

City of Steinbach

Official Community Plan and Zoning By-law



Public Open House



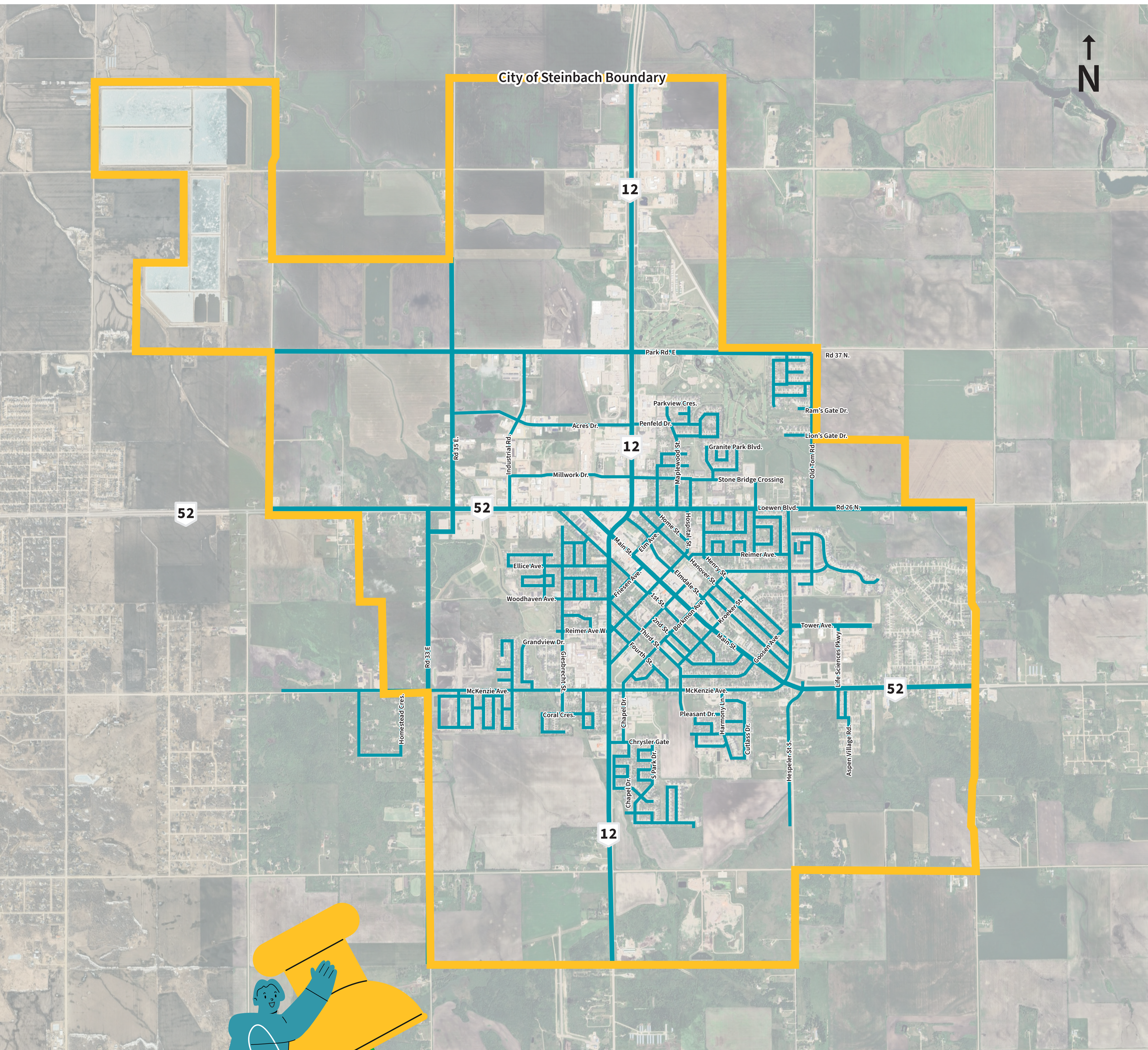
January 15, 2025

The purpose of today's open house is to:

