



ST. FRANÇOIS XAVIER SETTLEMENT CENTRE SECONDARY PLAN

Prepared for:

The Rural Municipality of St. François Xavier

Submitted by:



September 22, 2010 | 5510035.101



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Figure 1: Study Area

Figure 2: St. François Xavier Conceptual Land Use Plan

Figure 3: Flood Prone Areas



STANDARD LIMITATIONS

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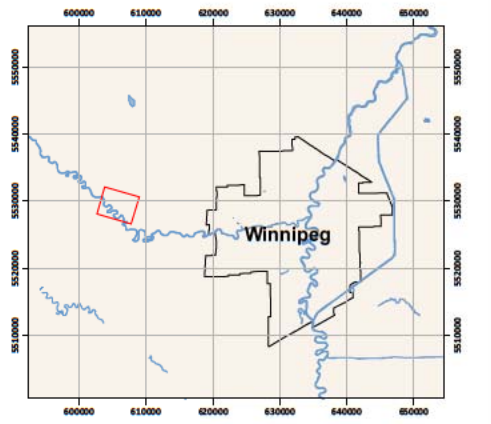
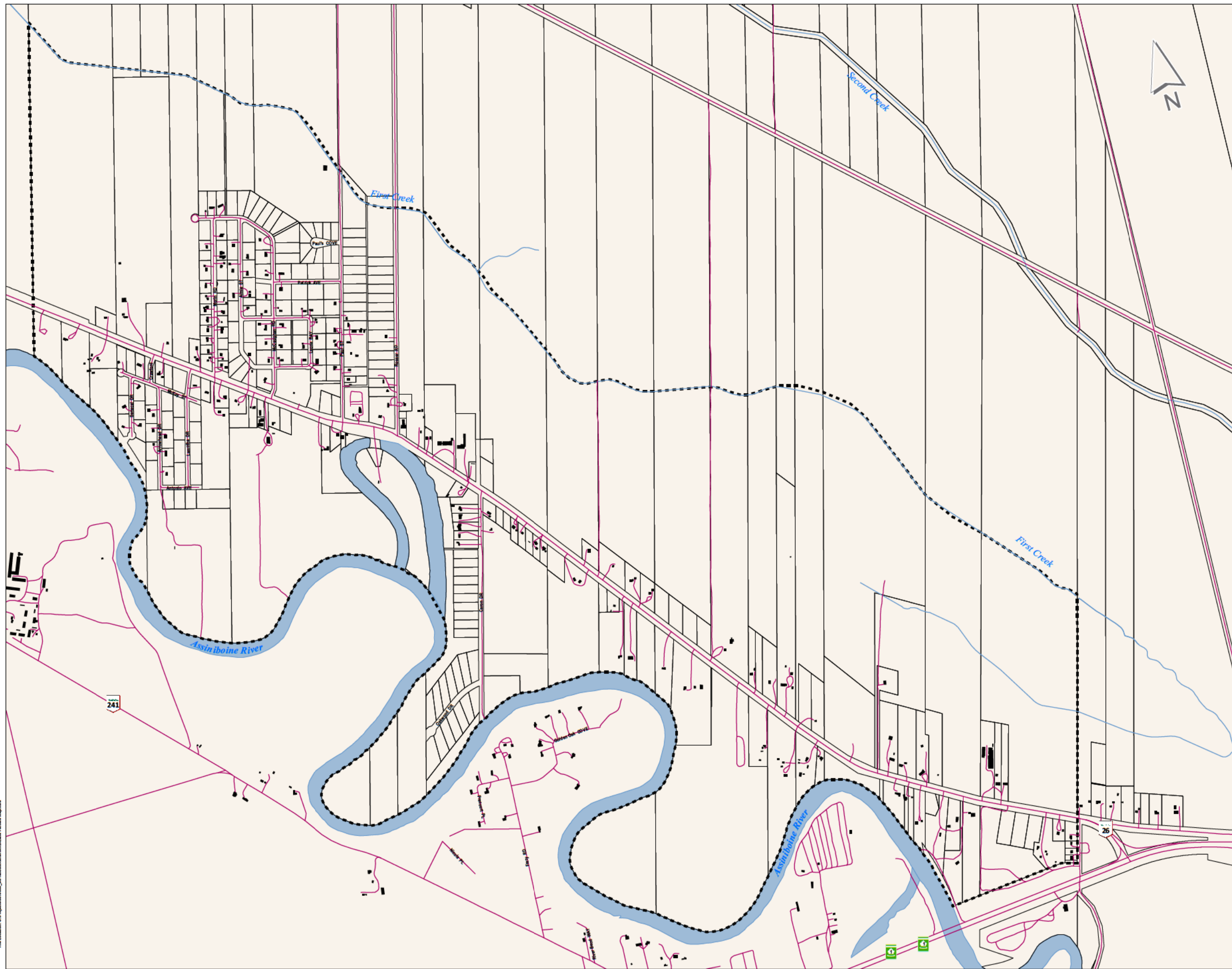
1.0 INTRODUCTION

1.1 Purpose of a Secondary Plan

The purpose of the St. François Xavier Settlement Centre Secondary Plan is to provide specific policies that guide the future of land use, infrastructure, transportation, environment, urban design and similar matters beyond the general framework of the Development Plan. The Secondary Plan goes beyond the Development Plan to provide more specific direction for the planning area. The Secondary Plan will guide future development in the St. François Xavier Settlement Centre in a sustainable, orderly and efficient manner.

