

CITY OF STEINBACH



OFFICIAL COMMUNITY PLAN AND ZONING BY-LAW

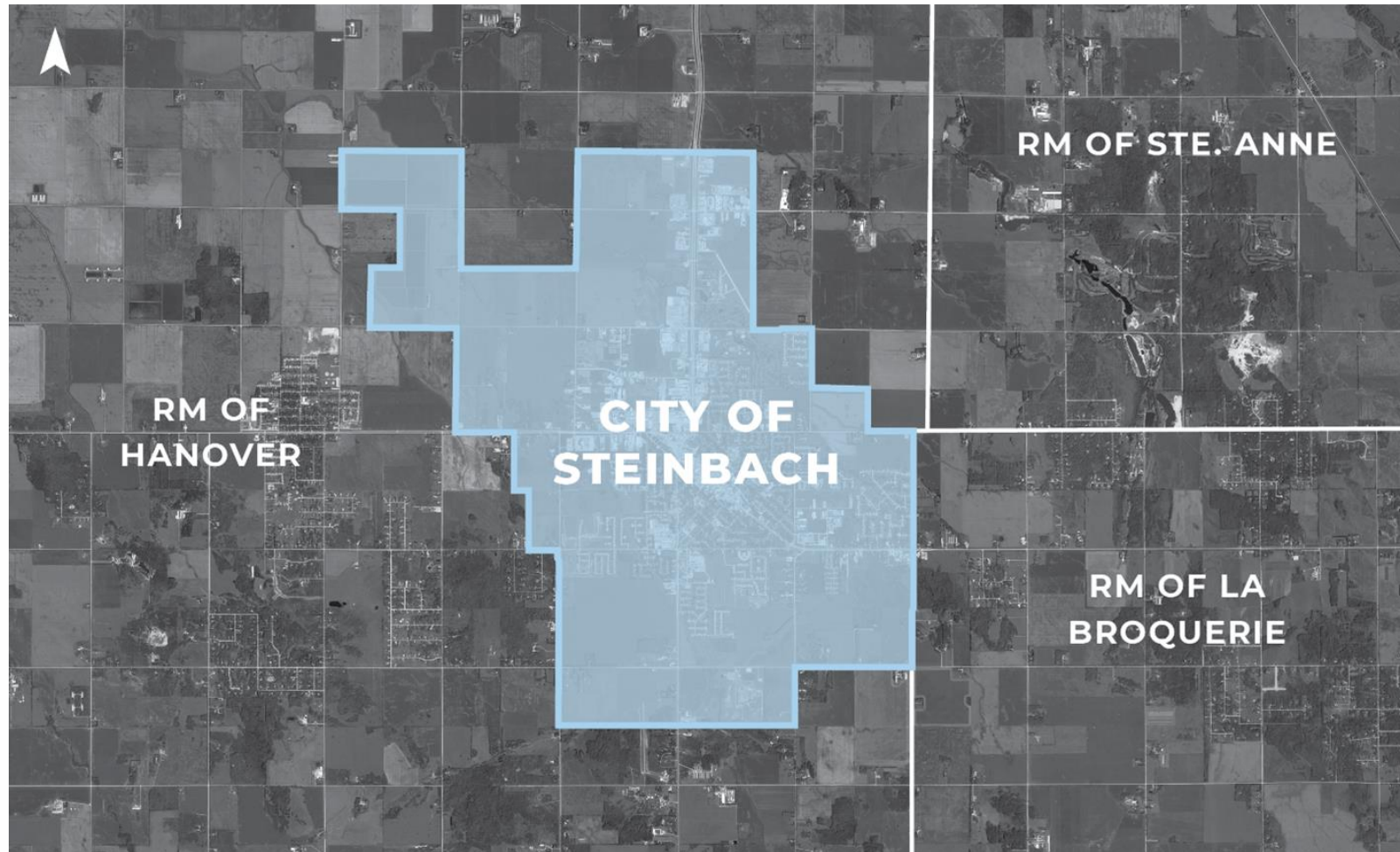


Community Visioning Workshop

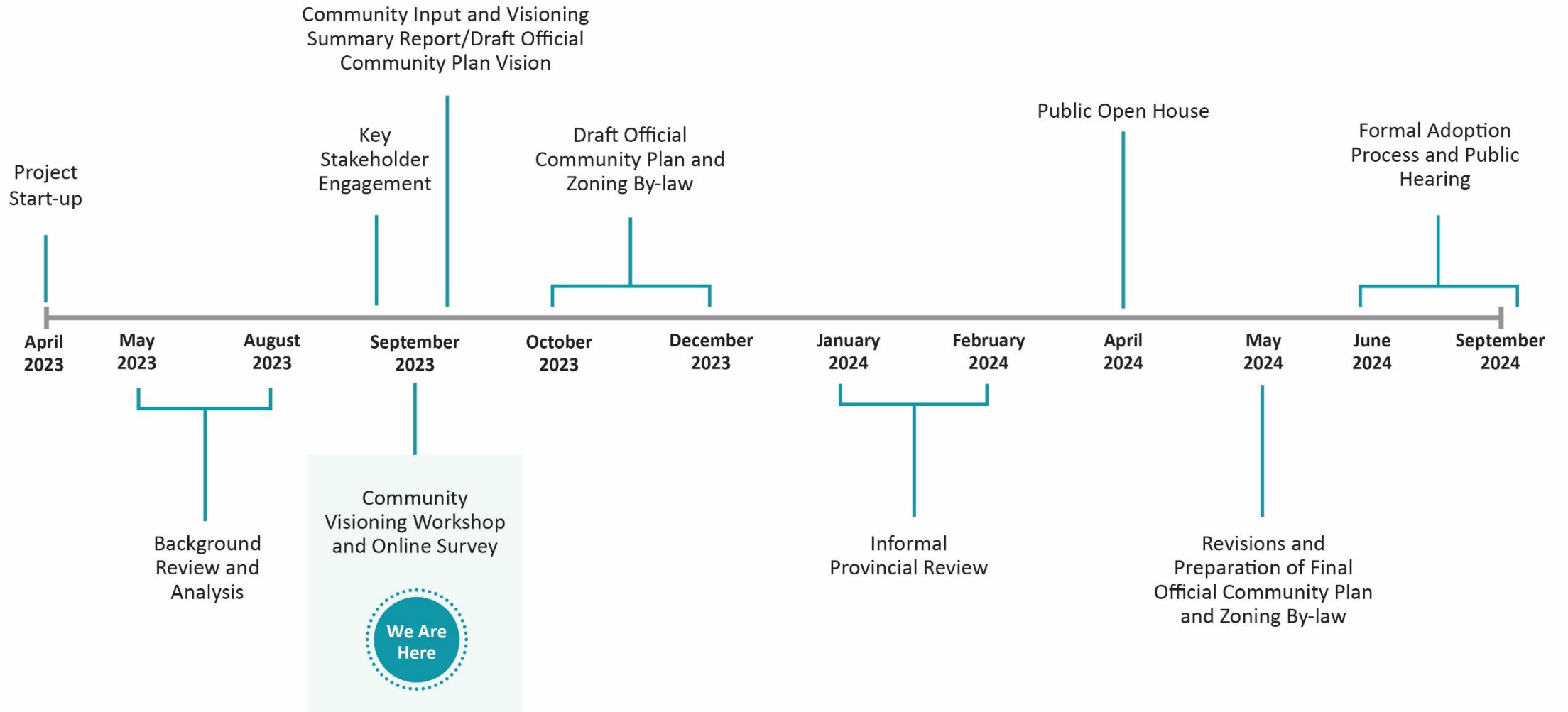
September 27, 2023



- Presentation to review:
 - Project Information
 - Provincial Planning Framework
 - Background Study
- Visioning Exercise & Discussion
- Questions & Answers
- Adjourn



Project Timeline



Public Engagement Opportunities



Visioning
Workshop



Open House to
present the draft
Official Community
Plan (OCP) and
Zoning By-law
(ZBL)