- Provide information about the **project and timeline**
- **Present the draft** Official Community Plan and Zoning By-law
- **Obtain feedback** from the public in advance of the documents going to Council for approval



Find your home or business

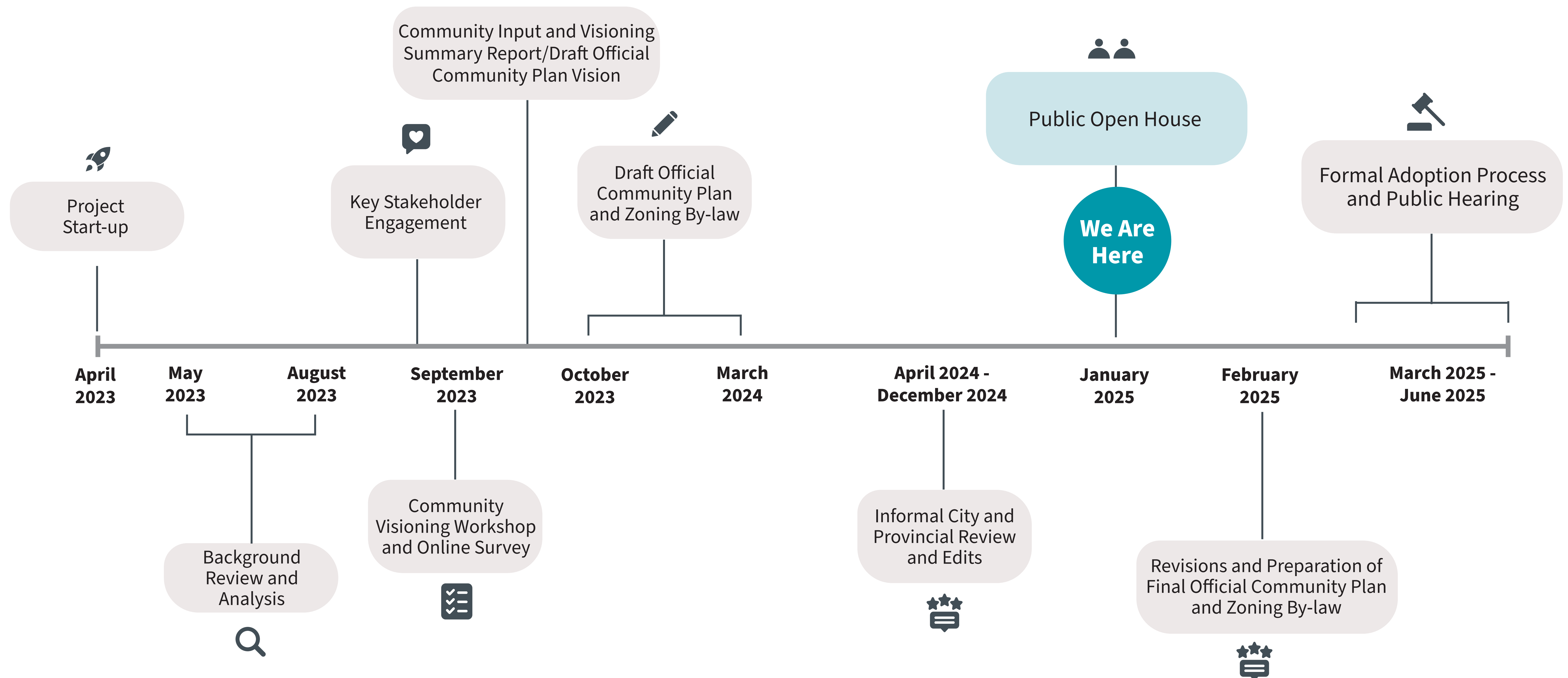


Place a pin where your home or business is!

Both the **Official Community Plan** and **Zoning By-law** apply to all lands within the City of Steinbach.