1.2 Location

The St. François Xavier Settlement Centre is located in the Rural Municipality (R.M.) of St. François Xavier, west of the City of Winnipeg along Provincial Trunk Highway (PTH) No. 26 just north of PTH No. 1 (the TransCanada Highway). It is within the R.M. of St. François Xavier and is a part of the Winnipeg Capital Region. It is bordered by the R.M. of Rosser to the north, the Assiniboine River to the south, the R.M. of Headingley to the east and the R.M. of Portage la Prairie to the west. The focus of this Secondary Plan is the St. François Xavier Settlement Centre, which has been defined as being the PTH No. 1 – PTH No. 26 intersection west to the boundary between river lots 171 and 172 (Figure 1).



Legend

- Boundaries**
- Study Area
 - Existing Lots
- Transportation**
- Roads
- Structures**
- Buildings

Projection: NAD 83, UTM Zone 14N
 Data Sources: Federal, Provincial, MMM Group



**St. Francois Xavier
 Secondary Plan**

Figure 1: Study Area



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1.3 Background

The St. François Xavier Settlement Centre is the second oldest settlement in Manitoba, dating back to 1823. The Settlement Centre is approximately seven kilometres long, with the majority of its approximately 750 residents living within a two kilometre radius. There is very little industry or commercial activity in the area. Many homeowners are commuters who work in Winnipeg. Other residents are independent contractors who work from their homes.

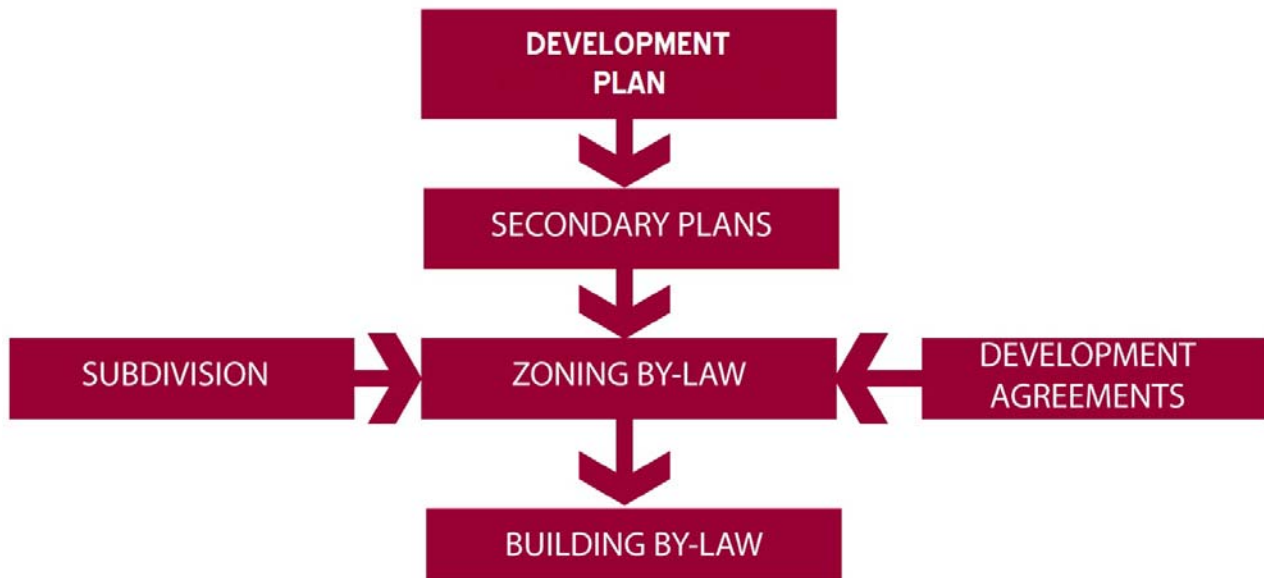
The R.M. of St. François Xavier is part of the White Horse Plains Planning District. In March 2010, the White Horse Plains Planning District Development Plan was approved. The Development Plan provides broad policies that direct the type and location of development within the district.

The urban portion of the R.M. of St. François Xavier is designated “Settlement Centre” in the White Horse Plains Planning District Development Plan. This is a broad land use category and as such, the Development Plan promotes Secondary Plans in Settlement Centres as a tool to address a variety of planning considerations such as housing, economic development, infrastructure and resource protection.

In an effort to build on the work previously commissioned by the R.M of St. François Xavier and to look at further addressing issues in the context of the Settlement Centre area, the development of a Secondary Plan was identified as a necessary step in planning for the community’s future.

1.4 Policy Framework

Sub-section 63 of The Planning Act states that “Secondary Plans must be consistent with the Development Plan”. The White Horse Plains Planning District Development Plan designates the built-up portion of the R.M. of St. François Xavier as “Settlement Centre”. The Development Plan provides broad policies for Settlement Centre areas, but directs that more detailed Secondary Plans be prepared for each Settlement Centre. This document has been prepared in accordance with the policies of the White Horse Plains Planning District Development Plan.