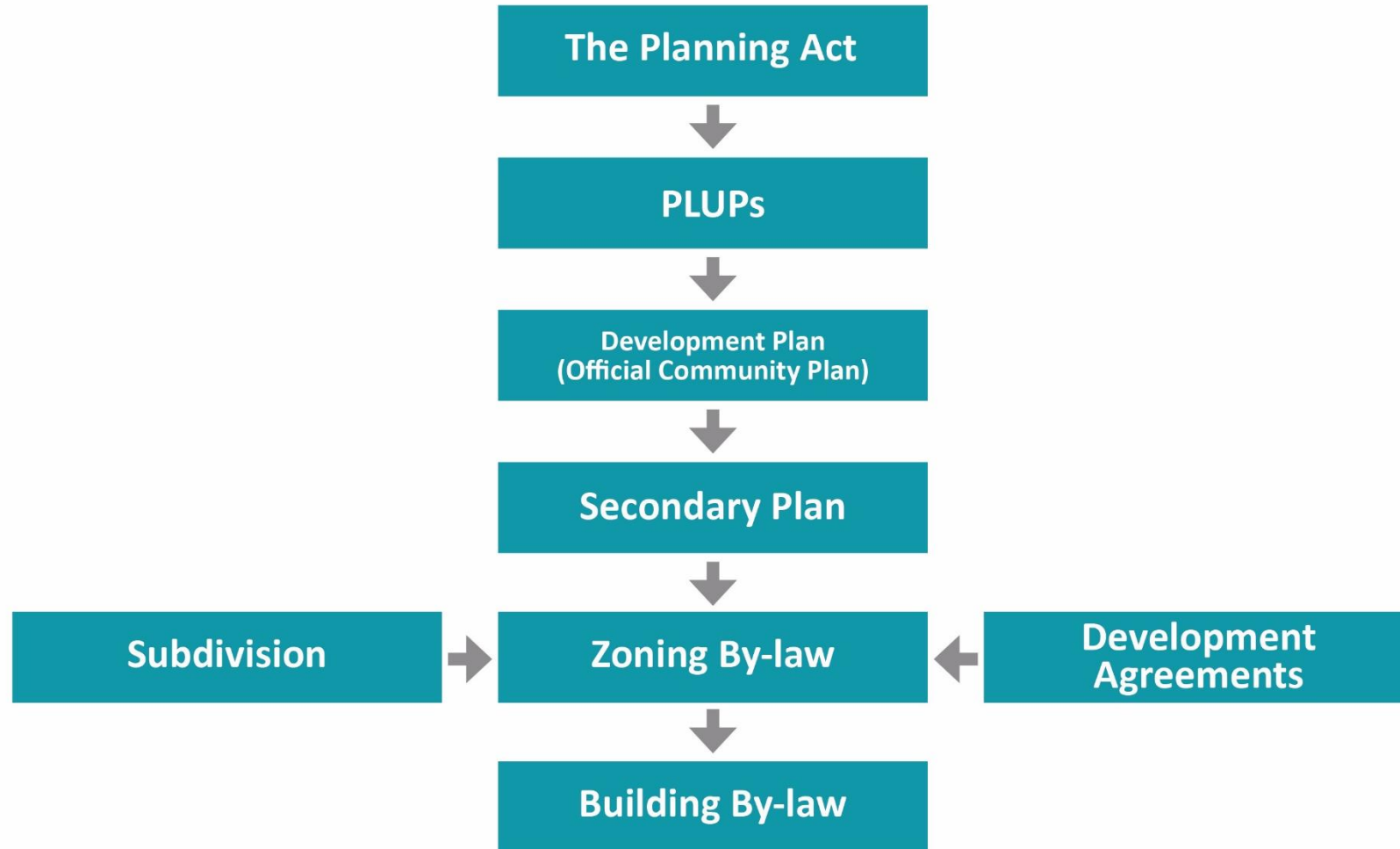


Online surveys
(after this
workshop and after
the open house)



Public
Hearing

Provincial Planning Framework





- The OCP must generally be consistent with the PLUPs.
- There are nine policy areas contained in the PLUPs:
 - General Development;
 - Settlement Areas;
 - Agriculture;
 - Renewable Resources, Heritage and Recreation;
 - Water;
 - Infrastructure;
