing servicing infrastructure when reviewing and approving development proposals. In cases where new servicing infrastructure is required, the design, installation, and phasing shall be carried out in accordance with section 10.2.2.
- xii) Council should prioritize development on lands where servicing infrastructure can be extended without imposing undue costs to the Town for its ongoing operation and maintenance.
- xiii) New neighbourhoods shall be integrated with the Town's established transportation network, introducing infrastructure to support mobility options for pedestrians, cyclists, and motorists.

8.0 EMPLOYMENT

Employment lands comprise a small portion of the Town in the northwestern area of the community. While allowing these lands to remain vacant in the face of growing development pressure may be challenging, it is also necessary if the Town remains committed to attracting new business interests to the community. As less land is made available for this use, and adjacent development becomes less compatible, this aspiration will only grow more difficult to achieve without expanding Town boundaries. As such, the intent of this land use policy area is to ensure the Town has land available to support future economic development opportunities.

8.1 Objectives

- To continue supporting the existing industrial and commercial uses in the area.
- To protect the health, safety, and wellbeing of community members within and adjacent to the area.
- To ensure the Town maintains an adequate land supply to accommodate the introduction of new industries appropriate for the community context.

8.2 Land Use

- i) The primary land use in the employment area shall be industrial or commercial in nature.
- ii) Alternative land uses, such as residential or institutional, shall generally be discouraged.
- iii) The lands west of Avenue la Verendrye should continue to accommodate low intensity commercial and industrial uses, providing a range of services catered to the traveling public including hotels, restaurants, and service stations.
- iv) Interim alternative land uses should be considered if it can be demonstrated to be adaptable to commercial or industrial interests in the future, while also not posing health risks to the public.

8.3 Policies

- i) Recognizing the scale of the community, existing adjacent uses, and the supply of land available, the Town may consider encouraging multiple smaller and medium scale development opportunities, as opposed to waiting for a single larger employer. This may be achieved by introducing strategic initiatives, such as those in section 16.5, in order to compete with surrounding municipalities.
- ii) The inclusion of buffering shall be a requirement of all development adjacent to non-industrial uses, with particular care for surrounding residential neighbourhoods. The proponent shall be required to include such plans, acceptable to Council, as part of any proposed development in this area.
- iii) Proposals for any type of development that may pose risks to the well-being of residents, whether due to noise, odour, or other detrimental factors, shall be considered as a conditional use and subject to a public hearing to allow for community input and additional measures to mitigate impacts.

9.0 OPEN SPACE AND RECREATION

Open Space and Recreation areas are primarily clustered around the Town's schools to the north, with others situated along the Seine River in the central and southeastern portions of the community. These areas are integral for supporting the health and well-being of community members. They provide opportunities for residents to lead active lifestyles, spend time outdoors, and engage in social interactions. Moreover, they also allow the Town to protect ecologically significant areas, contributing to the health of its natural resources. With a steadily growing population, the demand for these types of amenities will only continue to increase moving forward. In turn, the Town may consider opportunities to improve the disbursement of these areas throughout the community, while also strengthening connections between them. As such, the intent of this land use policy area is to reinforce the importance of open space and recreational areas within the community, ensuring all residents, current and future, have convenient access to these types of amenities.

9.1 Objectives

- To promote healthy and active lifestyles by providing spaces for year-round recreational activities.
- To provide indoor and outdoor spaces for residents of all ages to participate in passive and programmed recreation options.
- To maintain the Town's scenic beauty and natural environment by protecting green spaces, mature trees, and areas of ecological significance.
- To encourage the use of naturalized open space as a buffer between incompatible land uses.

9.2 Land Use

- i) Areas designated as Open Space and Recreation shall primarily serve as public parks, green spaces and recreation sites, featuring a variety of natural elements, site furnishings and recreation amenities.
- ii) Structures providing services to the community and enhancing overall experience, such as washrooms, concession stands, and outdoor stages, should be encouraged.
- iii) Uses that do not provide recreational or ecological value, or that would ultimately result in limiting public access to outdoor amenities, shall not be permitted.

9.3 Policies

- i) A riparian buffer adjacent to either side of the Seine River shall be maintained as an attractive amenity with multiple public access points to this celebrated local feature. This shall be achieved by requesting developers of lands along the Seine River to designate these areas as "public reserves".
- ii) The preservation of mature trees in all Open Space and Recreation areas shall be encouraged.
- iii) Naturalization should be explored as an alternative to intensive landscaping in areas where maintenance can be difficult, expensive, or detrimental to the natural environment.
- iv) The Town shall maintain parks and open spaces in a manner that provides a safe, attractive, and hazard-free experience for residents and visitors, consistent with the Recreation Master Plan.
- v) Adequate lighting in prominent public parks and recreation sites should be maintained to facilitate a safe experience and encourage regular use throughout the day and evening.
- vi) Priority shall be given to the development and / or redevelopment of existing parks and open spaces.
- vii) Parks should vary in size, from larger regional destinations designed to support opportunities for festivals, cultural events, and community gatherings, to smaller neighbourhood scale pocket parks.
- viii) A variety of indoor and outdoor recreation facilities, designed for programmed and passive uses, shall be provided in the community to encourage use by residents of all ages and abilities.
- ix) The Town should maintain indoor and outdoor recreation amenities appropriate for all-season use.
- x) The Town should establish active transportation connections between new and existing parks, open spaces, natural areas, and recreation facilities, as to ensure safe and convenient access for all users.

PART THREE | GENERAL DEVELOPMENT POLICIES

PART THREE outlines a series of general development policies applying to land use and development throughout the Town of Ste. Anne. In support of the policies included in PART TWO, which apply to specific land use areas, the policies contained within this section address broader concepts and should be reviewed in respect to all proposed development. The following general development policies are described:

10.0 GROWTH MANAGEMENT

11.0 TRANSPORTATION AND CONNECTIVITY

12.0 UTILITIES AND MUNICIPAL SERVICES

13.0 ENVIRONMENT AND COMMUNITY HEALTH

14.0 CULTURE AND HERITAGE

10.0 GROWTH MANAGEMENT

Development activity in the Town has increased substantially over recent periods in response to unprecedented rates of population growth. While this growth translates into many benefits for the community, including an increased tax base and elevated support for local services, it can also present challenges. In particular, with a limited supply of land available to accommodate new residential and employment uses, the Town must be strategic as it moves forward, considering targets for residential units, compatibility of land uses, potential for future expansion, and various other related factors. Accordingly, this section provides guidance for managing the Town’s continued growth to ensure long-term viability.

