

**MMM Group Limited**



## **STEINBACH SUSTAINABLE GROWTH STRATEGY SUMMARY**

Prepared for:  
**City of Steinbach**

Submitted by:  
 **MMM GROUP**

October 2014 | 5514061.230

COMMUNITIES  
TRANSPORTATION  
BUILDINGS  
INFRASTRUCTURE

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## SUMMARY: KEY FINDINGS

The Steinbach Sustainable Growth Strategy depicts the amount of land required to support growth in the City over the next 50 years (base year 2014) using geographic information system (GIS) mapping technology. Some considerations and key findings are as follows:

- The projected population of Steinbach in 2064 is approximately 102,447, based on an annual growth rate of 4.2 percent.
- There will be an additional 33,546 dwelling units required in Steinbach by 2064 to accommodate the projected population growth.
- There is approximately a 15-year supply of potential residential lands currently available in Steinbach.
- The study shows potential expansion areas outside of the current City boundaries that would be required to accommodate the projected growth.
- The amount of land required for commercial and industrial areas appears to be adequate for the next 50 years based on historical demand. However, the inventory for commercial and industrial areas is difficult to anticipate and should be reviewed periodically.
- The primary land use constraints in the City and surrounding area that pose growth challenges include: two airports; the solid waste facility; scattered livestock operations; and land fragmentation.
- In order to service all of the lands in the south end of the City, an additional wastewater trunk line is needed. The planned location of this line will require development to occur along it to assist with the cost of extending the line southward.
- The logical location for the new wastewater line would require a boundary expansion along the west side of Steinbach, in the Rural Municipality (R.M.) of Hanover. Steinbach should expand the City boundaries westward in the near future.
- City expansion to the east in the Rural Municipality (R.M.) of La Broquerie is logical because the wastewater servicing can accommodate capacity immediately. This expansion would provide an opportunity for the City to accommodate development if lands in other parts of the City do not become available in a timely manner.

## 1.0 INTRODUCTION

### The City of Steinbach

The City of Steinbach, located in southeastern Manitoba, experienced the fastest growth rate of any city in Manitoba between 2001 and 2011. It is anticipated that this trend will continue and be evident in the 2016 Canada Census. Steinbach encompasses 25.57 square kilometers of land, is almost entirely surrounded by the R.M. of Hanover, and is adjacent to the R.M.s of La Broquerie and Ste. Anne (**Figure 1**). These municipalities form a large part of the trade region for Steinbach's commercial and retail outlets and are experiencing high population growth, similar to Steinbach.

### General Project Summary and Project Rationale

The City of Steinbach aims to identify the most logical and efficient direction for growth over a 50-year time period. The Steinbach Sustainable Growth Strategy (SSGS) provides a strategic plan that identifies the City's future land requirements while balancing development, servicing, and infrastructure needs. The SSGS includes 10, 25 and 50-year growth projections. This study ensures that the City of Steinbach is prepared to manage growth and enables Council to strategically plan for future development in a cost-effective and efficient manner.

The SSGS document reflects the Steinbach Official Community Plan (OCP) and vision. The OCP recognizes the importance of planning for economic diversity, parks and green space, efficient land use, cost-effective infrastructure, and sustainable population growth.