 - Transportation;
 - Mineral Resources; and
 - Capital Region.



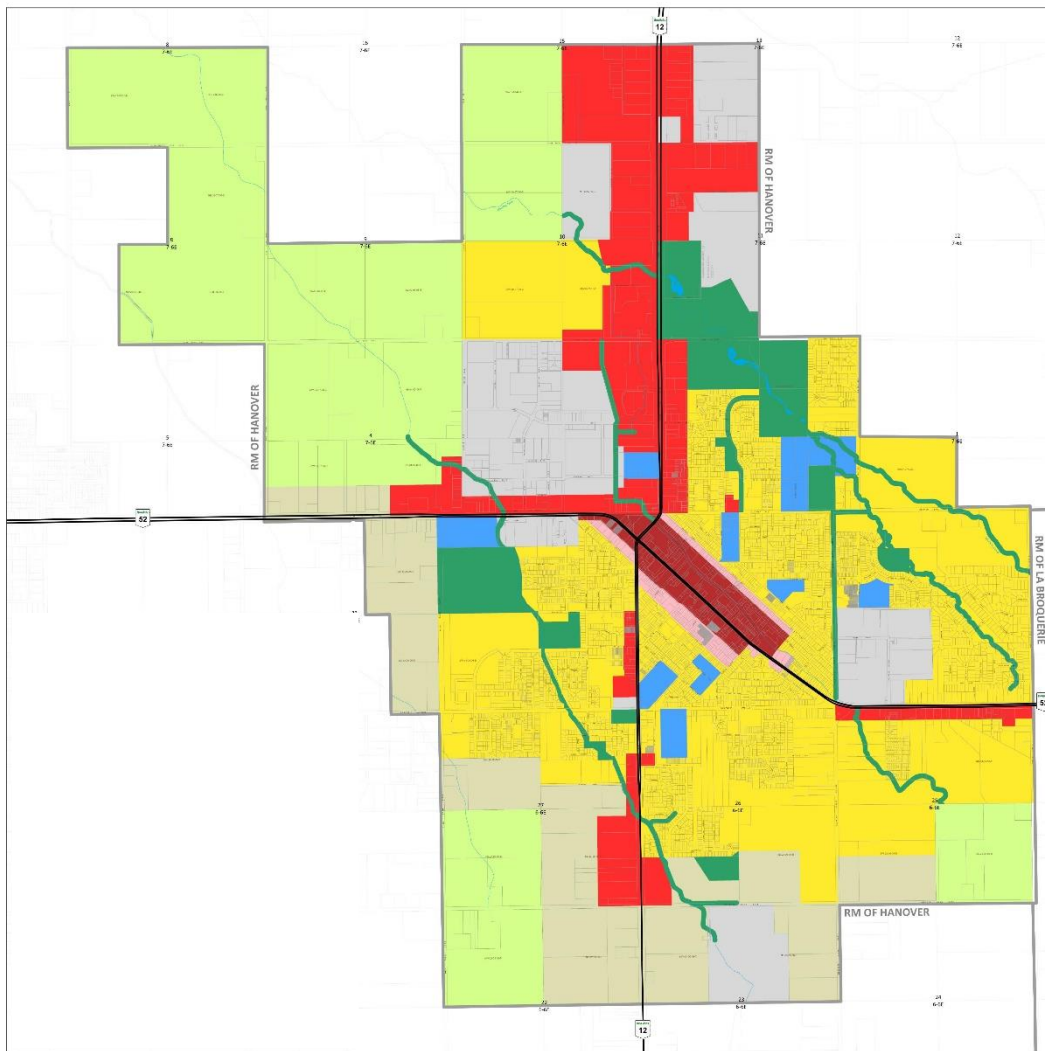
An official community plan (development plan):

- Sets out a community's vision for the future;
- Contains plans and policy statements that address physical, social, environmental, and economic objectives;
- Describes how and where the community wants land to be developed;
- Contains measures for implementation.

