This document is an office consolidation of by-law amendments which has been prepared for the convenience of the user. The City of Winnipeg expressly disclaims any responsibility for errors or omissions.

CONSOLIDATION UPDATE: DECEMBER 11, 2002

THE CITY OF WINNIPEG

ST. VITAL PERIMETER SOUTH SECONDARY PLAN BY-LAW NO. 1735/77

An Action Area Plan By-law of THE CITY OF WINNIPEG to approve an Action Area Plan for the St. Vital Perimeter South District and to determine the boundaries of that Action Area.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The document attached to this By-law marked Schedule A to By-law No. 1735/77, is hereby approved as the St. Vital Perimeter South Action Area Plan.

2. The boundaries of the St. Vital Perimeter South Action Area Plan are hereby established, as described in said Schedule A.

3. This by-law shall be referred to as the "**St. Vital Perimeter South Secondary Plan By-law**".

added 8162/2002

RECEIVED FIRST READING on this 17th day of August, A.D., 1977;

RECEIVED SECOND READING on this 19th day of April, A.D., 1978;

RECEIVED THIRD READING on this 2nd day of May, A.D., 1978.

DONE AND PASSED in Council assembled, this 13th day of June, 1979.

ST. VITAL PERIMETER SOUTH ACTION AREA PLAN

SCHEDULE "A"

TO BY-LAW NO. 1735/77 OF THE

CITY OF WINNIPEG

TABLE OF CONTENTS

INTRODUCTION

KEY OBJECTIVES

MAP 1 - ST. VITAL PERIMETER SOUTH

POLICIES

1. Limited Urban Expansion
1.1 Medium density Rural Residential
1.2 Low Density Rural Residential
2. Agricultural Areas
3. Hazard Areas
3.1 Flood Plain
3.2 Groundwater
4. Community Services
5. Industrial Development
6. Commercial Development
7. Transportation
8. Implementation
9. Review and Evaluation

MAP 2 - LAND USE POLICY MAP

Page 1 of Schedule "A"

INTRODUCTION

The City of Winnipeg Act provides for the preparation and adoption of Action Area Plans for areas within a community in the City and the Additional Zone consisting of texts, maps or illustrations formulating in such detail as the Council think appropriate, proposals for the development and use of land in the district, and a description of the measures which the Council considers should be undertaken for the improvement of the physical, social and economic environments and transportation within the Community Action Area. Plans are prepared within the context of the Greater Winnipeg Development Plan and require review at least once every five years.

A portion of St. Vital located south of the Perimeter Highway has been designated a Limited Urban Expansion Area by The Greater Winnipeg Development Plan. The same area has also been designated an "area" for which an Action Area Plan is to be adopted.

The St. Vital Perimeter South Action Area is located in the southern extremity of the City of Winnipeg. It has as its norther boundary the Perimeter Highway; as its western boundary the Red River; as its eastern boundary PTH 59; and its southern boundary includes all that part of St. Vital lying south of the Red River Floodway between the Red River and PTH 59 as illustrated on Map 1.

It is the intent of this Action Area Plan to establish "Objectives" and "Policies" for the logical and orderly development of that portion of St. Vital located south of the Perimeter Highway within the broad guidelines set out in The Greater Winnipeg Development Plan.

The land use policy map showing the boundaries of the various land use areas, transportation routes and any other features, indicates only the approximate boundaries or locations thereof. Precise boundaries or locations will be determined by land use control or other appropriate by-laws.

KEY OBJECTIVES

1. To establish a settlement policy which is compatible with the natural environment and which safeguards the general welfare of the community by ensuring the location and density of development respects the natural limits imposed by the local environment.