10.1 Objectives

- To ensure the Town continues to grow in an orderly and sustainable manner.
- To maintain an adequate supply of land to accommodate a variety of uses and development types.
- To promote compact and connected development patterns while ensuring compatibility of land uses.
- To establish standards for new development that protects the long-term interests of the community.
- To encourage regional collaboration in regards to long-term planning initiatives.

10.2 Policies

10.2.1 Conformity to Development Plan

- i) As to ensure the continued growth of the Town is carried out in an orderly, sustainable, and viable manner, future development shall be consistent with the directions of this Development Plan.
- ii) Land uses shall be generally consistent with the map attached as “Map 1: Land Use”, with further detail regarding conditional and permitted uses established in the corresponding Zoning By-law.

10.2.2 Development Standards and Procedures

- i) The Town shall periodically update the “Building By-law” and the “Municipal Servicing Standards By-law” to establish clear expectations to developers and prevent undue costs to the Town.
- ii) The Town may require proponents to obtain a qualified engineer, architect, surveyor, or other appropriately certified professional for design and inspection purposes of any development application deemed necessary by Council or the Designated Officer.
- iii) Sequencing of infrastructure installation in new neighbourhoods shall be determined through the development approval process and enforced through the establishment of development agreements and provision of associated permits.
- iv) The Town should use the tools outlined in section 16.0 to ensure they are not solely responsible for costs associated with the provision of infrastructure for new developments or subdivisions, as well as to enforce municipal standards and specifications for the installation of services and facilities.

10.2.3 Area Plans and Special Studies

- i) Council may adopt a Secondary Plan to establish clear direction and predictability for the development of larger scale areas in the community. A Secondary Plan should be required if the proposed development: includes 50 or more lots; requires significant servicing upgrades; is anticipated to be built out in phases; or, features a potential conflicting land use (see section 16.2).

- ii) Developers may be required to prepare a Concept Plan in order to demonstrate what a proposed development will consist of and how it may be integrated into surrounding areas. A Concept Plan should be required if the proposed development: includes 20 or more lots; is located adjacent to constrained lands; proposes new public streets; or, features new public facilities (see section 16.9).
- iii) In support of development proposals, Council may require proponents to provide special studies to ensure the project will not impose negative impacts on the Town's residents, natural resources, or built infrastructure, including but not limited to: Transportation Impact Studies; Drainage Plans; Site Servicing Studies; Riverbank Stability Assessments; or, Noise and Vibration Studies.

10.2.4 Directing Future Development

- i) Currently serviced lands or lands contiguous to existing built-up areas shall have the highest priority.
- ii) The Town may consider establishing residential unit targets for new development or infill targets in select areas to ensure the supply of developable lands can support projected population increases.
- iii) In order to address the barrier of private land ownership in areas with high development potential, the Town should engage owners in preliminary discussions to explore the potential for future infill.

10.2.5 Regional Cooperation

- i) The Town should establish and maintain a positive, cooperative, and healthy working relationship with all stakeholders, including, but not limited to, the Province of Manitoba, the RM of Ste. Anne, public service providers, private developers, business owners, and community members.
- ii) The Town should maintain open lines of communication with the RM of Ste. Anne to ensure coordinated efforts regarding long-term planning initiatives, such as future expansion of the Town.

10.2.6 Town Expansion

- i) Council should initiate discussions with the RM of Ste. Anne regarding future expansion to the north, in recognition of the land constraints in other directions and the existing location of services, which would allow the Town to support additional residential growth beyond a projected 15-year horizon.
- ii) Any areas to the north that may be considered for future expansion should include an internal road system that complements and provides connectivity to the existing street network, as well as considers the access management plan for PTH 1, which will limit access points to strategic locations.
- iii) The Town should put existing developable lands to productive use prior to permitting development within an expanded area, unless it can be demonstrated to be more cost effective for servicing.

10.2.7 Educational Services

- i) The Town shall support the Seine River School Division in expanding local educational facilities to support growth and shall consider its limited capacity in the development review process.

11.0 TRANSPORTATION AND CONNECTIVITY

Enhancing connectivity for all forms of transportation is a high priority for the community. Beyond mobilizing its growing number of residents, the Town must also consider its role as a regional hub for education, recreation, and health services, which brings many people to the community on a daily basis. The Town does offer a number of advantages in this area. With a relatively compact form, as well as a strong network foundation formed by Traverse Road and Centrale Avenue / Dawson Road, it is well placed to connect residents and visitors alike through a range of transportation options. Despite these advantages, many of the local streets, sidewalks, and pathways currently come to abrupt ends before reaching key destinations. Accordingly, this section provides direction for transportation and connectivity within the Town, promoting the safe and efficient movement of all residents and visitors throughout the community.

11.1 Objectives

- To provide all residents of the Town with convenient access to local services and amenities.
- To establish a transportation network that is safe, efficient, and accessible for all forms of mobility.
- To expand active transportation facilities and provide greater connectivity to key local destinations.
- To minimize the adverse impacts of railway-generated disturbances and potential hazards.

11.2 Policies

11.2.1 Active Transportation

- i) The Town shall work toward expanding and enhancing active transportation facilities throughout the community to encourage walking, cycling, skateboarding, and all other active mobility options.
- ii) Year-round active transportation facilities may be developed in public parks and open space for both recreation and transportation purposes, including ice skating, skiing, and snow-shoeing trails.
- iii) As the residential population continues to grow in areas to the east and west of the Town Centre, additional pedestrian crosswalks should be considered across Centrale Avenue to ensure convenient, safe, and barrier-free north-south access over the median boulevard.
- iv) Streets, sidewalks and trails, particularly those in the Town Centre and Parc des Redemptoristes, shall be constructed and maintained to enable access for all residents, regardless of age or ability.
- v) All pathways shall be designed to a standard that accommodates two-way travel and uses materials that are cost effective for maintenance. Pathways should, whenever possible, connect to existing active transportation networks and establish convenient routes to key local destinations, such as schools and parks.
- vi) Future subdivision proposals should incorporate pedestrian and cyclist connections between the development and the rest of the community to ensure integration with existing amenities. The provision of dedicated lands should be a necessary part of achieving this to protect future corridors.

11.2.3 Municipal Road Network

- i) Subdivision Plans, Concept Plans, and Secondary Plans shall only be approved if the design and pattern of the proposed road network is sufficiently integrated with the existing street system.
- ii) New development shall be encouraged to feature minimal cul-de-sacs and shorter neighbourhood blocks to improve local connectivity and create alternative options for reaching local destinations.