A zoning by-law:

- Is a tool to help implement the OCP;
- Sets out specific rules for the use of land and buildings, and the location and form of buildings;
- Divides the City into zones and lists permitted and conditional uses for land and buildings in each zone;
- Establishes a system of permits and procedures for development.

Current Land Use Designations



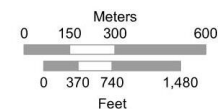
City of Steinbach Development Plan - Land Use

Land Use Designations:

- CBD Transitional Zone Policy Area
- Central Business District Policy Area
- Commercial Policy Area
- Development Reserve I Policy Area
- Development Reserve II Policy Area
- Industrial Policy Area
- Institutional Policy Area
- Park & Green Space Policy Area
- Residential Policy Area

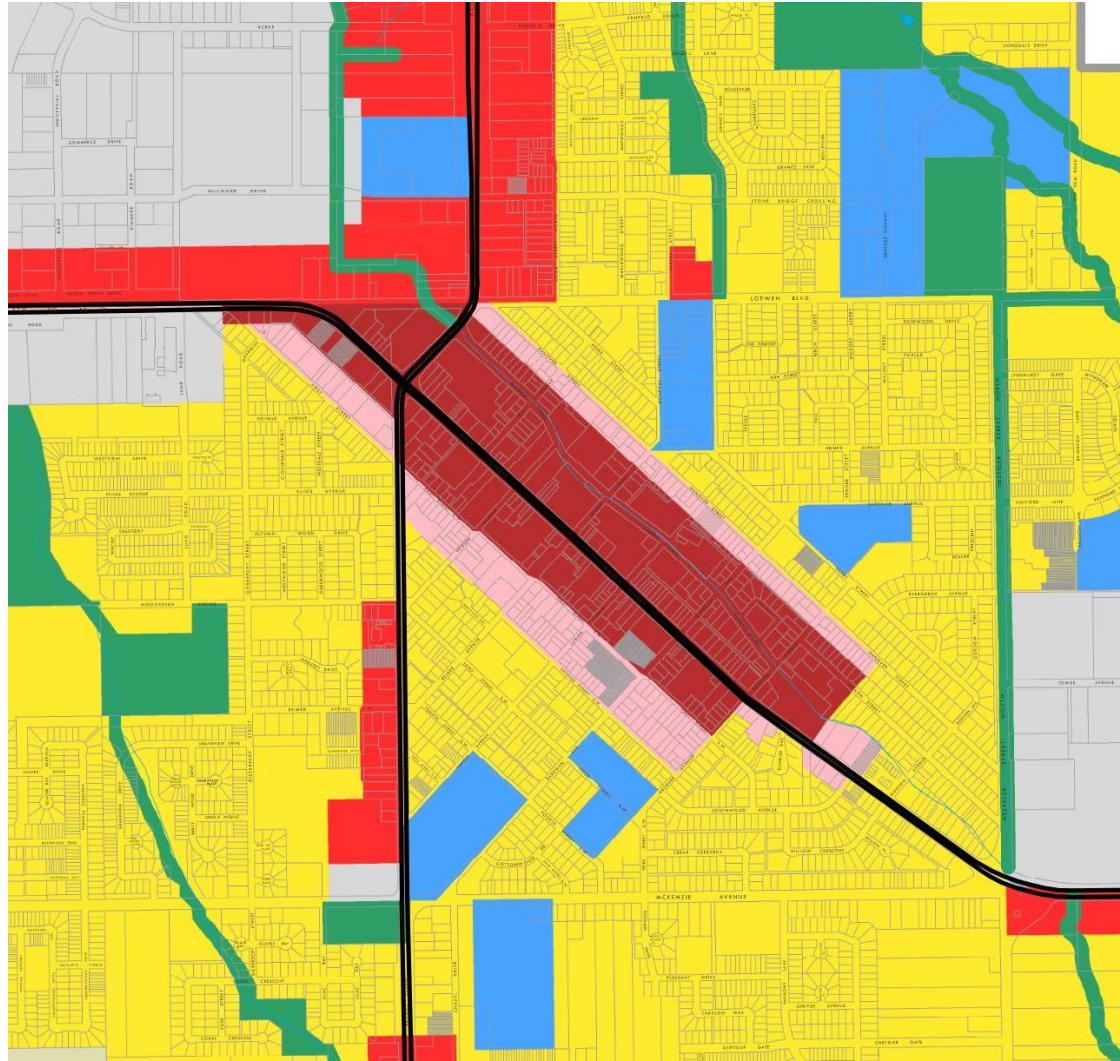
Other Features:



- Assessment Parcels
- Municipal Boundaries
- Waterbodies - Perennial
- Waterways
- Provincial Road
- Provincial Trunk Highway