1.4.1 Development Plan

The Development Plan serves as a guide for high level policy that directs planning matters; however, it does not in itself provide a complete planning tool. Rather, it must be used in conjunction with other planning controls and provincial policies, regulations, guidelines and licensing requirements available to the municipality or planning district under The Planning Act and other provincial legislation. Actual enforcement of the Development Plan's policies and programs is carried out by using the following planning controls:

1.4.2 Secondary Plans

Section 63 of The Planning Act provides Council the authority to establish Secondary Plans to deal with objectives and issues within its scope of authority in a part of the Planning District.

1.4.3 Zoning By-law

A Zoning By-law is the principal regulatory tool to control land use. It establishes various land use zones, determines both permitted uses and conditional uses and prescribes relevant development standards and requirements that are applicable in each land use district. The Development Plan is used as a guide in preparing or amending the Zoning By-law. For example, in considering an application for re-zoning, the Council shall base its decision on the objectives, goals and policies of the Development Plan.

1.4.4 Interpretation

Although it is not the intention of this Secondary Plan to over-ride or in any way be inconsistent with the White Horse Plains Planning District Development Plan By-law 1-2008, it is

acknowledged that some land uses and development prescribed in this document may require future Development Plan amendments prior to proceeding.

The intent of the Secondary Plan is to strategically develop the abundance of long and narrow lots in St. François Xavier in a planned manner. Developers and land owners will be required to develop consistently with the future concept plan for the community.

Lands currently designated Settlement Centre in the Development Plan are identified on the St. François Xavier Conceptual Land Use Plan Map (Figure 2) and are available for subdivision and/or development. These areas will be encouraged to develop first.

Future development outside the boundaries of the Settlement Centre will require a Development Plan amendment prior to subdivision or development. Development in this area will occur adjacent to the Settlement Centre boundaries first and expand outwards in phases.

1. Maps

The boundaries and symbols shown on the maps contained herein are intended to be approximate and should be considered as such. They are not intended to identify specific locations, except where a boundary is located on an easily identifiable natural or manmade landmark such as a river or roadway.

2. Policy Application and Interpretations

- a. In cases where the word “may” is included in a policy, it is provided as a guideline or suggestion toward implementing the original intent of the policy.
- b. In cases where the word “should” is used in a policy, the policy is intended to apply to a majority of situations. However, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, or to allow an acceptable alternate means to achieve the general intent of the policy to be introduced instead.
- c. In cases where the word “shall” is included in a policy, the policy is considered mandatory.

2.0 THE COMMUNITY PLANNING PROCESS

The St. François Xavier Settlement Centre Secondary Plan process began in May 2010, with research conducted by MMM Group Limited (MMM) in partnership with the R.M. of St. François Xavier and the White Horse Plains Planning District. This research was conducted to inform the study area's Background Report. Each section in the Background Report includes implications for community planning that helped to direct the preparation of this Secondary Plan.

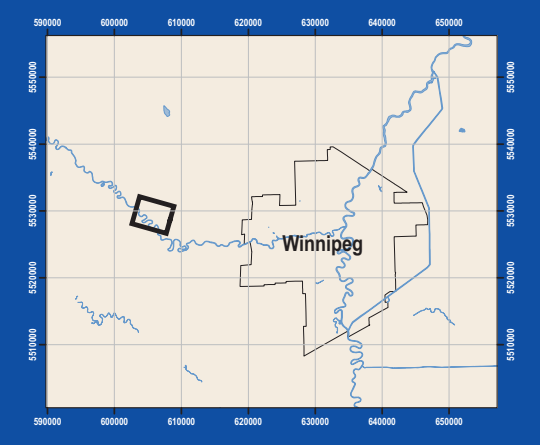
The community consultation process for the preparation of this plan included an online resident survey, a meeting with key stakeholders and a visioning workshop with community members. Approximately 80 participants attended the workshop and completed visioning and mapping exercises. An open house was held in September 2010 to review the proposed plan. With a variety of opportunities to provide input on the development of the Secondary Plan, residents answered questions regarding: quality of life; housing; parks/recreation/public spaces; community services and facilities; commercial development; traffic and transportation; and social, economic and environmental sustainability. The top eight issues and concerns which arose during the public consultation process included:

- Maintaining the rural character of the Village
- Debate regarding lot sizes for future residential development ($\frac{1}{3}$ acre, $\frac{1}{2}$ acre and/or 1 acre)
- Need for seniors housing as well as services and facilities to enable residents to age-in-place
- Exploring options for retaining youth
- Maintaining and extending existing greenspaces and the active transportation network
- Need for school and daycare expansions
- Desire for additional indoor recreational facilities and small retail and commercial businesses
- Land drainage improvements

A complete compilation of the results and key findings from the online resident survey, the meeting with key stakeholders and the visioning workshop can be found in the Background Report.

3.0 SECONDARY PLAN POLICIES

Section 3.0 sets out policies to direct development within the Secondary Plan area. **Figure 2:** Conceptual Land Use Plan identifies areas for future residential and non-residential development, future collector roads, the active transportation network, and municipal servicing. **Figure 3:** Flood Prone Areas identifies areas that are undevelopable due to flood risk.