- iii) Access connections onto a municipal road shall require the approval of Council.
- iv) As a condition of approving a development proposal, the developer may be responsible for the provision of roads within the subject area, including all associated costs.
- v) The Town may, through the corresponding Zoning By-Law, establish parking standards for all uses.
- vi) In the absence of constructing sidewalks in new subdivisions, traffic calming measures on public roads may be considered at Council's discretion, as to ensure safe use for pedestrians and cyclists. The same policy may be applied to existing areas without sidewalks where pedestrian traffic is high.

11.2.4 Provincial Highways

- i) Permits shall be required from Manitoba Infrastructure for any new, modified, or relocated access, or to intensify the use of an existing access to PR 207 and PR 210, as per *The Transportation Infrastructure Act*, excluding the portion of PR 207 extending from Traverse Road to Caledonia Road.
- ii) For any development proposed along PR 207 between Traverse Road and Caledonia Road, referred to locally as Centrale Avenue, the Town should consult provincial technical advisors to ensure future upgrading, maintenance, and drainage will not be adversely affected along this roadway.
- iii) Permits from Manitoba Infrastructure shall also be required for any development proposed within the controlled area adjacent to PTH 12, including the construction or alteration of any building or structure, and for the introduction, modification, or intensification of any access to PTH 12.
- iv) Development that may have a detrimental impact on the safe and efficient operation of the provincial highway system shall not be allowed unless appropriate measures, as deemed acceptable to Manitoba Infrastructure, are incorporated into the development at the sole cost of the proponent.

11.2.5 Rail Proximity

- i) In reviewing applications for new development in proximity to the CN Sprague Subdivision Rail Line, Council should reference and, as deemed necessary, enforce the guidelines produced by the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada (RAC), titled "Guidelines for New Development in Proximity to Railway Operations" (2013). The guidelines establish appropriate measures for mitigating impacts from noise and vibration, as well as generally protecting the safety and wellbeing of residents. These measures include, but are not limited to, a minimum 30-metre setback (98.5 feet) from the active rail line for all new residential development.
- ii) Council shall reference other relevant guidelines and standards for rail proximity as they evolve.

12.0 UTILITIES AND MUNICIPAL SERVICES

The provision of municipal services and utilities is integral for supporting all types of development within the community. As the Town continues to add and expand residential neighbourhoods, commercial areas, and public facilities, the pressure placed on these systems will continue to increase, as will the costs associated with operating and maintaining them. In order for the Town to grow in a sustainable manner, as well as protect the well-being of residents, it is important for these factors to be considered when making decisions about future development. Accordingly, this section provides direction regarding municipal services and utilities within the Town, including considerations for maintaining and upgrading associated infrastructure.

12.1 Objectives

- To optimize the use of existing municipal infrastructure prior to making further investments.
- To ensure the capacity of municipal infrastructure can accommodate projected population increases.
- To upgrade utilities and expand municipal services as required in a timely and cost effective manner.
- To maintain a safe and orderly community by providing reliable municipal services and utilities.
- To prevent utility infrastructure from imposing detrimental impacts to the environment or character of the community.

12.2 Policies

12.2.1 New Development

- i) All new development shall be connected to the municipal wastewater system.
- ii) Proposed developments including septic fields for wastewater disposal shall not be permitted.
- iii) No new connections to the gravity sewer system should be allowed, but rather, new development should be connected to the Town's existing force mains.
- iv) Servicing plans for all new development should be required to obtain third party engineering review.
- v) Applications for any development that is of a larger scale or cause for concern regarding drainage onto a public right-of-way or ecologically significant area shall be required to include a drainage plan consistent with the Town's Building By-law. As part of the approval process, the Town may impose conditions on the maintenance of drainage ditches to ensure consistent discharge rates are achieved.
- vi) Any development proposing drainage into the provincial highway drainage system or a designated provincial waterway shall require permission from Manitoba Infrastructure and licensing from the appropriate provincial authority. Should there be any upgrades required to the existing highway drainage system or provincial waterway in direct relation to the development, the developer shall be solely responsible for any and all associated costs.

12.2.2 Existing Infrastructure Upgrades

- i) The Town shall continue to pursue the proposed expansion of its wastewater treatment lagoon.
- ii) Existing developments including septic fields with pump out tanks for wastewater disposal should be encouraged to connect to the municipal wastewater system and comply with current legislation.
- iii) The Villa Youville complex should be disconnected from the gravity sewer and connected to the new force main, after which a new capacity assessment of the gravity sewer should be undertaken.
- iv) The Town should develop a phased renewal plan for the gravity sewer system, as the lines are approaching end of life expectancy and operating at or near capacity during wet weather conditions.
- v) The Town shall continue to operate and maintain its wastewater infrastructure in accordance with provincial guidelines and licencing requirements.

12.2.3 Natural and Sustainable Infrastructure

- i) Future Subdivision Plans, Concept Plans, and Secondary Plans, when deemed appropriate, should incorporate natural and sustainable types of infrastructure for water and energy conservation strategies. Dedicated lands may be used as a tool for implementing this direction (see section 16.12).
- ii) The Town should encourage the use of naturalized stormwater facilities to strategically store water during wet events, create wildlife habitat, and reduce pressure on the municipal wastewater system.

12.2.4 Provision of Municipal Services

- i) New development, and in particular multi-family residential or row housing development with multiple access points, shall consider snow clearing services when designing approaches from public roadways, as to ensure adequate space is maintained for temporary snow storage.
- ii) The capacity of the Town’s firefighting resources shall be considered when reviewing plans for proposed higher density developments.
- iii) Convenient access and clear wayfinding strategies shall be considered for all new developments to ensure the effective response of police and emergency service providers.
- iv) The layout of new neighbourhoods shall allow for the efficient collection of solid waste.