Date: April 2023
Coordinate System: NAD 1983 UTM Zone 14N

Central Business District Designations

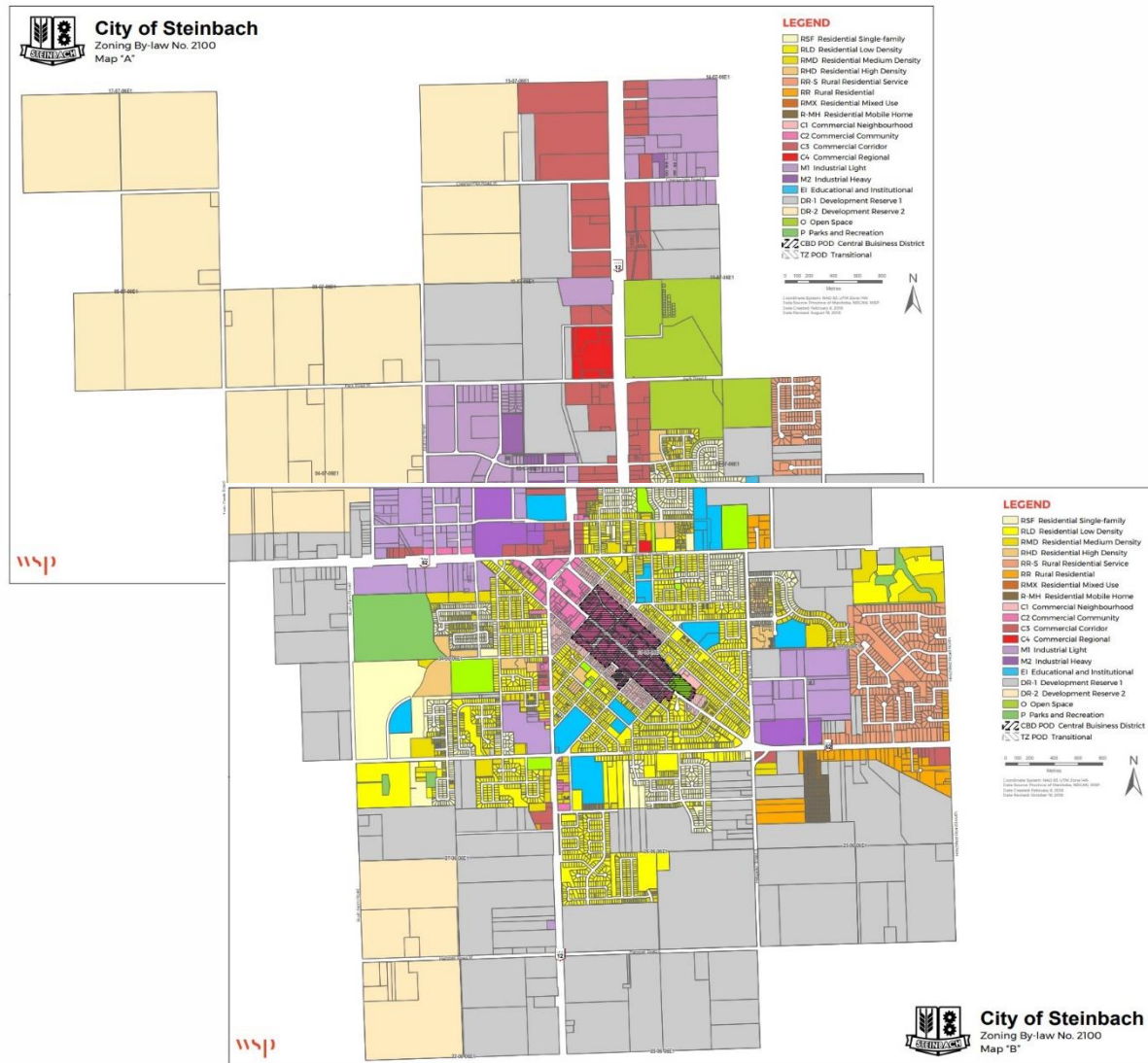


-  CBD Transitional Zone Policy Area
-  Central Business District Policy Area

Millbrook Market Secondary Plan



Current Zoning



Zoning District	
O	Open Space
PR	Parks and Recreation
DR-1	Development Reserve 1
DR-2	Development Reserve 2
RSF	Residential Single-family
RLD	Residential Low-Density
RMD	Residential Medium-Density
RHD	Residential High-Density
R-MX	Residential Mixed-use
RR	Rural Residential
RR-S	Rural Residential Service
R-MH	Residential Mobile Home
C1	Commercial Neighbourhood
C2	Commercial Community
C3	Commercial Corridor
C4	Commercial Regional
C-MX	Commercial Mixed-use
EI	Educational and Institutional
M1	Industrial Light
M2	Industrial Heavy
M-MX	Industrial Mixed-use



- Prior to the OCP and ZBL being prepared, the first step is for the project team to compile a comprehensive Background Report on the City of Steinbach.
- The Background Report provides a summary of existing conditions in the area including: land use; the natural environment; infrastructure; transportation; population and demographics; and community services and facilities.
- The following slides are selected highlights.