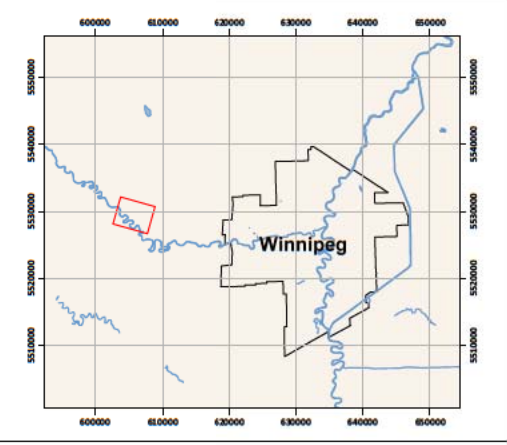
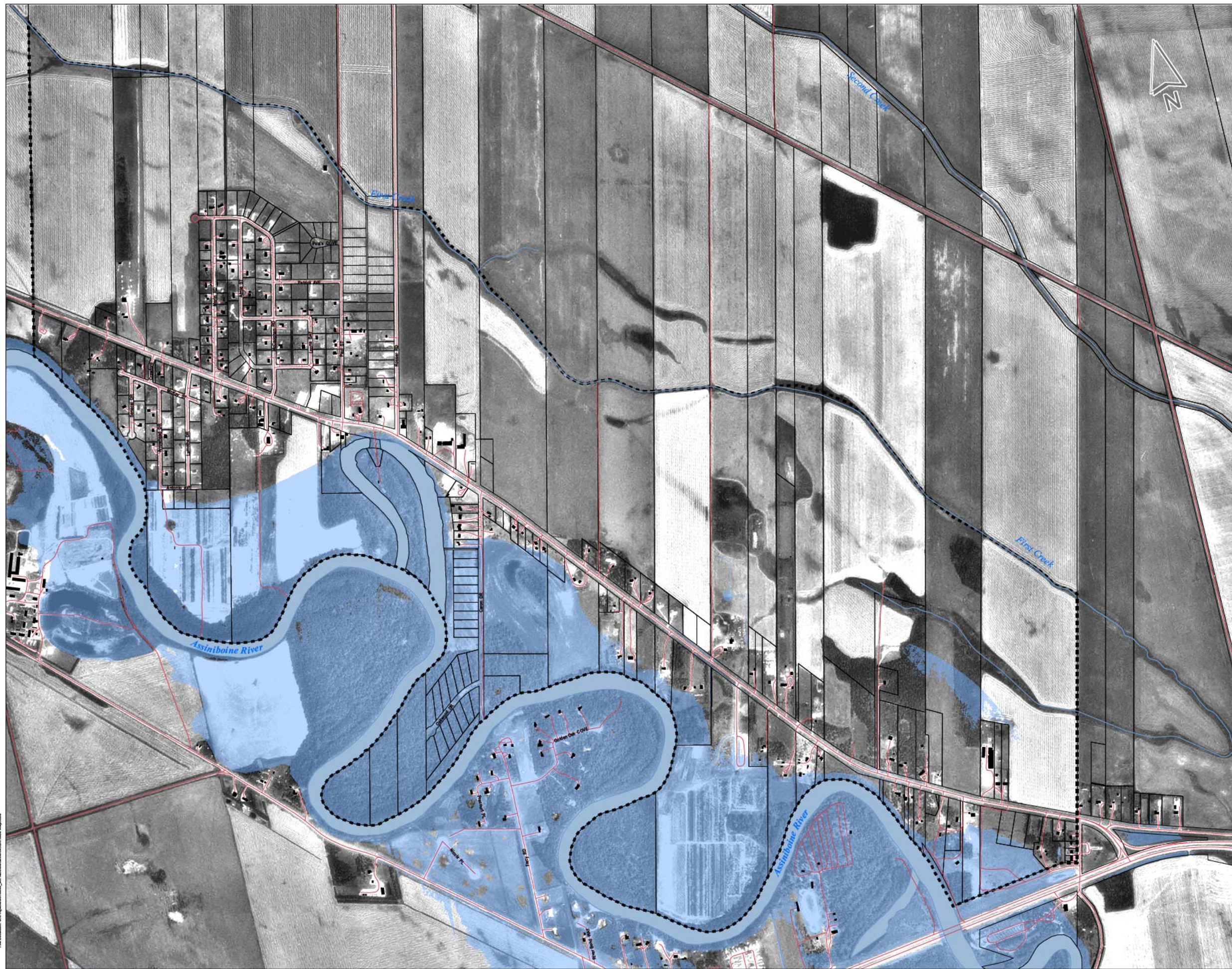


- LEGEND**
- Settlement Centre Boundary
 - Undeveloped
 - Developed
 - Community Hub
 - Parks and Greenways
 - Development Constraints
 - Tree Nursery
 - Wooded Area
 - Airfield Runway
 - Restricted Development Area (Manitoba Infrastructure and Transportation)
 - Buildings
 - Proposed Collector Road
 - Existing Intersection
 - Potential Intersection
 - Existing Walking Paths
 - Walking Paths
 - Pedestrian Crossing
 - Direction of Future Development (as per White Horse Plains Planning District Development Plan)

September 22, 2010
(Updated: December 13, 2010)

St. Francois Xavier Settlement Centre

Figure 2: Conceptual Land Use Plan



Legend

Boundaries

- Study Area
- Existing Lots

Infrastructure

- Buildings
- Roads

100 Year Flood Level

- 232.405 - 238.964 m (flooded)
- 238.965 - 247.861

Note:

Static flood level calculated as an average from 16 flood stage heights provided by the Province of Manitoba.