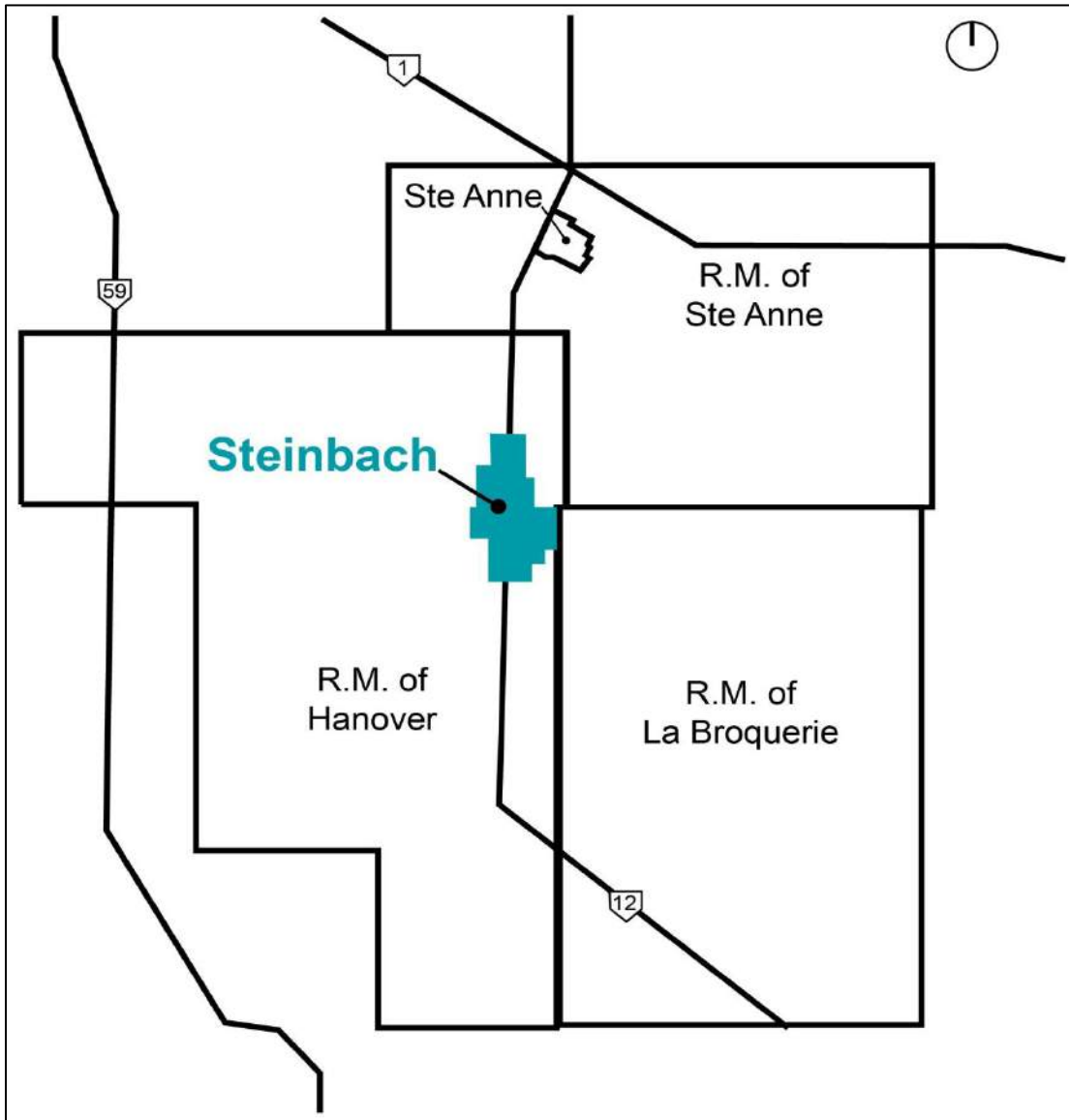


Figure 1: Steinbach Context Map

### The Steinbach Sustainable Growth Strategy (SSGS):

- Provides a five-year compounding population growth projection for 50 years based on recent growth trends.
- Considers the inventory of current and potential water and wastewater services.
- Determines land consumption needs for the various land uses (residential, institutional, commercial and industrial) based on a reasonable population projection.
- Identifies constraints that will affect future growth patterns.
- Analyzes opportunities and constraints to future servicing and identifies logical wastewater and water servicing connections.
- Examines areas of growth over three time periods – short, medium and long-term.
- Identifies Steinbach’s potential boundary expansion.
- Recommends ways in which Steinbach can accommodate growth in a sustainable and cost-effective manner.

The SSGS serves the interests of Steinbach and the region by providing a document that will help inform future land use decisions and ultimately the development of a sustainable and livable community for many generations to come. It will assist the City of Steinbach in making informed decisions and preparing for the future.