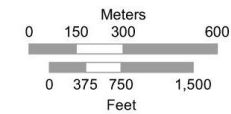
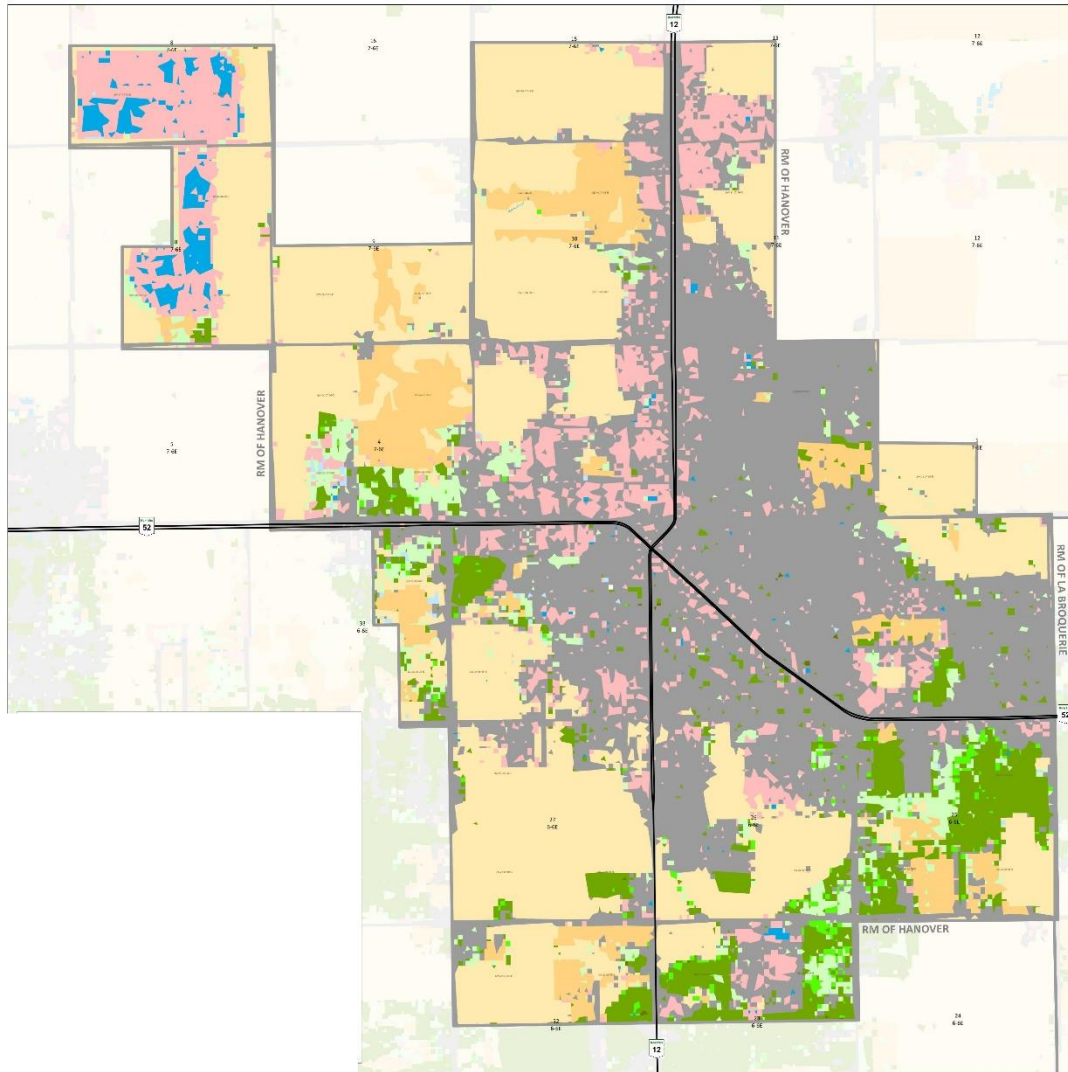
City of Steinbach Land Cover 2021 (Draft)

Land Cover:

-  Agriculture
-  Pasture/forages
-  Grassland
-  Shrubland
-  Broadleaf
-  Mixedwood
-  Exposed land/barren
-  Urban Developed
-  Wetland
-  Water

Other Features:

-  Provincial Trunk Highway
-  Provincial Road
-  Municipal Boundaries




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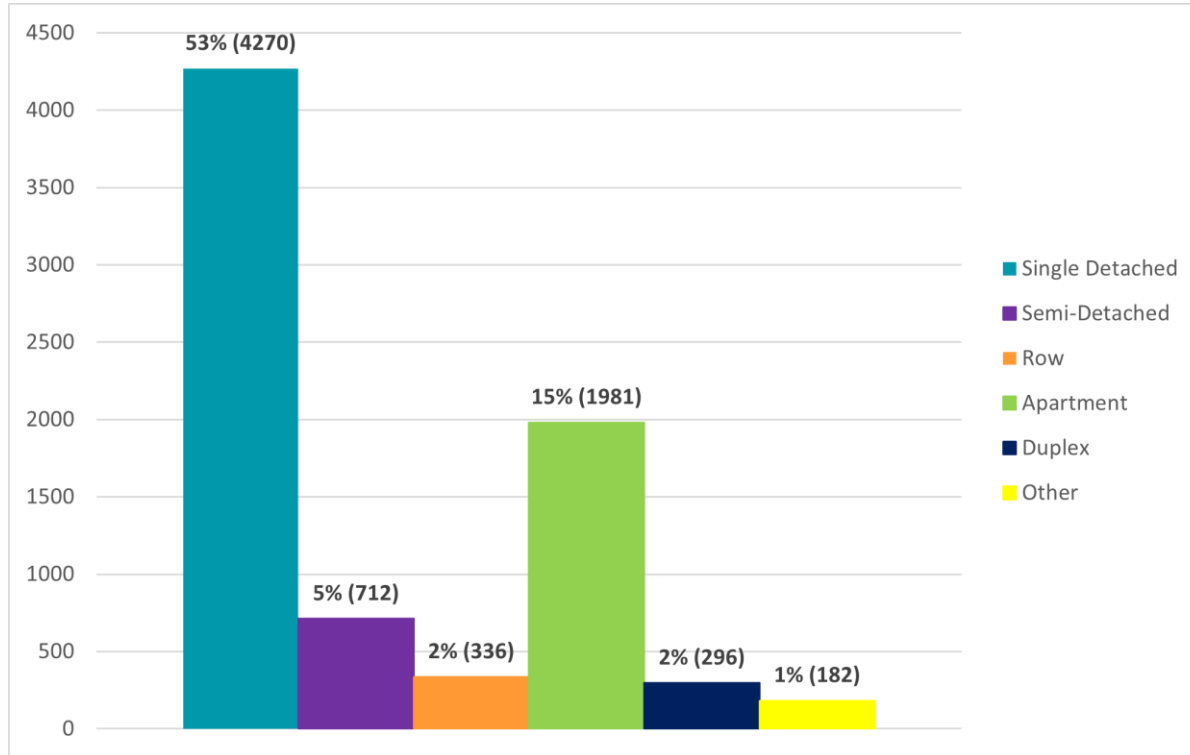
Population Projection