Projection: NAD 83, UTM Zone 14N
Data Sources: Federal, Provincial, MMM Group



**St. Francois Xavier
Secondary Plan**

Figure 3: Flood Prone Areas



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3.1 General Planning and Sustainability Principles

The overall goal of the St. François Xavier Settlement Centre Secondary Plan is to address increasing residential development pressures in a sustainable manner. This includes objectives and policies related to residential density, greenspace and pathways, infrastructure and local services. Specific policies in each of these areas provide direction for how development should occur. Creating a sustainable community is vital to St. François Xavier's long-term success.

3.1.1 Objectives

The general objectives of the St. François Xavier Settlement Centre Secondary Plan are as follows:

1. To preserve the rural character of the Settlement Centre.
2. To identify lands suitable for residential, institutional, commercial and industrial development as well as parks and future community facilities.
3. To encourage opportunities for the incorporation of geothermal energy and/or other renewable energy sources into future and existing neighbourhood design.
4. To develop the St. François Xavier Settlement Centre as a hub of sustainable practices in the community by demonstrating leadership in community design, energy conservation, waste recycling and ecological protection.

3.1.2 General Policies

The following policies apply to all lands within the St. François Xavier Settlement Centre:

1. All development and land uses shall be implemented in accordance with **Figure 2: St. François Xavier Conceptual Land Use Plan**.
2. New residential development should be directed away from lands prone to flooding as identified in **Figure 3: Flood Prone Areas**.
3. All development must be in accordance with the flood level elevations and velocity criteria prescribed by the Province of Manitoba.
4. The Secondary Plan shall be reviewed from time-to-time, but in no less than six year increments. The review process may be harmonized to coincide with, or be incorporated into, the legislative reviews of the White Horse Plains Planning District Board's Development Plan review.

3.2 Residential

The St. François Xavier Settlement Centre is predominantly comprised of owner-occupied single-family dwellings on a variety of lot sizes ranging from one-third of an acre to two-acres and larger. The Secondary Plan identifies appropriate areas for a variety of residential development in order to provide for a range of housing opportunities. It directs future residential development to be located in close proximity to services, infrastructure and transportation routes. It also promotes appropriate densification while encouraging future residential development to be located within the context and character of the existing community.

Figure 2 identifies locations for future residential development in the St. François Xavier Settlement Centre. It designates the density and type of development proposed for each area.

3.2.1 Objectives

1. To maintain and enhance existing neighbourhood character, stability and quality.
2. To provide an adequate supply of residentially-designated land that accommodates a realistic population increase.
3. To provide a variety of residential lot sizes allowing for a mix of housing types and densities.
4. To provide opportunities for housing types that facilitate aging-in-place.
5. To provide for services that are supportive of residential development such as schools, daycares, recreation facilities and local commercial uses.
6. To provide for phased residential development allowing for land to be used for agriculture until being required for residential development.

3.2.2 Residential Policies

1. LOCATION

All new residential development within the St. François Xavier Settlement Centre will be required to locate in areas identified for future development in accordance with **Figure 2**.

2. PHASING

Intent: To support the logical and orderly phasing of new residential areas with respect to the installation of municipal services, while recognizing that the area has fragmented ownership.

Policy: New residential expansion should occur in a contiguous manner that efficiently utilizes and extends existing municipal services. Areas adjacent to the Community Hub will

be encouraged to develop first. From 2011 forward, a rolling average of 30 single-family dwelling (SFD) building permits may be issued each year. For example, if Council issues only 15 SFD permits in 2011, they will have 15 additional SFD permits to issue in future years in addition to 30 allowed each additional year.

3. SUBDIVISION PLANS

Intent: To ensure that multiple lot subdivision plans are compatible with the long-term concept plans for the area.

Policy: Applications for new residential subdivisions with more than 4 lots shall include:

- a. A Stormwater Management Plan.
- b. A Pathway Plan that is compatible with the proposed Greenspace Plan and the proposed Active Transportation Network Plan shown in **Figure 2**.
- c. A Roadway Plan that is compatible with the proposed Transportation Plan shown in **Figure 2**.

4. LARGER LOT DEVELOPMENT

Intent: To provide for a mix of housing densities in order to promote sustainable growth within the Settlement Centre.

Policy: Encourage a variety of residential lot sizes that will be generally located as shown in **Figure 2**. Larger lots will be one-half to one-acre in size.

5. SMALLER LOT DEVELOPMENT

Intent: To provide for a mix of housing densities in order to promote sustainable growth within the Settlement Centre.

Policy: Encourage a variety of residential lot sizes that will be generally located as shown in **Figure 2**. Smaller lots will be one-third acre in size.