Project Timeline

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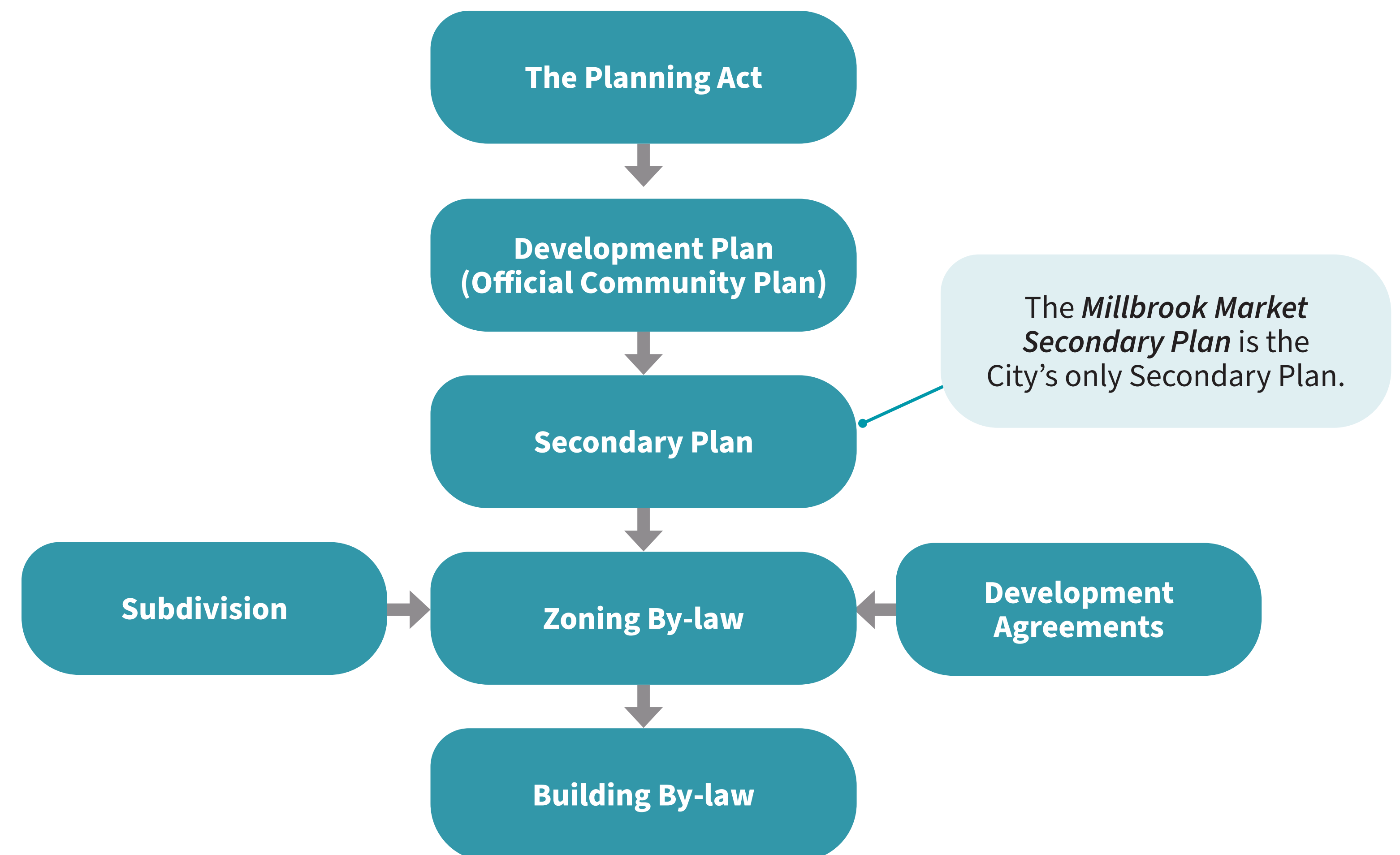
What are the OCP and ZBL?