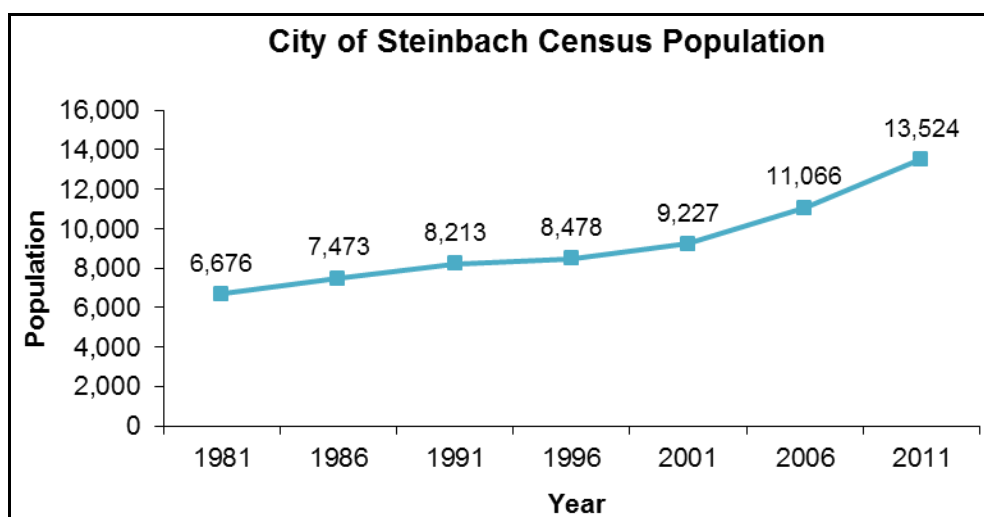
The SSGS proposes a growth vision for Steinbach that is based on S.M.A.R.T. goals (Specific, Measurable, Attainable, Realistic and Timely). The SSGS will assist the City of Steinbach in continuing to plan for municipal services for a rapidly growing population as efficiently and effectively as possible.

## 2.0 POPULATION GROWTH

In 2011, the southeastern region of Manitoba recorded the strongest growth rates in the province, with the City of Steinbach and the R.M. of Hanover accounting for nearly half of the southeast region’s growth. Steinbach’s population grew from 11,066 in 2006 to 13,524 in 2011, an overall increase of 22.21 percent or an average yearly increase of 4.4 percent per year over the past five years (**Table 1**). In addition, since 1981, the population of Steinbach has increased every census year (**Figure 2**), a trend shared with adjacent Rural Municipalities.

**Table 1: City of Steinbach Population and Growth Rates 1981 to 2011**

	1996			2001			2006			2011		
	Pop.	Pop. Growth	% Pop. Growth	Pop.	Pop. Growth	% Pop. Growth	Pop.	Pop. Growth	% Pop. Growth	Pop.	Pop. Growth	% Pop. Growth
City of Steinbach	8,478	265	3.23	9,227	749	8.83	11,066	1,839	19.93	13,524	2,458	22.21
R.M. of Hanover	9,833	946	10.64	10,789	956	9.72	11,871	1,082	10.03	14,026	2,155	18.15
R.M. of La Broquerie	2,493	455	22.33	2,894	401	16.09	3,659	765	26.43	5,198	1,539	42.06
R.M. of Ste. Anne	4,213	403	10.58	4,427	214	5.08	4,509	82	1.85	4,686	177	3.93
Town of Ste. Anne	1,511	34	2.3	1,513	2	0.13	1,534	21	1.39	1,626	92	6.00