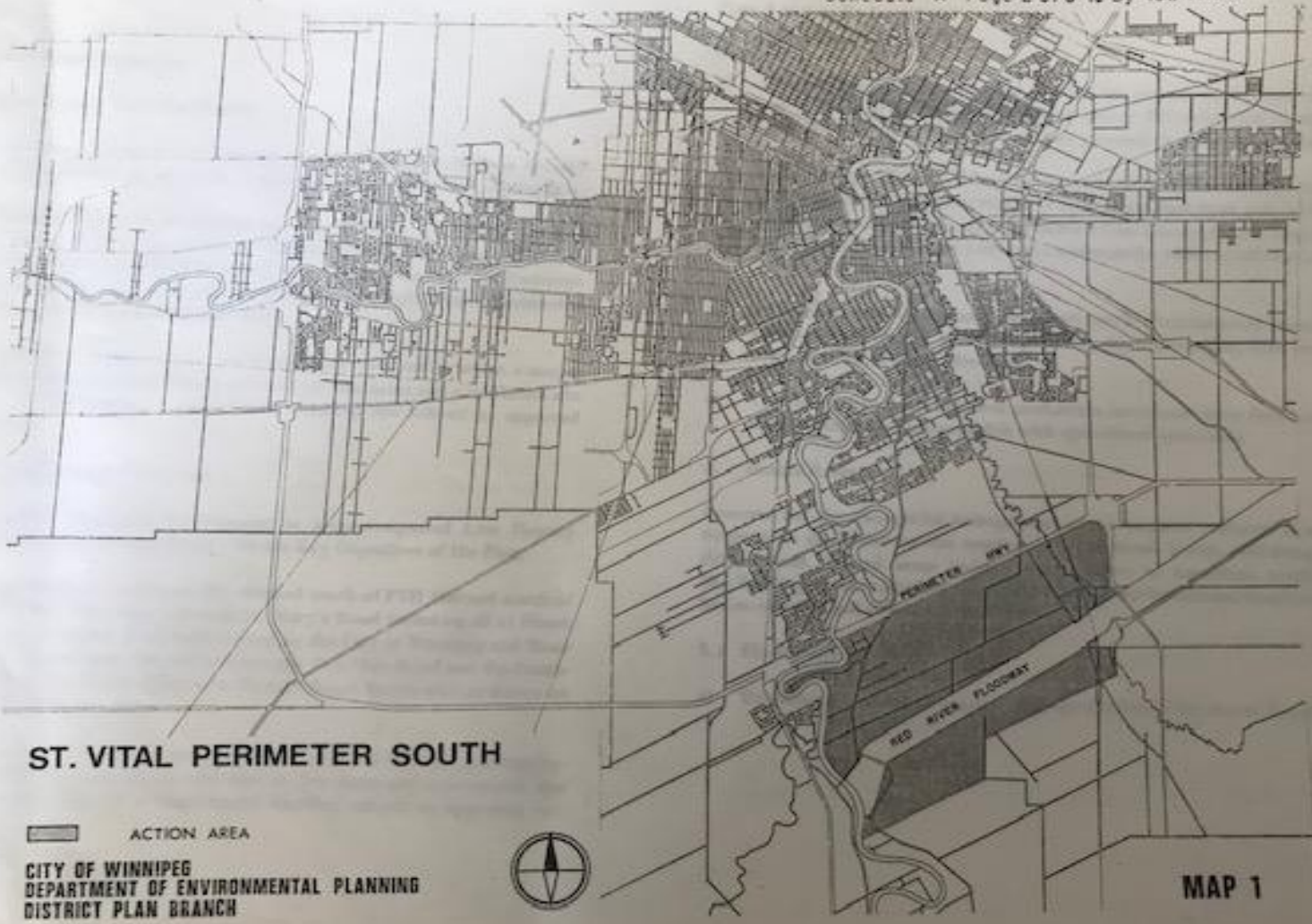
2. To accommodate some people who wish to live in a rural setting by designating areas appropriate for rural-residential and associated land uses.

Page 2 of Schedule "A"

3. To provide for orderly and economic development by adopting a staging program and concept plans for area development.

4. To protect and maintain the productive agricultural lands south of the Red River Floodway from encroachments by non-compatible land uses.

5. To balance the development of this Limited Urban Expansion Area against the measurable costs of this development form in terms of service, utilities, and public facilities, taxes and environmental quality, thereby ensuring the greatest benefits possible are received by the community in the accommodation of the wishes of some people for limited urban development.



ST. VITAL PERIMETER SOUTH

ACTION AREA

CITY OF WINNIPEG
DEPARTMENT OF ENVIRONMENTAL PLANNING
DISTRICT PLAN BRANCH

MAP 1

POLICIES

1. Limited Urban Expansion

1.1 Medium Density Rural Residential

(a) To consider residential development in areas designated Medium Density Rural Residential in accordance with the Key Objectives of the Plan.

(b) To designate those lands situated between St. Mary's Road and the Red River north of Plan No. 10,104 to the Perimeter Highway and those lands generally between the PTH 59 and St. Anne's Road south of the Perimeter Highway to the Red River Floodway Medium Density Rural Residential as shown on the Land Use Policy Map.

(c) To establish a medium density rural residential area and to adopt a zoning by-law establishing a minimum site area of two acres and a minimum site width of 180 feet for a single-family dwelling site subject to approved variations.

1.2 Low Density Rural Residential

(a) To consider residential development in areas designated Low Density Rural Residential in accordance with the Key Objectives of the Plan.

(b) To designate those lands generally situated south of PTH 100 and north of the Red River Floodway between St. Mary's Road including all of Fraser Road, but excluding those lands owned by the City of Winnipeg and those privately owned lands located between the Two Mile Road and the Southend Sewage Treatment Plant Low Density Rural Residential as shown on the Lane Use Policy Map.