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.



Why update?

The City's current Official Community Plan was adopted in October 2018 and The Planning Act states that a detailed review of the plan must be completed within five years of adoption.

Reviewing and updating the Official Community Plan and Zoning By-law provides an opportunity to:

- Update policies to align with changes to provincial legislation, including The Planning Act and Provincial Land Use Policies.
- Introduce new policies and update existing policies where necessary.
- Develop a vision statement to direct growth and land use.
- Improve clarity and formatting.
- Ensure that policy changes to the OCP can be implemented through the ZBL.

Vision and Planning Principles

As part of the project, the City is required to draft a vision to help guide policy. A Community Visioning Workshop was held virtually on October 27, 2023, and supplemented by an online survey. The following vision statement was refined throughout the planning process and is based on feedback from council, administration, and residents and key stakeholders within the community:

Steinbach is a vibrant community where residents can live, work, and play, characterized by inviting streetscapes and thriving local businesses. The economic landscape fosters innovation, ensuring residents have access to diverse employment opportunities, amenities, and services. Residents benefit from a diverse housing landscape that caters to various needs, promoting affordability, a strong sense of community, and sustainability.

The following planning principles are also a result of the Official Community Plan process and reflect feedback received from the community. They expand on the community vision and provide direction and guidance for the objectives and policies of the OCP and ZBL:



Planning for Economic Development



Planning for Growth



Planning for Active Transportation and Recreation



Planning for Housing



Planning for the Environment



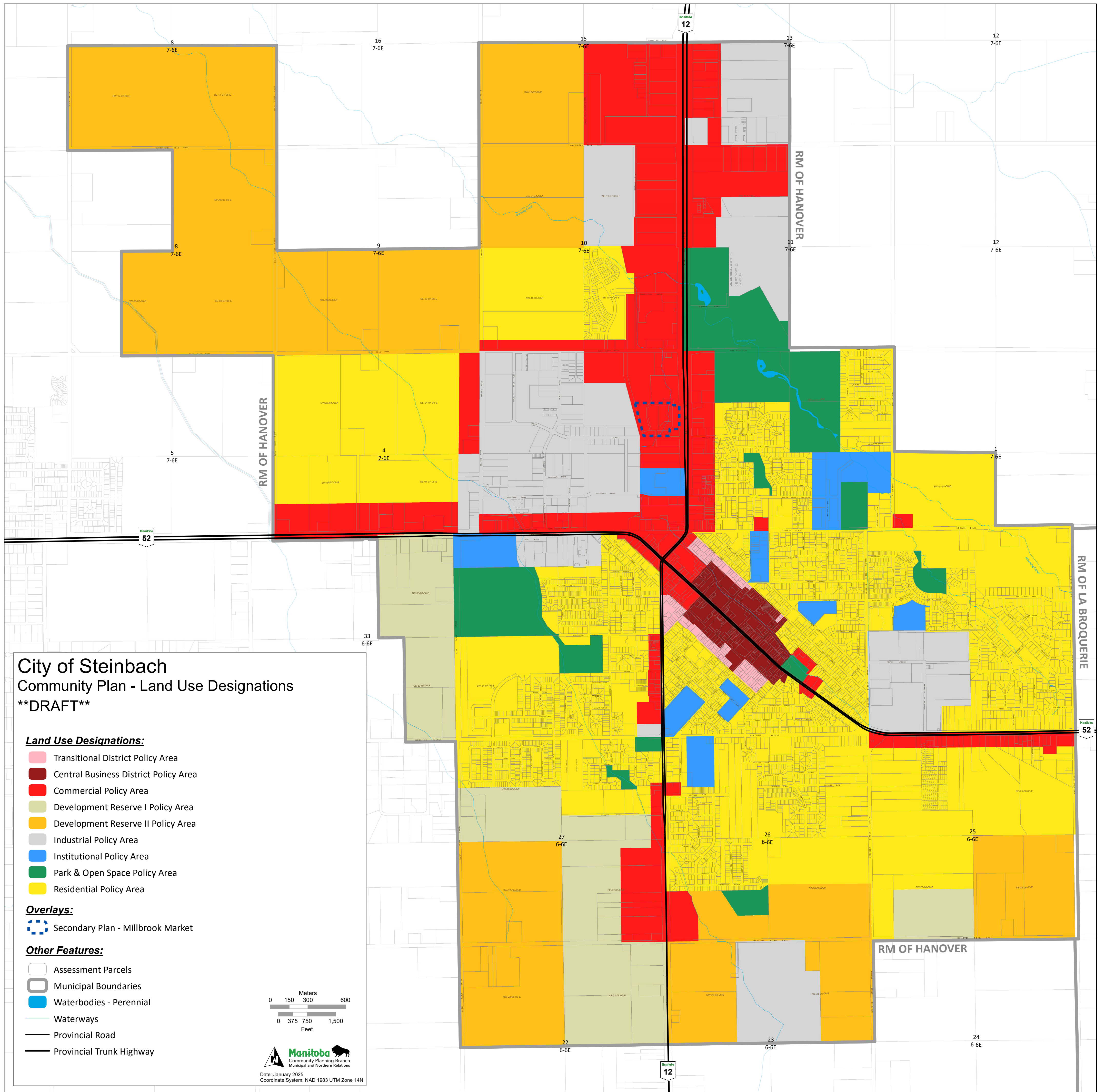
Planning for Downtown



Planning for Community

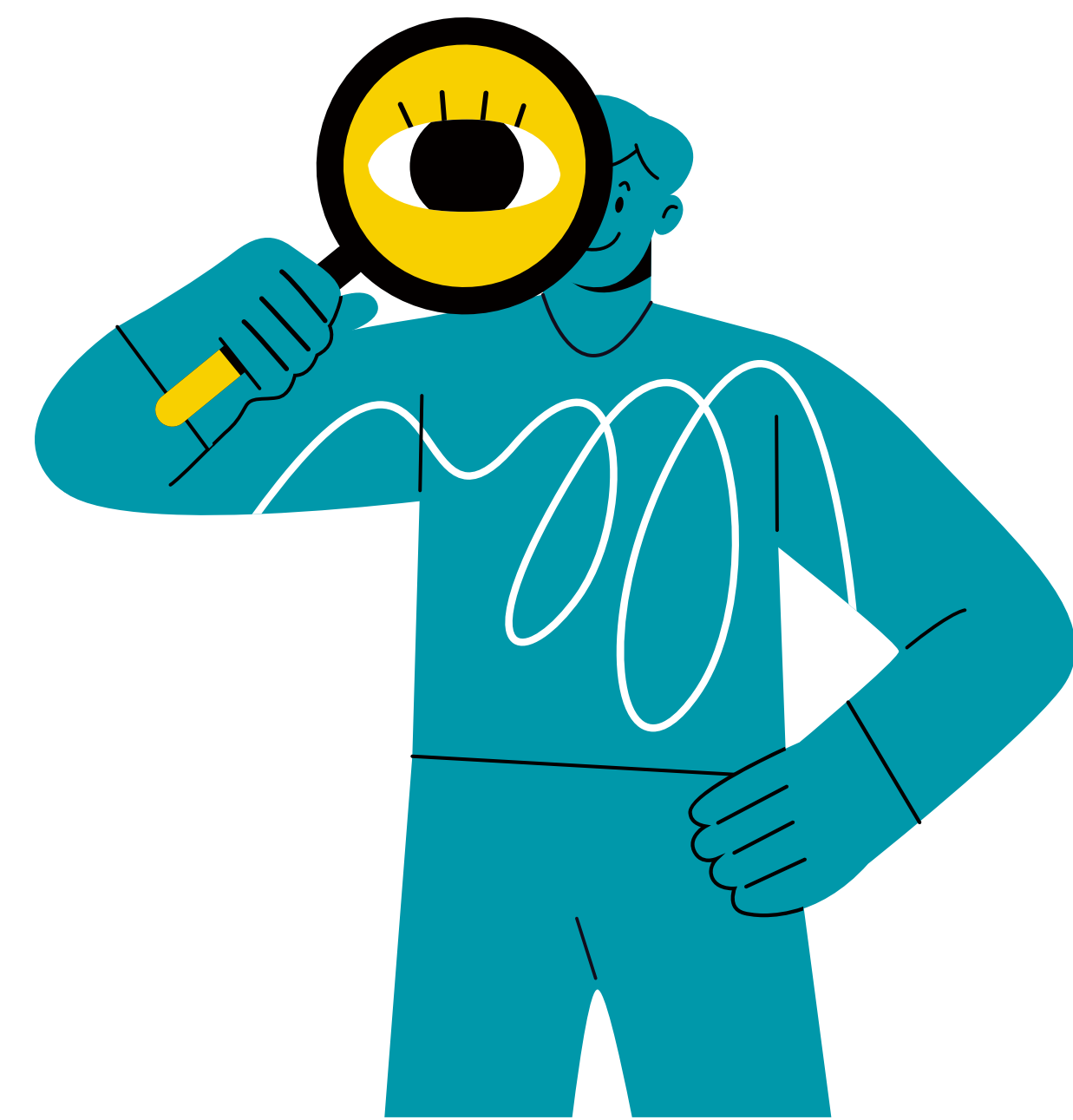
Proposed Official Community Plan Land Use Map