6. HIGHER DENSITY DEVELOPMENT

Intent: To provide for higher density residential development such as condominium or seniors housing adjacent to the Commercial Hub, in order to support commercial development and provide for residential development that is close to community services.

Policy: Higher density residential development shall be located adjacent to the Community Hub as shown in **Figure 2**. Development will generally be limited to a maximum of three stories, subject to the provisions of the Zoning By-law.

7. TRANSITION OF LOT SIZES

Intent: To integrate the transition between varying residential lot sizes.

Policy: Smaller lot residential developments shall be separated from existing larger lot residential developments by adequate buffering and incorporating a transition between lot sizes.

8. HOUSING MIX

Intent: To provide an adequate mix of housing types for a variety of stages in life.

Policy: Developers will be encouraged to incorporate a range of housing types in developments (including smaller single-family dwellings, semi-detached units, duplex units and multi-family dwellings).

9. INFILL DEVELOPMENT

Intent: To provide for additional development opportunities in existing areas and increase overall density.

Policy: The further subdivision of existing residential lots will be considered where the proposed lots can be appropriately integrated into the surrounding context.

10. SENIORS HOUSING

Intent: To provide affordable opportunities for residents to age-in-place within the community and easily access services.

Policy: Developers shall be encouraged to incorporate seniors housing (independent living, assisted living, retirement condominium communities, rent-geared-to-income suites) in residential subdivision applications, particularly within and adjacent to the Community Hub.

Policy: Community groups shall be encouraged to find opportunities, to bring to Council for advice and assistance, for not-for-profit seniors housing, particularly adjacent to the Community Hub.

11. PARK DEDICATION

Intent: To provide for integration of greenspaces and pathways in future residential neighbourhoods.

Policy: The municipality will request park dedication or cash-in-lieu of park dedication as part of a residential subdivision development agreement.

12. DAY CARE

Intent: To provide for adequate day care for residents.

Policy: Council shall encourage the development and maintenance of sufficient day care spaces to satisfy current and additional demand.

3.3 Parks and Greenways

Figure 2 identifies the location of existing and proposed active and passive parks and natural areas. The provision of parks and greenspaces not only contributes to a high quality of life for residents, but also provides habitat diversity and enables ecosystems to thrive, improves the aesthetics of the Settlement Centre and contributes to the community's overall sense of place.

3.3.1 Objectives

1. To identify locations for future parks and recreational areas based on a review of land available for development and its relation to existing park locations, pathways and community needs.
2. To use open space and landscaped buffer areas as a means of protecting residential and other land uses that might otherwise be adversely affected from the undesirable effects of incompatible land uses.

3.3.2 Parks and Greenways Policies

1. LOCATION

Existing greenspaces shall remain as such and future parks and greenways development will be located within areas specifically designated for this purpose as indicated in Figure 2. Greenspace linkages will also be incorporated into the active transportation network (see Section 3.6).

2. EXISTING NATURAL AREAS

Intent: To encourage development within existing significant natural areas that occurs in an ecologically sensitive manner and is of a conservation nature.

Policy: Development shall be of a type, and should occur in a manner that would complement, and not be detrimental to, the natural features of the area. This includes preserving as much of the wooded areas as possible.

3. ACCESSIBILITY

Intent: To improve accessibility and promote a ‘sense of place’ throughout the Settlement Centre’s greenspaces.

Policy: Council shall ensure that over time, parks and greenspaces become fully accessible.

4. BUFFERS

Intent: To provide for greenspace buffers (natural or landscaped) in order to separate potentially incompatible land uses and enhance the aesthetic qualities of the community.

Policy: Greenspace buffers should be incorporated between residential lots of varying sizes, commercial and institutional uses, and adjacent to the Assiniboine River and First Creek.

5. ENVIRONMENTAL PRACTICES

Intent: To encourage environmentally sensitive management practices in the development and maintenance of parks and greenspaces.

Policy: Environmentally sensitive practices such as using native and drought-tolerant plant species shall be encouraged in the development of parks and greenspaces. Non-chemical fertilizer and pesticide methods shall be encouraged in the maintenance of parks and greenspaces.

3.4 Institutional

Institutional uses include places of worship, cemeteries, schools, daycares and community recreation facilities. The Settlement Centre currently has a church, an elementary school, two daycare locations, a community centre and a derelict curling rink. The Secondary Plan provides support for the maintenance of these existing institutions and associated expansions. In order to maximize the efficient use of services and offer opportunities to share facilities, these uses should generally be located in a cluster.

3.4.1 Objectives

1. To encourage the growth, development and improvement of various institutions and cultural facilities within the Settlement Centre.
2. To encourage future institutional uses to locate in close proximity to existing similar land uses.
3. To create a ‘Community Hub’ where residents and visitors are able to engage and interact while accessing the Settlement Centre’s institutions and cultural facilities.

4. To encourage the development of daycare facilities that will adequately support the needs of the existing population and future growth.

3.4.2 Institutional Policies

1. LOCATION

New institutions and community facilities should locate within areas which are identified as Community Hub in Figure 2.

2. EXISTING FACILITIES

Intent: To provide for the improvement and expansion of institutions that serve the needs of the Settlement Centre and surrounding regions, including daycare facilities and the community centre.