(c) To establish a low density rural residential area and to adopt a zoning by-law establishing a minimum site area of five acres and a minimum site width of 300 feet for a single-family dwelling subject to approved variations.

2. Agricultural Areas

(a) To encourage the conservation of land for general agricultural activities and where it is in the public's interest ensure the timing and transition of agricultural lands to limited urban uses proceeds in an orderly manner.

(b) To encourage the use of land for agricultural activities on large holdings and to protect continuous blocks of agricultural land from premature development by adopting for the Agricultural Area a zoning by-law establishing a minimum lot area of 40 acres and a minimum lot width of 300 feet subject to approved variations.

(c) To regulate those agricultural uses which may by their nature be obnoxious, such as livestock and poultry operations, by discouraging their location north of the Red River Floodway.

(d) To protect farm land and farm production investment from the encroachment of other uses incompatible with agricultural operations.

3. Hazard Areas

Concern for the thoughtful management of our physical resources is an indispensable condition for the community's continued health, well being and development. Hazard areas include lands subject to hazardous conditions like flooding or lands sensitive to natural balances like transitional areas between bodies of saline and potable groundwater.

3.1 Flood Plain

(a) To minimize the risk of property damage and loss of life due to flooding.

(b) To ensure the flow and carrying capacity of the river during floods are not inhibited by manmade structures.

(c) To co-operate with senior governments in the preparation and adoption of a flood plain management program for the Red River.

(d) To require all new buildings and structures to be adequately protected from the 160 year flood level, if situated north of the Red River Floodway, and the 100 year flood level, if situated south of the Red River Floodway.

(e) To prohibit the construction of dwellings and structures which may adversely restrict the flow of flood waters.

3.2 Groundwater

(a) To protect the potable groundwater resources in the Action Area by not approving development which may cause appreciable adverse effects upon the quality or quantity of potable groundwater and by limiting groundwater withdrawal through the arrangement and maintenance of appropriate development densities.

4. Community Services

(a) To ensure the level of community services commonly associated with limited urban areas is maintained abreast of development.

(b) To provide for the economic provision of services.

(c) To endeavour to ensure sufficient and suitable lands are available to satisfy the diverse recreation requirements of the community's residents.

(d) To make provision for the preservation of natural treed areas where it is practical by encouraging good conservation practices.

(e) To endeavour to make provision for adequate public access to riverbanks by purchase or through development control.

(f) The extension of city water and sewer services in St. Vital south of the Perimeter Highway is not contemplated within the time-frame of the plan.

5. Industrial Development

(a) To facilitate the development of a future working area.

(b) To protect present and future living areas from any adverse effects which may be associated with development of the future working area by ensuring living and working areas are adequately buffered.

(c) To discourage the development of the industrial land uses during the time-frame of the plan.

(d) To designate the area around the sewage treatment plant as a working area reserve to be developed when city sewer and water facilities become available and as the need arises. Until such time as services become available and demand for industrial land becomes apparent this area shall be zoned an agricultural area.

6. Commercial Development

(a) To facilitate the provision of adequate commercial facilities in order to properly service local residents in the designated rural residential areas.

(b) To provide for the location of neighbourhood commercial activities only in developing areas taking into consideration the traffic generated and the area to be served.

(c) To adopt and enforce design standards to ensure the acceptable appearance of signs and storage areas associated with commercial development.

(d) To encourage the location of neighbourhood commercial land uses in areas already characterized by commercial development.

(e) To ensure the location and development of each commercial site is compatible with adjacent land uses.

(f) To permit the establishment of a limited amount of highway commercial development immediately adjacent the Perimeter Highway on the east side of St. Anne's Road.

7. Transportation

(a) To facilitate the provision of an efficient and convenient transportation network to accommodate the movement of people, goods and services within the action area.

(b) To discourage where practical private access driveways along St. Anne's Road, St. Mary's Road, PTH 101 and PTH 59, by encouraging the consolidation of traffic at major points of entry.

(c) To require a minimum building setback of 150 feet from the PTH 101 and PTH 59 rights-of-way and 125 feet from St. Mary's Road and St. Anne's Road right-of-way subject to approved variations.

(d) To make adequate provision for access to parcels of land which might otherwise be land-locked.