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Major Mapping Changes

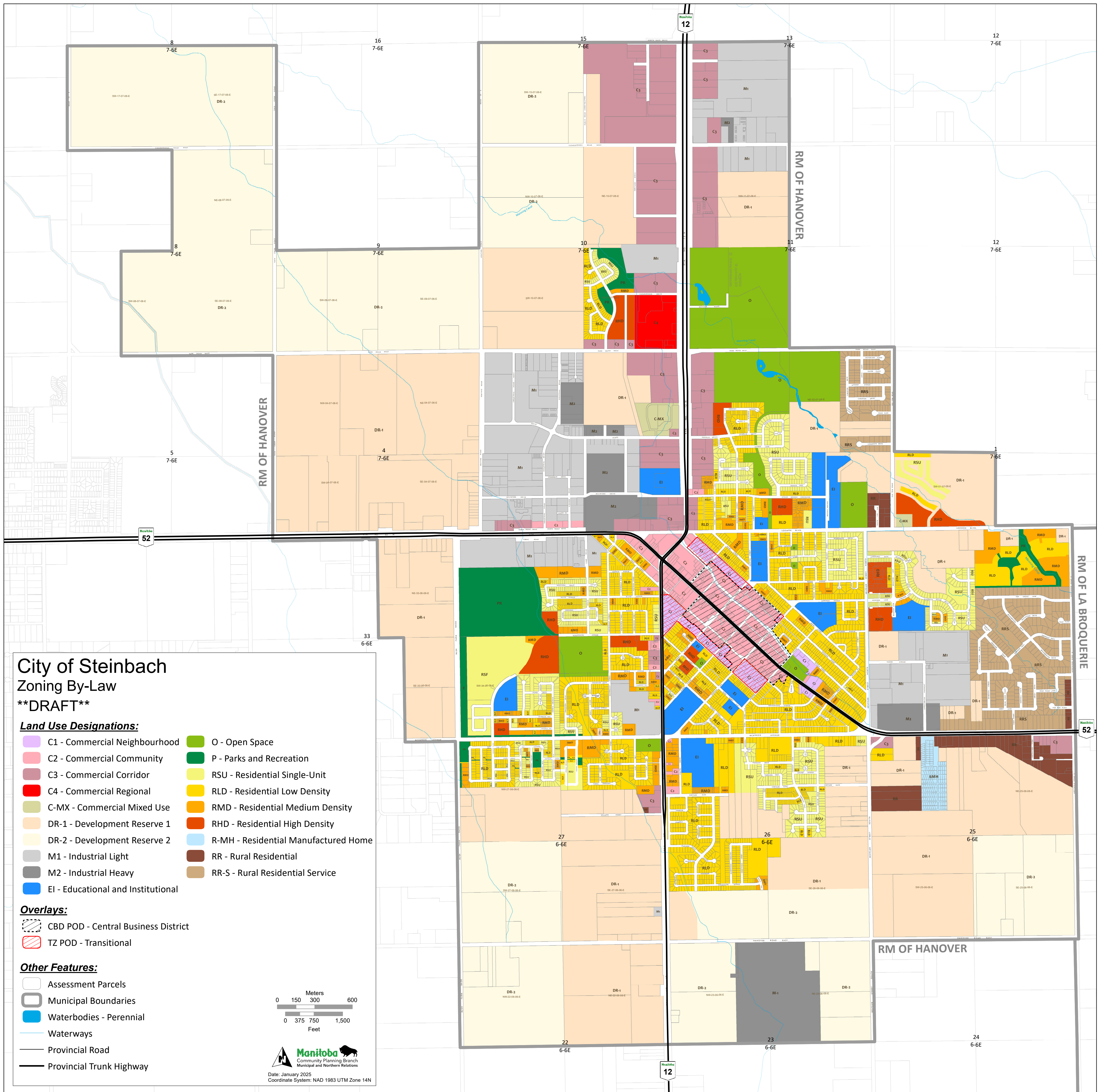
- Designated lands north of PTH 52 and south of Park Road West, between Twin Creek Road and Keating Road, as Residential and Commercial Policy Areas.
- Adjusted boundaries of the Central Business District and Transitional District Policy Areas.
- Redesignated lands adjacent to the landfill to Development Reserve II Policy Area.
- Designated lands east of Hespeler Street South, adjacent to the City boundary, as a Residential Policy Area.