12.2.5 Public and Private Utilities

- i) Essential activities of government, including public and private utilities, shall be allowed in any land use designation subject to zoning requirements. Special considerations may be given in the Zoning By-Law to review siting requirements for uses that include communications towers and maintenance compounds to ensure they will not have adverse impacts on adjacent lands. Such uses should be located and developed in a manner that will minimize any incompatibility with adjacent areas.
- ii) Cooperation will be encouraged with affected utility companies to ensure the economical and efficient provision of services, including the establishment of energy efficient facilities.
- iii) Existing public and private facilities shall be protected from incompatible or potentially incompatible land uses that may threaten or adversely affect their continued operation and maintenance.
- iv) In order to protect public safety and coordinate class upgrades to pipeline facilities, any development in proximity to the TC Pipeline, as indicated on Map 2, should be in accordance with the following:
 - a. Any development proposed within the Prescribed Area that will cause a ground disturbance, including excavation or digging, shall obtain prior written consent from the pipeline operator;
 - b. The Town should, as part of the review process for proposed developments within the Facility and Pipeline Assessment Areas, circulate applications to the pipeline operator; and,
 - c. Developers shall be responsible for acquiring information regarding the use of land within the TC Pipeline right-of-way, including when it is necessary to obtain a Crossing Agreement.

13.0 ENVIRONMENT AND COMMUNITY HEALTH

The Town is committed to balancing growth and development with the health of community members and the environment. Importantly, these outcomes should not be viewed as either/or scenarios, but rather, as interrelated factors for building a complete and viable community. Whether related to protecting natural areas and resources, or ensuring equal access for all ages and abilities, decisions regarding future development in the Town must consider social, environmental, and economic outcomes collectively. In accordance with this approach, the intent of this section is to provide guidance on environmental and community health matters in the Town, specifically as they relate to land use and development.

13.1 Objectives

- To ensure that waterways and groundwater sources remain free of contamination and pollution.

- To balance future development pressures with the protection of the Town's natural environment.
- To protect and promote the health, safety, and wellbeing of all community members.
- To ensure private and public development is free of barriers for residents of all ages and abilities.
- To increase local capacity for adapting to potential risks and disruptions caused by climate change.

13.2 Policies

13.2.1 Flood Protection

- i) Although the Seine River Diversion mitigates flooding in the Town, precautions still need to be taken to ensure the safety of residents and long-term sustainability of development. As such, there should be no development in flood hazard areas, including all lands which would be flooded by the 1:200-year flood, or flood of record, whichever is greater, and lands that are subject to periodic local flooding.
- ii) Where it is not practical or desirable to restrict development on or near flood hazard areas, the development must be designed to avoid or mitigate potential risk, in accordance with the following:
 - a. No adverse alteration, obstruction, or increase in water flow, flood velocities or flood stages;
 - b. No added risk to life, health, or safety;
 - c. All structures and services are designed to function under hazard conditions – uninterrupted access to parcels subject to flooding must be provided;
 - d. All permanent structures must be located on sites which have been raised with fill to an elevation at least 0.6-metres (2 feet) above the 200-year flood level, or the flood of record, whichever is greater as determined in consultation with the appropriate provincial authority;
 - e. Land which may be eroded away within a 50-year period shall be excluded from development unless it is demonstrated, to the satisfaction of Council, that the erosion process has been halted;
 - f. Development shall not be permitted on lands subject to bank instability or slumping;
 - g. Removal of shoreline vegetation, which can contribute to increased rates of erosion, bank instability, and slumping, shall not be permitted; and,
 - h. A hydro-geological investigation or study, or a geotechnical report, completed by a professional engineer licensed to practice in Manitoba may be required.

13.2.2 Riparian Areas

- i) In order to protect the safety of residents and help prevent erosion or slumping along riverbanks, permanent structures shall be set back a sufficient distance from the normal high water level of the Seine River, as defined in the Town's Zoning By-law in accordance with Provincial Land Use Policies.
- ii) The distance of septic fields and holding tanks from the Seine River shall follow provincial guidelines.
- iii) New developments adjacent to the Seine River should be required to establish a riparian buffer or public reserve, the size of which will be determined by Council, to prevent erosion of river banks.
- iv) The preservation and rehabilitation of native vegetation shall be encouraged in riparian zones along the Seine River in order to stabilize banks, filter run-off, and to promote surface water quality.
- v) Proposed development adjacent to the Seine River where there is a known or perceived risk of erosion or bank instability may require a geotechnical engineering analysis by a qualified engineer.

13.2.3 Climate Change Adaptation

- i) In order to improve resilience to the changing climate, including its impact on critical community infrastructure and the health of residents, the Town should seek partnership opportunities with other levels of government, relevant organizations, and neighbouring municipalities to develop a thorough understanding of the issues facing local communities and create coordinated strategies to respond.
- ii) Groundwater levels should be monitored regularly and, in response to experts predicting an increased risk of drought, wells should be designed to reach underground aquifers in dry conditions.
- iii) The planting of native and non-invasive tree species and vegetation that are resilient to climate change shall be encouraged in public parks and throughout new and emerging neighbourhoods.
- iv) Further to section 12.2.2, in assessing the required capacity of the municipal wastewater system for future upgrades, the Town shall consider the potential for increased levels of annual precipitation.
- v) Periodic reviews should be undertaken regarding policies for development around “hazard areas” to ensure standards are adequate in relation to changing precipitation patterns and levels of flood risk.

13.2.4 Water Stewardship

- i) Since all water is drawn from groundwater wells, the impacts to groundwater sources and local waterways shall be considered when approving all development applications, as to ensure future growth occurs in a manner that sustains the yield and quality of water from significant aquifers. The establishment of a municipal water system may also be considered as the Town continues to grow.
- ii) Abandoned wells shall be sealed in accordance with provincial legislation and / or guidelines.
- iii) Development proposals requiring significant volumes of groundwater shall not be approved until the proponent has explored the need for a Water Rights License and acquired all necessary entitlements.
- iv) The Town shall coordinate water management with the Seine-Rat-Roseau River Conservation District.

13.2.5 Urban Canopy

- i) The protection of mature trees in the Town shall be encouraged to maintain community character and air quality, which may be strengthened through a Tree Protection By-law or Urban Forestry Plan.
- ii) Developers shall be required to provide a landscaping plan with provisions to plant a minimum number of trees as part of the review and approvals process for any applicable new development.
- iii) In response to the projected increase in very hot days annually, the Town shall ensure public parks, pathways, and sidewalks feature an adequate number of trees to provide users with shaded areas.
- iv) A diverse stock of local tree species shall be maintained in parks, open spaces, and residential neighbourhoods in response to increasing pressures from pests and invasive species.

13.2.6 Accessible and Age-Friendly Development

- i) The Town should encourage universal accessibility design standards to be considered and included in the development of all public and private spaces throughout the community. Requirements may be based on the Design of Public Spaces Accessibility Standard being produced by the Province.
- ii) The Town should continue to work with developers to find creative planning and design solutions for making new residences and future neighbourhoods more age-friendly, such as through featuring visitable dwellings, walking paths, and places to rest throughout the public realm.