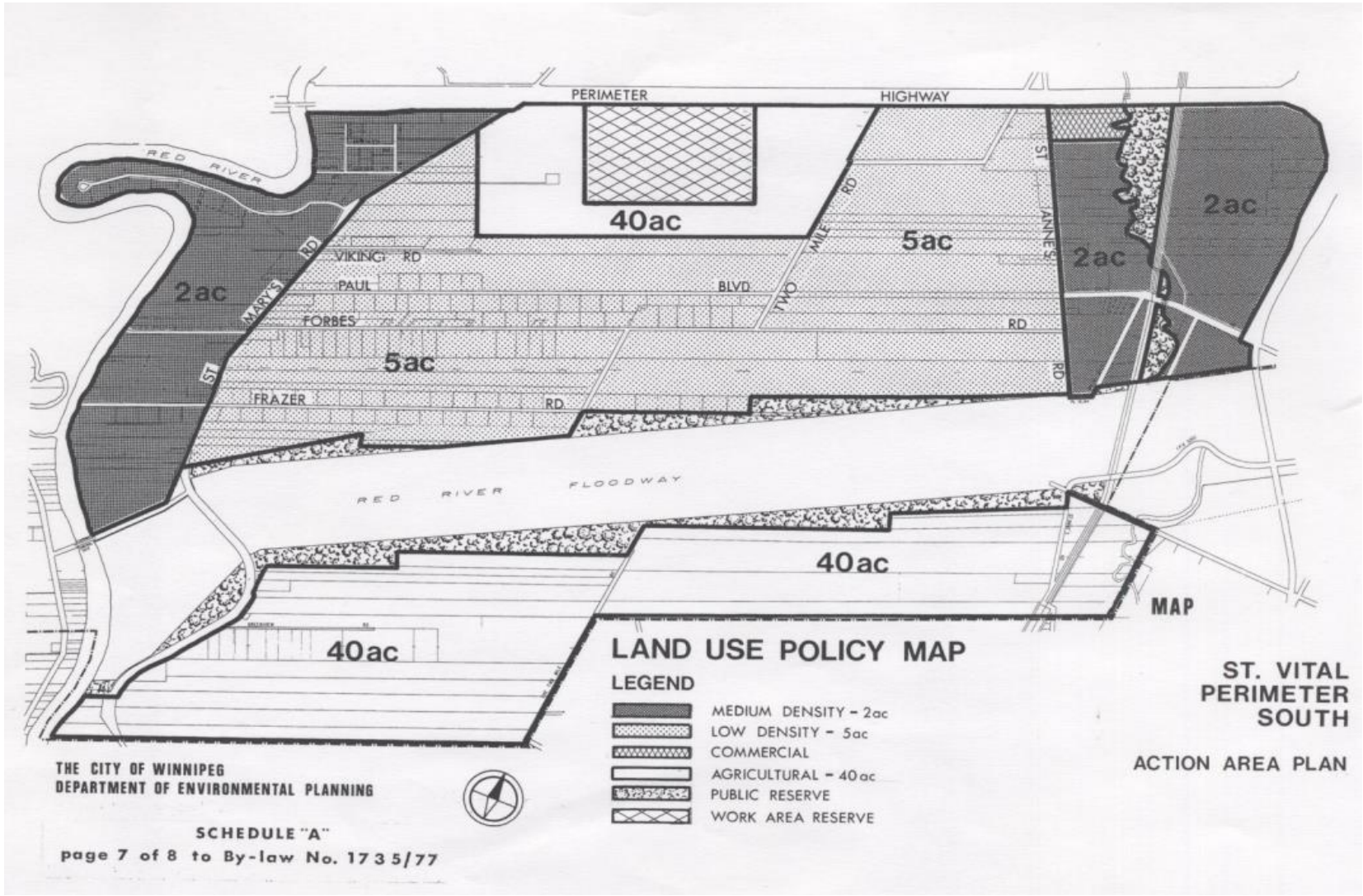
8. Implementation

The realization of this plan depends to some extent on the effective use of the appropriate "planning tools" available. Many of the foregoing objectives and policies can be realized through the adoption of a zoning by-law and through subdivision control.

9. Review and Evaluation

The Action Area Plan provides a uniform and continuing policy in making day-to-day decisions.

From time to time new trends and information will occur. The Action Area Plan should be re-evaluated in the light of new information and, if necessary, amended to ensure a continuing responsiveness to changing conditions.


PERIMETER HIGHWAY
RED RIVER
40ac
5ac
2ac
2ac
2ac
VIKING RD
PAUL BLVD
FORBES RD
5ac
FRAZER RD
ST MARY'S RD
TWO MILE RD
ST ANNE'S RD
RED RIVER FLOODWAY
40ac
40ac
MAP
LAND USE POLICY MAP
LEGEND
MEDIUM DENSITY - 2ac
LOW DENSITY - 5ac
COMMERCIAL
AGRICULTURAL - 40ac
PUBLIC RESERVE
WORK AREA RESERVE
ST. VITAL
PERIMETER
SOUTH
ACTION AREA PLAN
THE CITY OF WINNIPEG
DEPARTMENT OF ENVIRONMENTAL PLANNING
SCHEDULE "A"
page 7 of 8 to By-law No. 1735/77