MUNICIPALITY	POPULATION 2021	POPULATION 2041 - MEDIUM GROWTH
Steinbach	17,806	34,085

- Population growth will impact the land use designations in the OCP.
- Ensure enough land is designated for residential uses to support this population growth.
- Ensure there is enough land designated for commercial and industrial uses to provide employment opportunities within the community.

Housing Projection



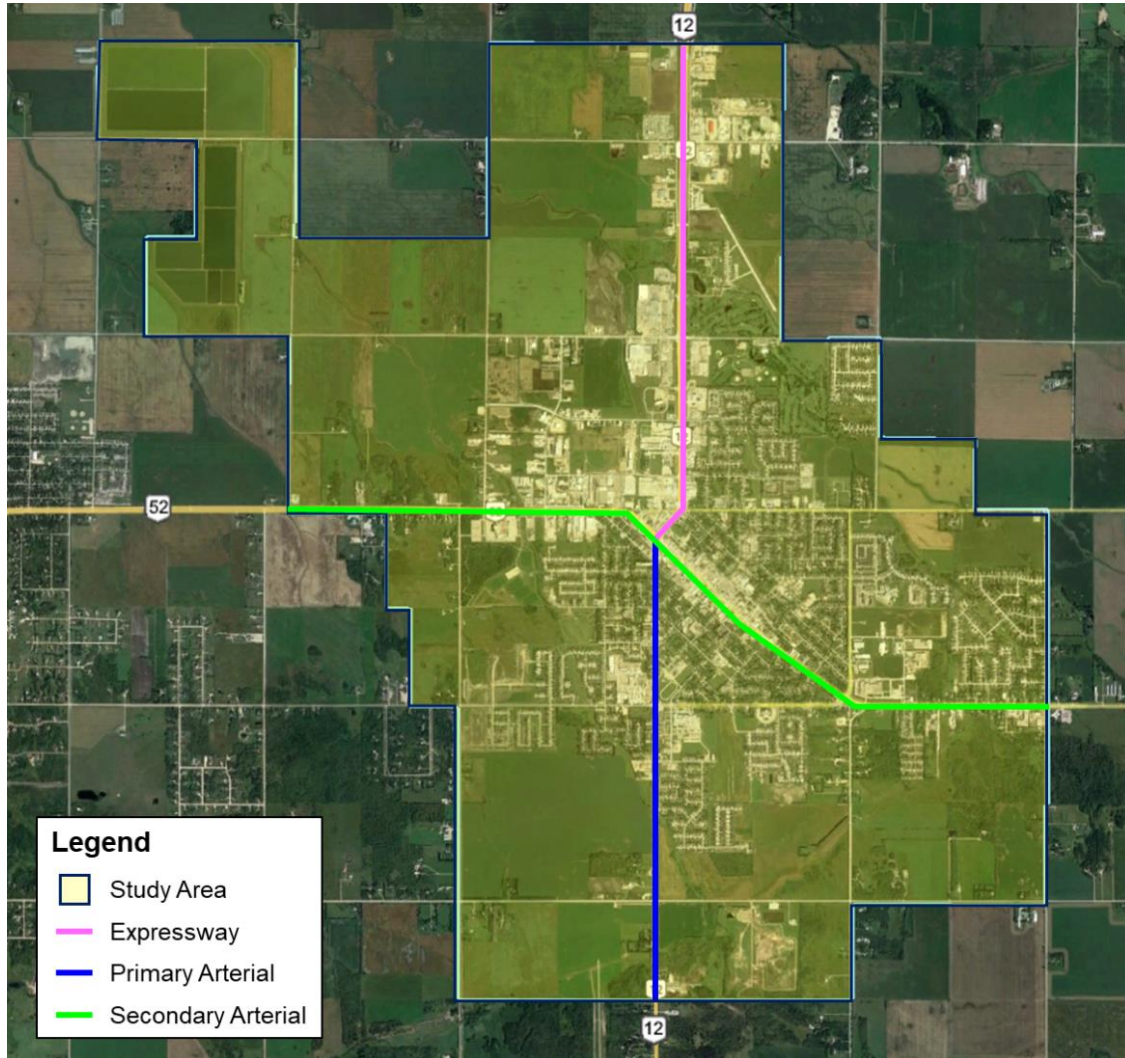
- To accommodate the population growth, approximately 6,500 new dwellings will be required.
- Housing mix will be determined by a number of factors, including:
 - Affordability;
 - Recent trends in development in Steinbach;
 - Forming complete streets and communities; and
 - Feedback received from the community and Council.