- iii) Compact and connected neighbourhoods shall be encouraged to provide residents with direct and convenient access to amenities and services without necessitating the use of an automobile.

13.2.7 Incompatible Land Uses

- i) Hazardous uses that manufacture, handle, store, or distribute dangerous material shall only be allowed as a conditional use. In this way, and in consultation with area residents via public hearings, appropriate mitigation measures can be made to ensure the health and safety of Town residents.
- ii) New livestock operations, defined as operations of more than ten (10) animal units, shall not be permitted in the Town, while any existing livestock operations shall not be permitted to expand.

14.0 CULTURE AND HERITAGE

The Town's unique identity and local culture are largely defined by its rich bilingual heritage. These factors are also strongly connected to the built environment, as they inspire street names and landmarks that create a sense of place, as well as economic development and community building initiatives that contribute to the Town's success. As well, by highlighting local culture and heritage, the Town is able to distinguish itself from other municipalities and create a sense of cohesion among community members. These elements, when embraced, can play a key role in making the community a desirable place to live. As such, the intent of this section is to provide guidance for protecting and capitalizing on the Town's cultural and heritage assets.

14.1 Objectives

- To ensure the long-term preservation and protection of the Town's cultural and heritage assets.
- To promote and enhance the unique social and cultural assets that help shape the Town's identity.
- To enhance the public's awareness of and appreciation for the Town's heritage resources.

14.2 Policies

14.2.1 Heritage Preservation

- i) Heritage resources – official and unofficial provincial or municipal heritage sites, as well as those in the process of receiving designation – should be protected from incompatible or potentially incompatible land uses that may threaten their integrity, operation, or general public value.
- ii) The Town may take any steps warranted to preserve local sites and structures of significance including, but not necessarily limited to, the provisions outlined in *The Heritage Resources Act*.
- iii) The development, designation, and preservation of heritage resources should be coordinated with other heritage and recreation resources in the region to maximize interpretive potential and tourism.

14.2.2 Cultural Appreciation

- i) The Town should continue to celebrate its bilingual culture and history through the naming of streets, parks, and public facilities, demonstrating the unique identity of the community.
- ii) The Town may consider integrating cultural assets into placemaking or wayfinding strategies throughout the community, highlighting key local destinations, or helping to activate the Town Centre.

PART FOUR | IMPLEMENTATION

PART FOUR provides an overview of processes, planning tools, and strategies for implementing this Development Plan and, in turn, advancing the goals, objectives, and community vision contained herein.

15.0 ADMINISTRATION

15.1 Adoption and Enforcement

In accordance with *The Planning Act*, Development Plans in Manitoba must be approved by the Minister before officially being adopted through Council resolution. Once adopted by the Town's Council, this Plan will rescind and replace the Town of Ste. Anne Development Plan By-law 8-2009, giving it the force of law.

Enforcement of the Development Plan shall be carried out through the decisions of Council, the actions of administrative staff, and the directions provided by provincial departments and agencies. Any future development in the Town must be in keeping with the policies and objectives of this Plan. In order to ensure this is achieved, Council may, through the development application review and approval process, establish conditions or requirements for proponents in accordance with the tools set out in section 16.0 of this plan.

15.2 Monitoring Performance

This Development Plan is intended to be a long-term policy document that guides the Town's decision making for years to come. It is not, however, intended to be a static or inflexible document. As such, the policy objectives and planning goals contained herein should be monitored throughout the Plan's implementation, as to ensure they remain relevant to the needs, challenges, and opportunities in the community.

This can be achieved in a number of ways. The Town may choose to establish indicators for success as starting points for tracking results, such as targets for population growth, residential infill units, or kilometres of active transportation infrastructure added. Alternatively, the Town may choose to simply collect and periodically review data on different factors related to land use and development, which can help guide the day-to-day decisions of Council. Ultimately, by tracking the community's progress toward achieving its goals and objectives, the Town can remain informed on the effectiveness of implementation moving forward.

15.3 Amendments and Review

All Development Plan amendments, whether initiated by Council or an affected property owner, must be reviewed and approved according to *The Planning Act*, including review and approval by the Minister before coming into effect. If new development is proposed that does not conform to the Development Plan, then an application to amend the Plan shall be prepared for initial review by Council. Applications to amend the Plan must demonstrate the impact of the proposed change and must be in the best interest of the community.

The Development Plan should also be reviewed periodically and, as deemed necessary, revised to anticipate and respond to changing conditions within the Town. *The Planning Act* provides that a Council may set out a date by which a review of the Development Plan must be completed. Consistent with the recommended timeframe in *The Planning Act*, and based on the Town's current growth trends, Council intends to carry out a review of the Plan no later than five (5) years after the effective date of this document being adopted.

16.0 IMPLEMENTATION TOOLS

The following section summarizes a suite of planning tools available to the Town to implement the policies and directions of the Development Plan under the authority of *The Planning Act* and *The Municipal Act*.

16.1 Zoning By-law

The Town's Zoning By-law shall serve as the primary planning tool for implementing the land use goals, objectives, and policies of the Development Plan. Accordingly, a review and update of the Town's Zoning By-law (No. 8-2010) will be undertaken in conjunction with the Plan, which will ensure consistency between the documents. Building on the directions contained herein, the Zoning By-law shall designate zones for certain types of development, identify the associated permitted and conditional land uses, as well as establish corresponding development standards. Pursuant to *The Planning Act*, Zoning By-laws must be generally consistent with adopted Development Plans. As such, the Plan should be regularly referenced while administering the Zoning By-law, particularly when considering proposed amendments or variation orders.

16.2 Secondary Plans

Under section 63 of *The Planning Act*, the Town may adopt, by by-law, a Secondary Plan to provide more detailed guidance regarding growth and development in select areas of the community. This planning tool may be of particular benefit when a proposed development is of a larger scale, would require significant servicing upgrades, or is planned to be built-out in multiple phases. In accordance with *The Planning Act*, the Secondary Plan may address objectives and issues in any part of the Town, without limitation, regarding:

- Matters part of this Development Plan;
- Subdivision design, road patterns, building standards, or other land use and development matters; or,
- The protection of heritage resources or sensitive lands, as well as other cultural and social factors, such as economic development.