Policy: The municipality shall be encouraged to investigate opportunities for improvement and/or expansion of the Settlement Centre's daycare and community centre.

3. FUTURE FACILITIES

Intent: To encourage the development of institutions to meet the needs of the growing community.

Policy: The municipality should investigate opportunities for the development of new community facilities such as a multi-purpose community centre, soccer park, outdoor rink and daycare.

4. ACCESSIBILITY

Intent: To promote institutional facilities, programming and services which are universally accessible and age-friendly.

Policy: Existing and future institutional facilities shall be encouraged to incorporate elements of universal design and inter-generational activities within their building and programming designs.

5. PARTNERSHIPS

Intent: To increase the number and quality of local institutions and improve the maintenance of recreation and leisure facilities.

Policy: The municipality should actively pursue opportunities to create partnerships with other groups and agencies throughout the region to maximize financial resources.

3.5 Commercial

The St. François Xavier Settlement Centre has limited commercial activity. Existing commercial and industrial development is currently located within the area identified in **Figure 2** as the 'Community Hub'. The intent of this Secondary Plan is to accommodate additional commercial uses near existing commercial sites in order to build and expand upon the existing character of the 'Community Hub' and to further establish this area as a central location for the St. François Xavier Settlement Centre.

3.5.1 Objectives

1. To create a 'Community Hub' and meeting place for residents to interact with one another and engage in commercial activity.
2. To promote the expansion of commercial development near existing commercial sites within the 'Community Hub' area.
3. To promote businesses that support the needs of local residents and visitors.

3.5.2 Commercial Policies

1. LOCATION

New commercial developments shall be located within the 'Community Hub' area as identified in **Figure 2**.

2. FUTURE COMMERCIAL

Intent: To provide for the development of commercial businesses to meet the needs of the community.

Policy: Commercial uses serving local needs such as general retail, restaurants, coffee shops, farmers market, gas station, pharmacy and medical facilities shall be encouraged within the Community Hub.

3. CONNECTIVITY

Intent: To increase connectivity and encourage active transportation between residential, recreational and commercial uses.

Policy: Where possible, commercial developments should connect to the proposed active transportation network as indicated in **Figure 2**.

4. DESIGN

Intent: To encourage commercial businesses to contribute to an active and vibrant commercial area.

Policy: Storefronts shall be pedestrian-friendly and universally accessible.

5. CONCEPT PLAN

Intent: To establish a long-term concept plan for the development of the Community Hub in order to facilitate logical subdivisions within the Community Hub and to provide guidance for decision-making on applications within the Community Hub.

Policy: The municipality shall be encouraged to develop a concept plan for the Community Hub that identifies potential lotting and internal road networks.

3.6 Transportation

The St. François Xavier Settlement Centre is located along PTH 26 just north of PTH 1 (the TransCanada Highway). The majority of residential streets connecting to PTH 26 are 'T' intersections that do not connect at right angles to the intersecting highway. Angular (i.e., not at 90 degrees) can create safety issues for both vehicular and pedestrian traffic. The intent of this Secondary Plan is to improve existing intersections and to propose a future transportation network that allows for safe and efficient travel within the Settlement Centre while minimizing the impact on PTH 26.

3.6.1 Objectives

1. To provide a safe and efficient transportation network for both vehicular, bicycle and pedestrian traffic.
2. To improve local and regional connectivity.

3.6.2 Transportation Policies

1. LOCATION

All future developments shall be implemented in accordance with the proposed transportation network as identified in **Figure 2**. Future intersections have been identified as preliminary locations only; final locations and the number of new intersections will need to be reviewed with Manitoba Infrastructure and Transportation.

2. INTEGRATION

Intent: To create a transportation network within the Settlement Centre that is properly integrated into the planning of the Provincial road network.

Policy: The R.M. of St. François Xavier shall work cooperatively with the Province of Manitoba to integrate the planning of the municipal road network with the roads under Provincial jurisdiction. All new accesses shall conform to Provincial standards.

3. RESTRICTED DEVELOPMENT AREA

Intent: To recognize Manitoba Infrastructure and Transportation's (MIT) restricted development area that has been identified to protect the functional planning area for the future Headingly by-pass.

Policy: The MIT restricted development area as shown in **Figure 2** will be deferred from significant development until such time as a functional plan has been developed, or until MIT is satisfied that development will not impact this area.

4. FUTURE FIRST CREEK COLLECTOR ROAD

Intent: To enable efficient vehicular access to future subdivisions on the north side of PTH 26.

Policy: As indicated in **Figure 2**, a proposed collector road shall be built adjacent to First Creek. This road should be constructed at an elevation that will provide for a measure of flood protection for existing and future developments. A detailed drainage analysis is required to determine the design detail.

5. PEDESTRIAN SAFETY

Intent: To improve safety and accessibility for pedestrians and cyclists.

Policy: The active transportation pathway network should incorporate designated pedestrian crossings as shown in **Figure 2**.

6. TRAFFIC SPEED

Intent: To reduce traffic speed within the more densely developed areas of the Settlement Centre in order to improve safety.

Policy: Manitoba Infrastructure and Transportation shall be consulted to consider reducing the speed limit from 70 km to 50 km along PTH 26, primarily within the Community Hub area.