Major Text changes

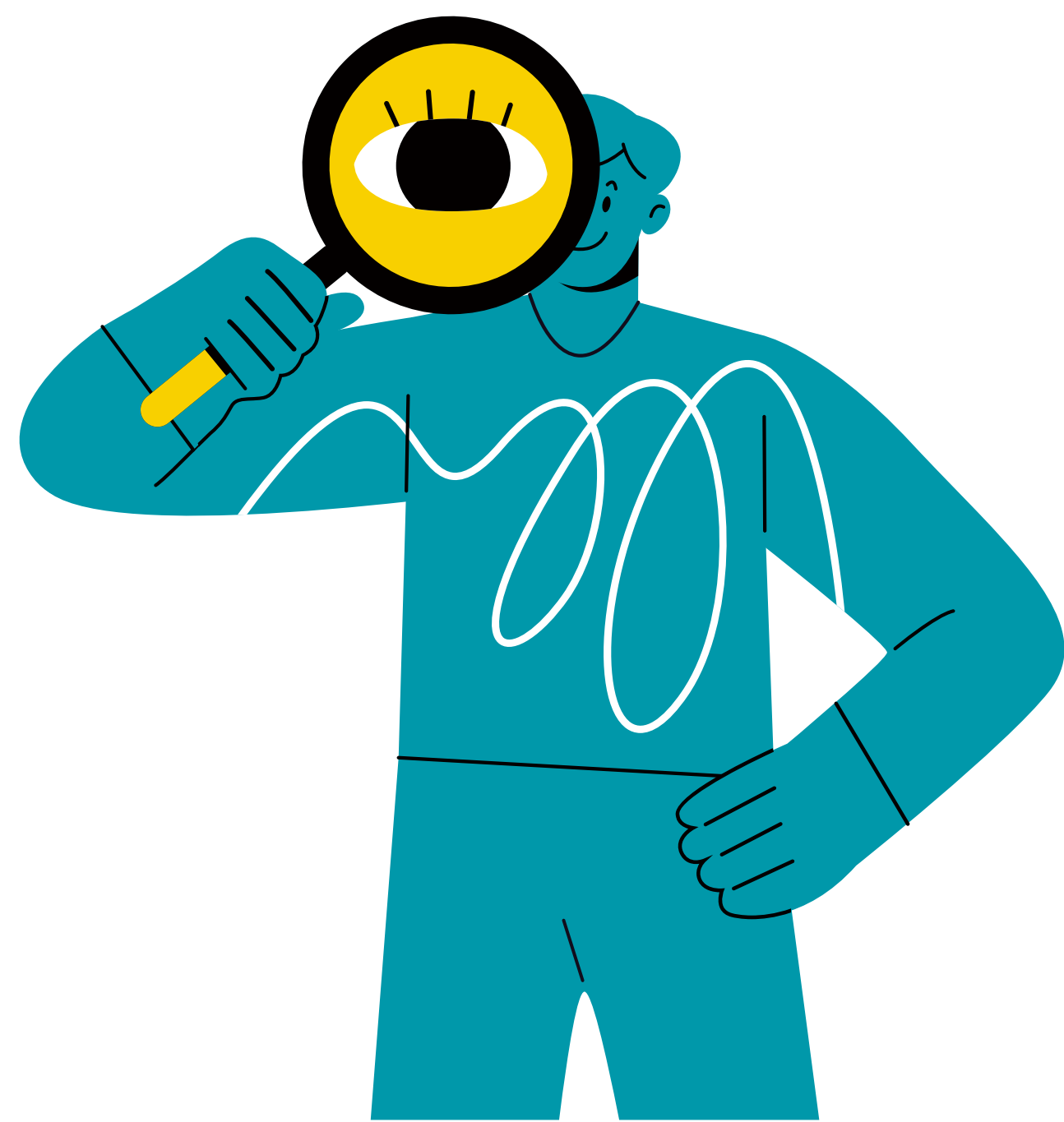
- Added a policy statement outlining ways the City could consider the future development of a public transportation system.
- Strengthened policies related to active transportation.
- Added policies aimed at promoting energy efficiency, protecting the environment, and addressing environmental impacts.
- Prohibited the use of private wells for buildings that are connected to (or have the potential to connect to) the municipal water system.
- Indicated that new or infill development in the Transitional District Policy Area should consider the physical character of existing development.

Proposed Zoning By-law Map



Major Mapping Changes

- Adjusted the boundaries of the Central Business and Transitional Planned Overlay Districts to better reflect current and anticipated land use, including the Southeast Event Centre development.
- Updated zoning on landfill to M2- Industrial Heavy (currently Development Reserve 2).
- Swapped Development Reserve 1 and Development Reserve 2 zoning on some lands to reflect OCP changes.
- Updated zoning on Steinbach Arts Council site from Open Space to Educational and Institutional.



Major Text changes

- Completely re-organized the by-law, improving wayfinding and reducing overlap.
- Added setback requirements for development from the lagoon and landfill.
- Added new use classifications including Data Processing Centre (e.g. bitcoin mining), Industrial Multi-use, Solar Energy Generating Systems, and Emergency Residential Shelter.
- Added detached Secondary Suites as an option in some zones with associated use-specific standards.
- In the CBD POD, reduced required parking by 1/3 for all uses and exempted new uses in existing buildings from minimum parking requirements.
- Permitted multi-unit dwellings with commercial uses on the ground floor as-of-right in the CBD POD.
- Removed the requirement for multi-unit residential uses in the Transitional POD to have commercial uses on the ground floor.
- Updated and simplified required yards in the C4 zone.
- Added a maximum floor area for accessory buildings in the DR-1 and DR-2 zones.

Thank You!



Thank you for participating in today's open house. Please fill out a comment sheet before you leave or complete the survey by scanning the code.

Or visit: www.surveymonkey.com/r/tvp6yt8

For further questions or comments, please contact:

Kari Schulz

Senior Planner, WSP

T: 204-259-1477

E: kari.schulz@wsp.com