16.3 Adoption of Other By-laws

Development projects are also subject to the provisions of other municipal by-laws, including development standards by-laws, licensing by-laws, and the Manitoba Building Code. As such, these by-laws and regulations not only complement the Development Plan and corresponding Zoning By-law, but also set out the terms, conditions, and procedures by which building permits should be issued. Many of the objectives contained herein should be advanced through periodic reviews and updates to the Town's existing by-laws, such as By-law No. 14-92 (Municipal Servicing Standards) and By-law No.9-94 (Building Standards).

16.4 Strategic Plans for Economic Development

As outlined in *The Municipal Act*, the Town may adopt a strategic plan for economic development, which should be generally consistent with the goals and objectives of the Development Plan. It is also recommended that existing or proposed community vision statements and action plans are prepared as part of the community round table process, ensuring objectives, policies, and programs are relative to current needs.

16.5 Tax Incentive Programs

Under the authority of *The Municipal Act*, the Town may, independently or through inter-governmental partnerships, consider offering grants or tax incentives to private interests as a means of advancing economic development objectives. This could be implemented through a number of different mechanisms; however, tax-increment financing and graduated property tax-freeze programs are two common approaches.

- Tax Increment Financing (TIF) is a tool used by governments to stimulate development and economic growth. While TIF is applied differently across various administrations, the approach typically taken in the Province of Manitoba can broadly be explained in three steps. First, a municipality partners with the Province to publicly subsidize an infrastructure or community improvement project. Second, the subject project generates an incremental increase in property value, causing its contribution to the property tax base shared by the provincial and municipal governments to increase. Third, all or a portion of the incremental increase in tax revenue is invested back into the project for a set period of time, up to a maximum of 25-years.
- A graduated property tax-freeze program may also be administered in different ways, but would commonly exempt the benefiting property owner from paying the municipal portion of property taxes in the first year, subsequently increasing the portion they pay annually by 20% for a period of 5-years, after which time the owner is paying the full amount.

16.6 Capital Expenditures

Realizing the vision, goals, and objectives of this Development Plan will require substantial investments in community infrastructure and services. Presently, the Town is approaching a critical period where its existing municipal infrastructure will require maintenance and / or upgrades in order to support projected population growth. In turn, the Town should proceed by coordinating capital budgeting with infrastructure management, as well as other substantial land use planning decisions. Pursuant to section 167 of *The Municipal Act*, when Council is revising annual capital expenditure programs, the Development Plan should be consulted to ensure consistency with long-term planning goals. Finally, the Town should pursue opportunities for funding partnerships with senior levels of government, as well as cost-sharing opportunities with the RM of Ste. Anne.

16.7 Designated Officer

The Town may authorize a Designated Officer to issue development permits, zoning memoranda, non-conforming certificates, and other similar documents, as well as approve minor variations to the requirements of a Zoning By-law up to a maximum of 15%, as per the provisions of *The Planning Act*.

16.8 Subdivision Control

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process, providing an opportunity for development proposals to be evaluated in accordance with the provisions of the Development Plan. A subdivision proposal cannot proceed without the approval of the Town Council and the Provincial Approving Authority. Council and / or the Provincial Approving Authority may, in accordance with provisions of *The Planning Act*, attach a series of conditions to a subdivision approval, or require the applicant to pay certain capital levies and lot fees when subdividing lots.

16.9 Concept Plans

The Town may require the preparation and submission of a Concept Plan in support of multiple lot subdivisions, complex re-zonings, variation order applications, or other cases deemed necessary by Council. The purpose of the Concept Plan is to provide a detailed summary of the proposed development including, but not limited to:

- Rationale for the proposed development;
- Conformity to the Development Plan and Zoning By-law;
- Existing site conditions;
- Development design, land uses, densities, and landscaping;
- Site drainage strategy;
- Servicing and utilities strategy; and,
- Access and transportation strategy.

16.10 Development Agreements

As a condition of amending a Development Plan By-law or Zoning By-law, making a Variance Order, or approving a Conditional Use or Subdivision Plan, the Town may require the owner of the affected property to enter into a Development Agreement to protect both parties' interests. A development agreement for subdivisions may deal with the responsibilities of the applicant and the Town for the provision and installation of services to the subject lands, as well as the provision of open space and school lands. A development agreement for a zoning amendment, on the other hand, may be specific with respect to the use of the land.

16.11 Special Studies

In support of a proposed subdivision or development, the Town may require the proponent to conduct special studies or technical investigations, such as grading plans, geotechnical / environmental assessments, noise and vibration studies, or traffic impact assessments. These studies must be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study borne by the applicant.

16.12 Land Dedication

Pursuant to section 135(6)(b) of *The Planning Act*, as a condition of a subdivision approval, the Town may require proponents to dedicate a portion of lands for the purposes of: a public park; a public recreation area; a natural area; a planted buffer strip separating incompatible land uses; or, public works. Alternatively, as per section 136(1) of *The Act* at Council's discretion, the proponent may provide cash in lieu of dedicated lands.

16.13 Development Permits

New development generally requires a development permit issued by the Town. Before a permit is issued, however, proposals should be reviewed to determine their conformance with all applicable policies, standards, and regulations set out in the Town's Development Plan and Zoning By-law.

16.14 Development Levies

As per section 143(1) of *The Planning Act*, Council may require applicants to compensate the Town for capital costs that may be incurred by the subdivision of land, in accordance with levy rates set in By-law No. 11-2011.

16.15 Acquisition and Disposal of Land

The Town may acquire an interest in land or sell, lease, or otherwise dispose of land for the purpose of implementing provisions of the Development Plan.

16.16 Municipal Cooperation

Implementation of the Development Plan may benefit from, or require cooperation between, one or more municipalities. Provided for under *The Municipal Act*, municipalities may engage in tax sharing agreements, service sharing agreements, and cost sharing agreements, as well as negotiations for annexation.