7. FUTURE INTERSECTIONS

Intent: To provide for future intersections at pre-determined locations in order to facilitate a long-term transportation network.

Policy: Future intersections shall generally be located in accordance with **Figure 2**. New roads will be developed to create intersections with 90 degree angles to crossing roads. The internal road network must tie into proposed collector road system in a safe and logical manner.

8. ACCESS MANAGEMENT

Intent: To minimize access points along PTH 26.

Policy: To encourage joint use of access points wherever feasible, and to minimize the number of connection points to PTH 26. If PTH 26 is twinned at some time in the future the number of median openings shall be determined in conjunction with Manitoba Infrastructure and Transportation. The goal would be to minimize the number of median openings and provide appropriate turn lanes as required.

9. ACTIVE TRANSPORTATION NETWORK

Intent: To expand the Settlement Centre's existing active transportation network.

Policy: The existing active transportation network should be expanded as indicated in **Figure 2**. Developers will be encouraged to incorporate a Pathway Plan that is compatible with the proposed Active Transportation Network Plan and may be required to dedicate land for such purposes.

10. LINKAGES

Intent: To create linkages between land uses and nodes via the active transportation network.

Policy: Pathways should be linked to residential, institutional, and commercial uses as well as open space and park uses.

3.7 Municipal Services

The St. François Xavier Settlement Centre obtains their potable water from the Cartier Regional Water Co-op Inc. and has a Low Pressure Sewer (LPS). An LPS system requires each home to have a septic tank which collects wastewater. The wastewater is treated in the lagoon which is

currently at over half its capacity. Storm drainage in the Settlement Centre is mainly overland flow through ditches and man-made drains. Surface drainage is very slow and poor, in part due to the area being very flat. The drainage is either to the Assiniboine River south of PTH No. 26 or to First Creek north of PTH No. 26. The R.M. of St. François Xavier contains one licensed Waste Disposal Ground (WDG) located at the junction of Rosser Road and Two Mile Road.

3.7.1 Objectives

1. To allow for the efficient and cost-effective installation and extension of sewer water and sewer services.
2. To allow for service and utility installations and extensions that are responsive to the rate of development and the demand for serviced lands.

3.7.2 Municipal Services Policies

1. LOCATION

As indicated in **Figure 2**, all future development will occur in areas that allow for the efficient and cost-effective installation and extension of existing water and sewer services.

2. WATERMAINS

Intent: To maintain and improve existing utilities and services.

Policy: The watermain size along Senecal Drive and McKay Street to PTH No. 26 should be reviewed to ensure it is maintaining the required amount of pressure.

3. WATER RESEVOIR

Intent: To ensure the appropriate water pressure is available as development occurs.

Policy: Expansion of the water reservoir should be considered before any major developments are initiated.

4. WASTEWATER LAGOON

Intent: To ensure adequate wastewater lagoon capacity to accommodate future development.

Policy: The capacity of the existing wastewater lagoon should be monitored on a regular basis as development occurs and expanded accordingly.

5. LAND DRAINAGE INSTALLATION

Intent: To respect major existing natural and constructed land drainage features.

Policy: Land drainage associated with the construction of lands within the Settlement Centre will utilize ditches or naturalized linear basins or retain surface runoff, with outfalls to First Creek, the Assiniboine River and municipal drains. Drainage to First Creek across the proposed collector road should be addressed by a master drainage plan for the area.

6. LAND DRAINAGE FLOWS

Intent: To maintain surface water discharge rates at pre-development flows.

Policy: New land drainage facilities shall be designed and constructed to restrict the rate of surface water discharge into existing creeks and municipal drains, as determined by the provincial and municipal authorities.

4.0 IMPLEMENTATION

Many elements shown in the St. François Xavier Settlement Centre Secondary Plan are conceptual, including boundaries of land-use designations, roads, parks and pathway locations. Some modifications to the Plan during the implementation are anticipated and will be supported as long as the general intent is maintained.

4.1.1 Interpretation

The St. François Xavier Settlement Centre Secondary Plan is a statement of land use planning policy that will be used to guide the development and long-term growth of the St. François Xavier Settlement Centre. Precise boundaries for zones will be set out in the Zoning By-law. The Secondary Plan will provide direction for the preparation of development proposals by developers and will be used by the R.M. of St. François Xavier Council and provincial planning staff in reviewing applications such as subdivision, rezoning and site plan control.

The White Horse Plains Planning District Development Plan, approved by the Minister of Local Government on the 9th day of March, A.D., 2010, provides the basis for this Secondary Plan and should be consulted for questions regarding intent.

4.1.2 Implementation Strategy

Policies included in the St. François Xavier Settlement Centre Secondary Plan are implemented primarily through planning tools such as Zoning By-laws, subdivision and site plan control. Residents, business owners and developers shall reflect the intent of the policies when developing within the Settlement Centre.

4.1.3 Monitoring

Monitoring the St. François Xavier Settlement Centre Secondary Plan will indicate whether the intent and policies are being carried out. Should there be any changes required to the Plan, an amendment will be necessary in accordance with the Planning Act.

The Rural Municipality of St. François Xavier and the White Horse Plains Planning District Board should monitor the performance of this Plan to assess whether the Plan has been carried out and resulted in the intended effect.

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