Residential Supply and Demand



City of Steinbach				
DEMAND (in acres)	YEAR			
	2026	2031	2036	2041
Single-Unit	83.45	98.16	115.6	135.82
Semi-Detached	8.34	9.82	11.55	13.58
Multi-Unit	19.83	23.33	27.44	32.28
Other	2.33	2.74	3.22	3.79
TOTAL DEMAND	113.95	134.05	157.81	185.47
SUPPLY (in acres)	YEAR			
	2026	2031	2036	2041
TOTAL SUPPLY	3659	3525	3367	3182

Transportation Network



- There are two Provincial Trunk Highways (PTH) in the City – PTH 12 & PTH 52.
- Highest volume traffic routes include PTH 12 north of PTH 52 and PTH 52 west of PTH 12, with the highest volumes between Park Rd. and Loewen Blvd. on PTH 12.
- PTH 12 north of PTH 52 is classified as an expressway.
- PTH 12 south of PTH 52 is classified as a primary arterial.
- PTH 52 is classified as a secondary arterial.
- Ensure policies align with provincial requirements.
- Explore opportunities for public transit.

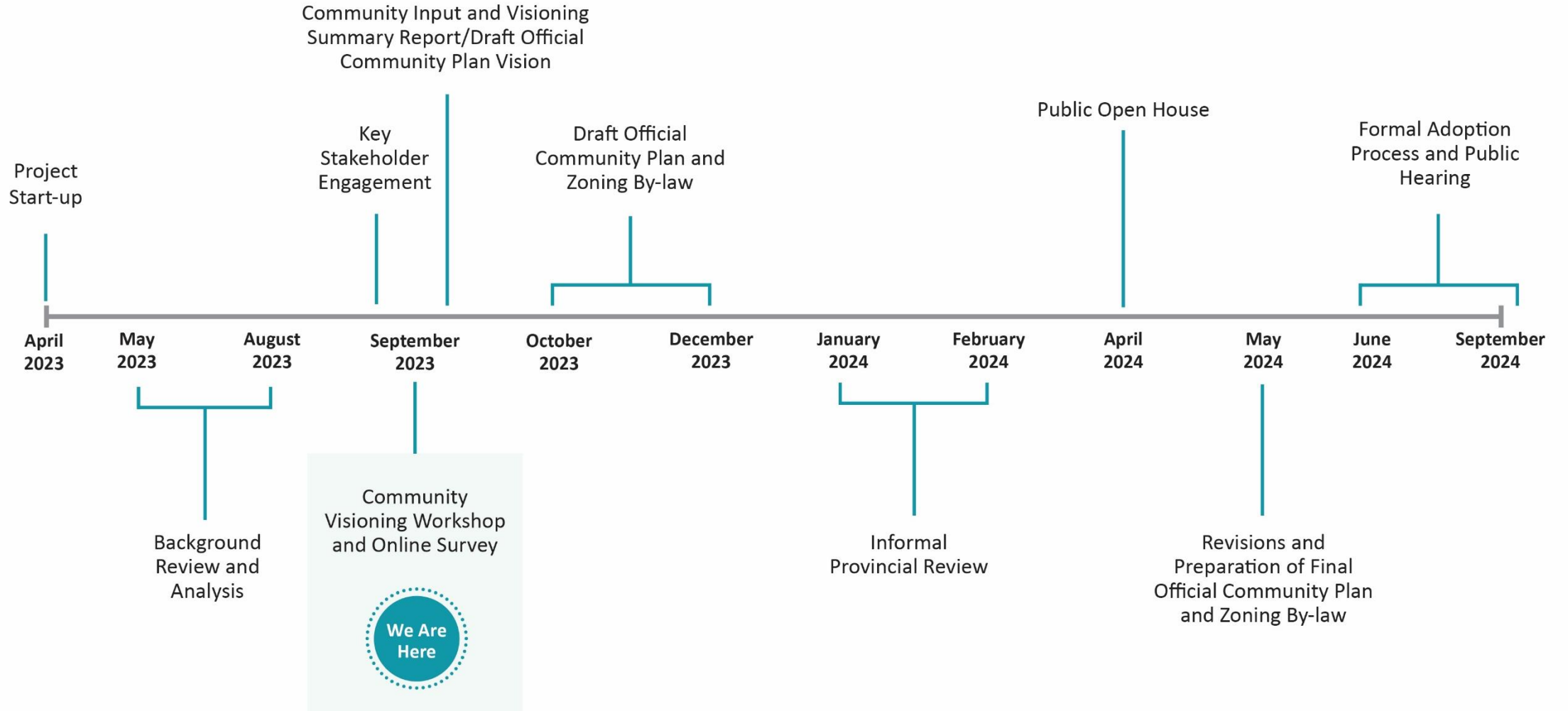
Active Transportation



(Source: City of Steinbach)

- Eight designated active transportation routes throughout the City.
- Corridors are a mix of sidewalks, multi-use paths, and painted bike lanes.
- Ensure connectivity of active transportation corridors for current and future school sites and from residential areas to major amenities.

Next Steps



Contact Information



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Thank you for reviewing the Community Visioning Workshop presentation. Please take a few minutes to answer the following survey questions:

<https://www.surveymonkey.com/r/8CW7299>



The survey closes Wednesday, October 11, 2023.