17.0 COMMUNITY INVOLVEMENT

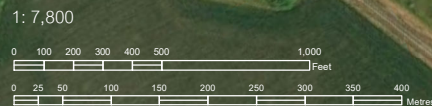
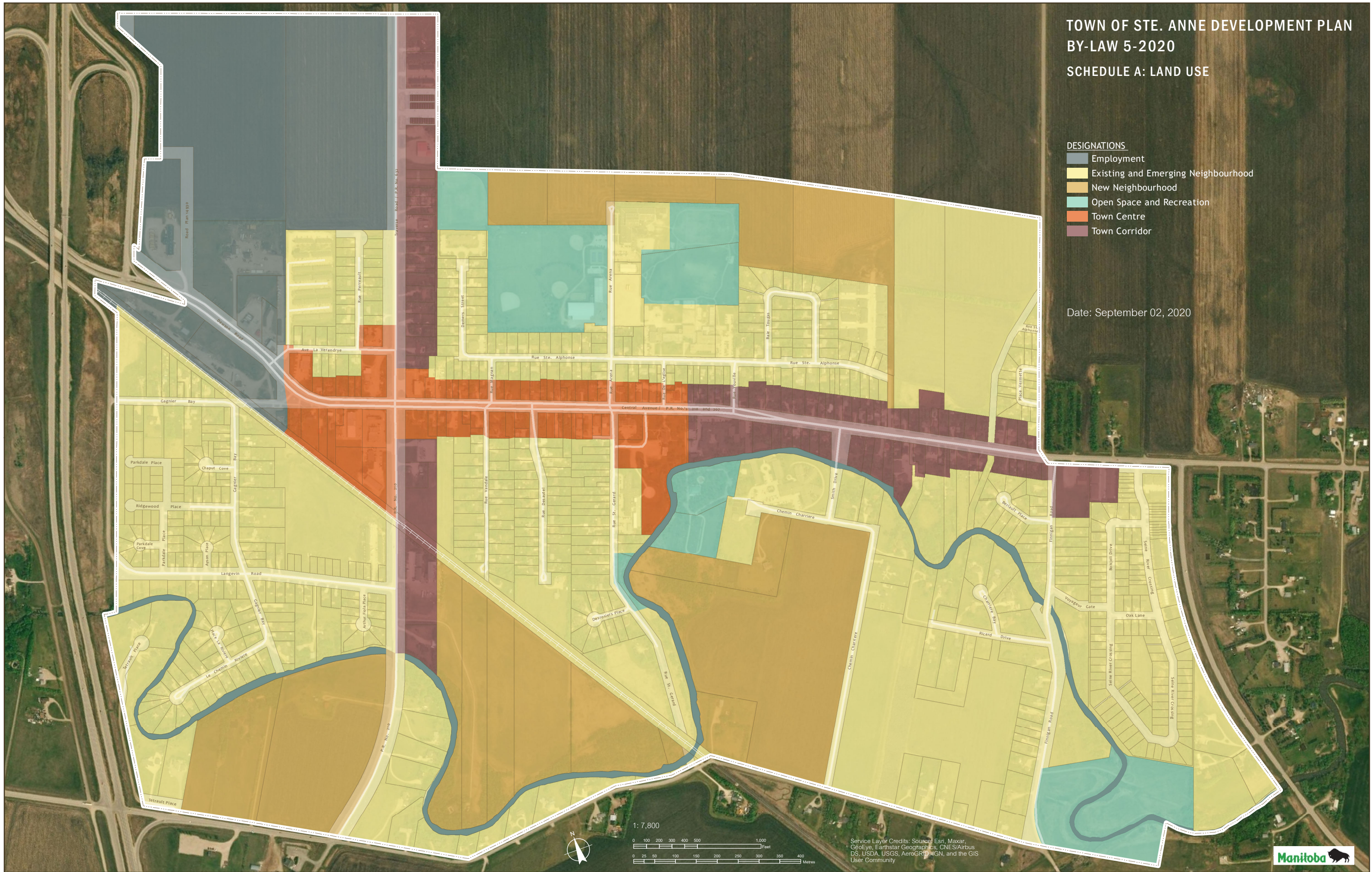
Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of this Plan. While the policies and objectives contained herein are intended to advance the Town toward its vision for the future, community members have a major role to play in translating these directions into reality. An engaged community will help Council address issues of shared importance, minimize negative social impacts, maximize public benefits, and ultimately, achieve intended outcomes. The Town should continue to prioritize frequent communication with residents through its website, newsletters, and Facebook page, while also encouraging public participation at Council meetings and hearings.

REFERENCE MAPS

TOWN OF STE. ANNE DEVELOPMENT PLAN
 BY-LAW 5-2020
 SCHEDULE A: LAND USE

- DESIGNATIONS**
- Employment
 - Existing and Emerging Neighbourhood
 - New Neighbourhood
 - Open Space and Recreation
 - Town Centre
 - Town Corridor

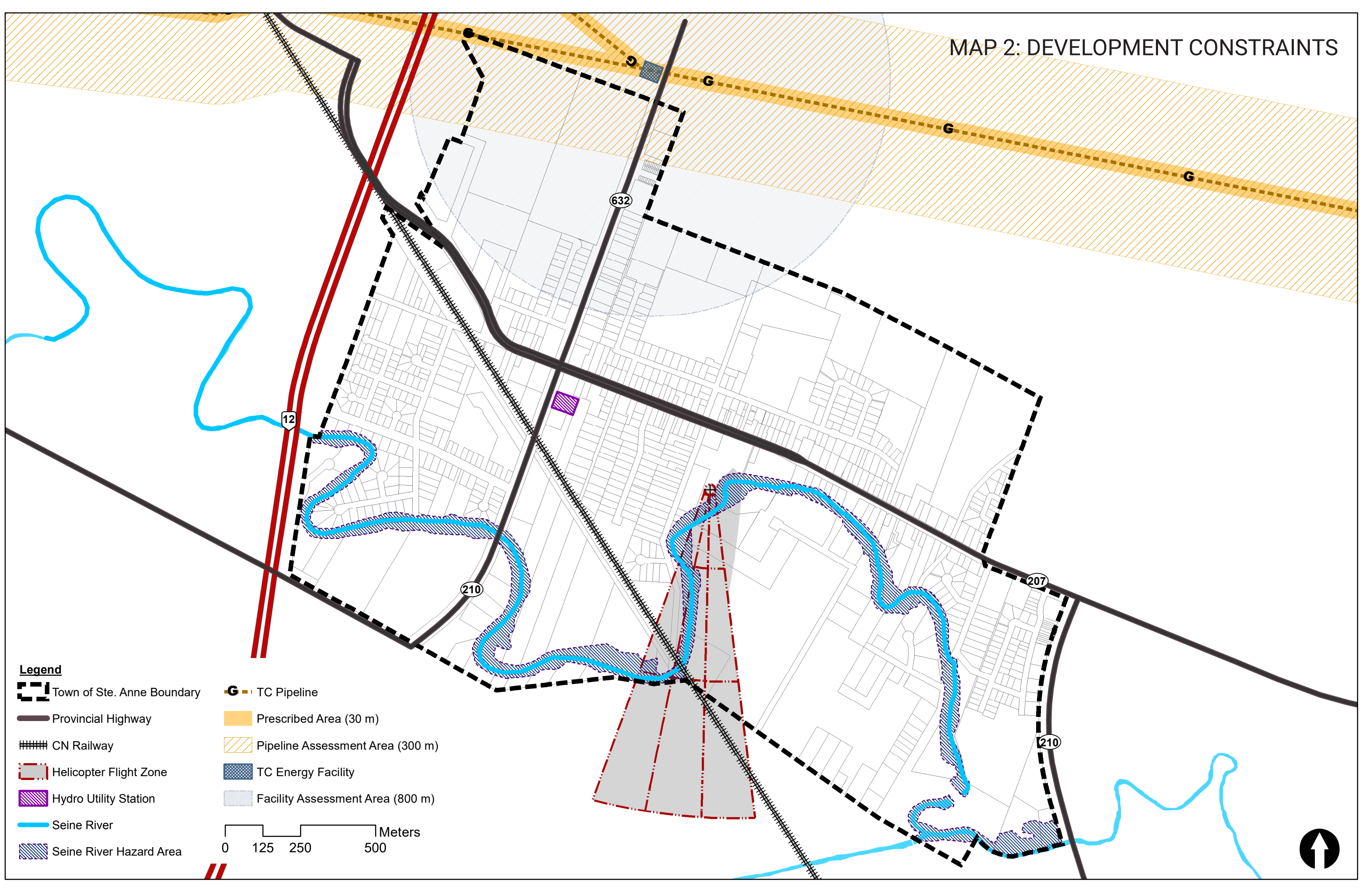
Date: September 02, 2020



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

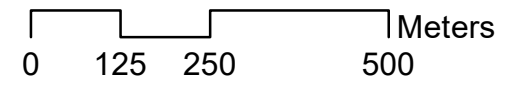


MAP 2: DEVELOPMENT CONSTRAINTS



- Legend**
- Town of Ste. Anne Boundary
 - Provincial Highway
 - CN Railway
 - Helicopter Flight Zone
 - Hydro Utility Station
 - Seine River
 - Seine River Hazard Area

- TC Pipeline
- Prescribed Area (30 m)
- Pipeline Assessment Area (300 m)
- TC Energy Facility
- Facility Assessment Area (800 m)

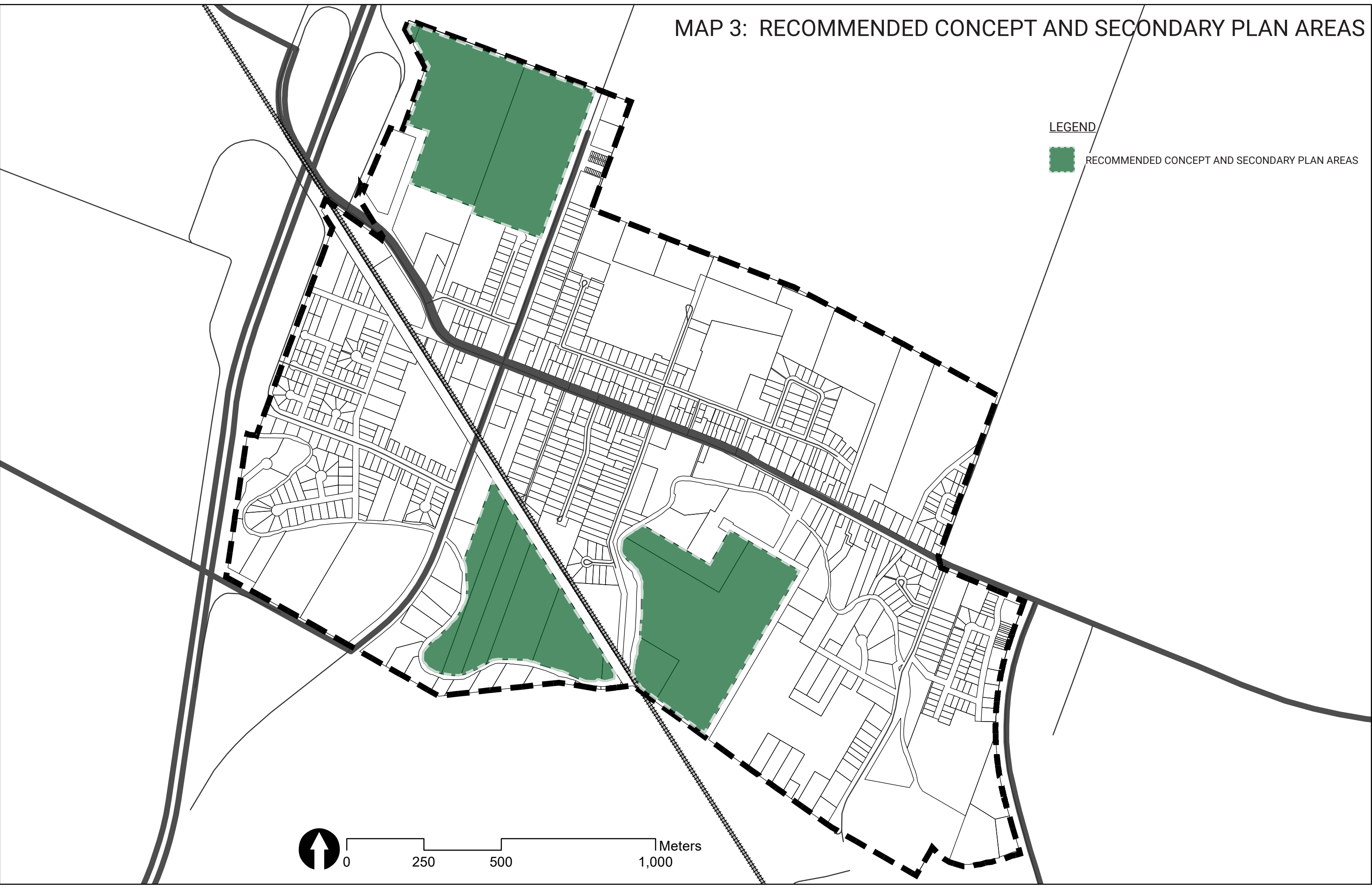


MAP 3: RECOMMENDED CONCEPT AND SECONDARY PLAN AREAS

LEGEND



RECOMMENDED CONCEPT AND SECONDARY PLAN AREAS



0 250 500 1,000 Meters

MAP 4: PROPOSED DIRECTION OF FUTURE EXPANSION

LEGEND

 PROPOSED DIRECTION OF FUTURE EXPANSION