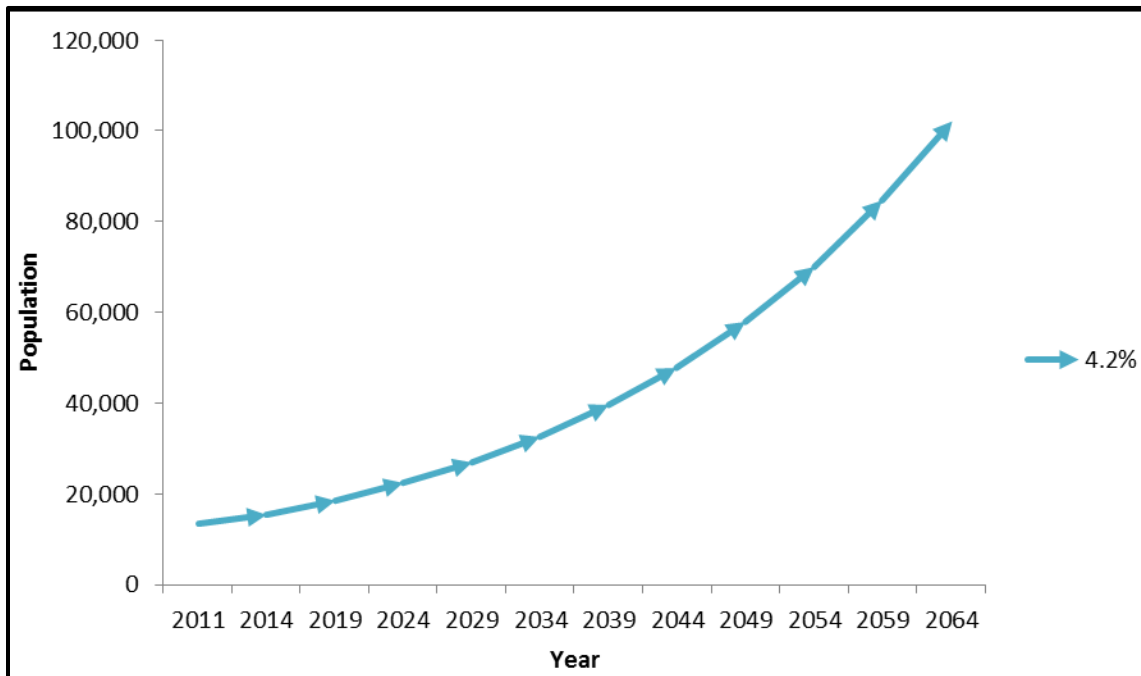


**Figure 2: Steinbach Population 1981-2011**



### 3.0 POPULATION PROJECTIONS

In order to help plan for the needs of the future population, a population projection was undertaken using Statistics Canada data. An annual growth rate of 4.2 percent was selected to project the population, from the year 2014, 50 years into the future (**Figure 3**).



**Figure 3: Population Projections (2011-2064)**

Based on an estimated average annual growth rate of 4.2 percent, the projected population of Steinbach in 2064 will be approximately 102,447 people. This equates to a total population increase of 87,219 people over the next 50 years (2014 to 2064).

## 4.0 CURRENT INVENTORY OF DESIGNATED LAND

As of June 2014, the City of Steinbach had approximately 2,592 gross acres of land available to accommodate future development. Steinbach's vacant land was divided into five land use types: residential, commercial, industrial, development reserve, and institutional (**Table 2**).

**Table 2: Steinbach Vacant Land Inventory by Land Use Type**

Land Use Designation	Gross Area (acres)
Residential	1,195
Development Reserve	557
Industrial	401
Commercial	370
Institutional	69
<b>Total</b>	<b>2,592</b>

## 5.0 LAND ANALYSIS

As Steinbach continues to grow, there will be a shortage of land available for residential development within the next 50 years. In fact, with the current supply, there will be an overall shortage of approximately 7,979 gross acres of land expected to be needed for residential development until the year 2064 (**Table 3**). Furthermore, when the population reaches 26,977 people, which is projected to be by the year 2029, the available vacant land supply will be depleted and land will need to be added to the City of Steinbach to accommodate any new growth within the City.

**Table 3: Steinbach Residential Land Supply and Demand**

Time Period	Gross Area Supply (acres)	Gross Area Demand (acres)	Difference (acres)
1-10	937	787	150
11-25	446	1,910	-1,464
26-50	253	6,917	-6,664
<b>Total</b>	<b>1,636</b>	<b>9,614</b>	<b>-7,979</b>

To determine residential land supply and demand, the following assumptions were included:

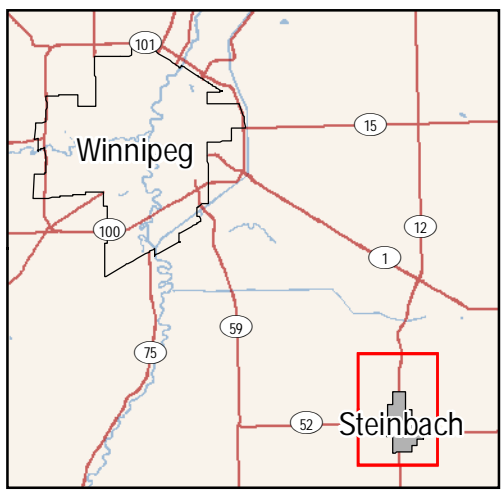
- A moderate population growth rate of 4.2 percent annually.
- An average household size of 2.6 people.
- Three additional 10 acre school sites.
- A gross land area reduction of 30 percent to make provisions for roadways, drainage areas, and green space for future development.
- A net density of five units per acre.
- The primary land use constraints in the City and surrounding area include: two airports; the solid waste facility; scattered livestock operations; and land fragmentation issues in surrounding rural municipalities, all of which pose growth challenges.
- Areas that were identified as constraints and that cannot support development were removed from the available vacant land inventory.

Other land uses (commercial, industrial, parks, and institutional) were also evaluated. Depending upon market forces, there seems to be an adequate amount of land designated for other land uses for the next 50 years. Demand for these uses should be monitored on an ongoing basis.

## 6.0 DEVELOPMENT SCENARIO

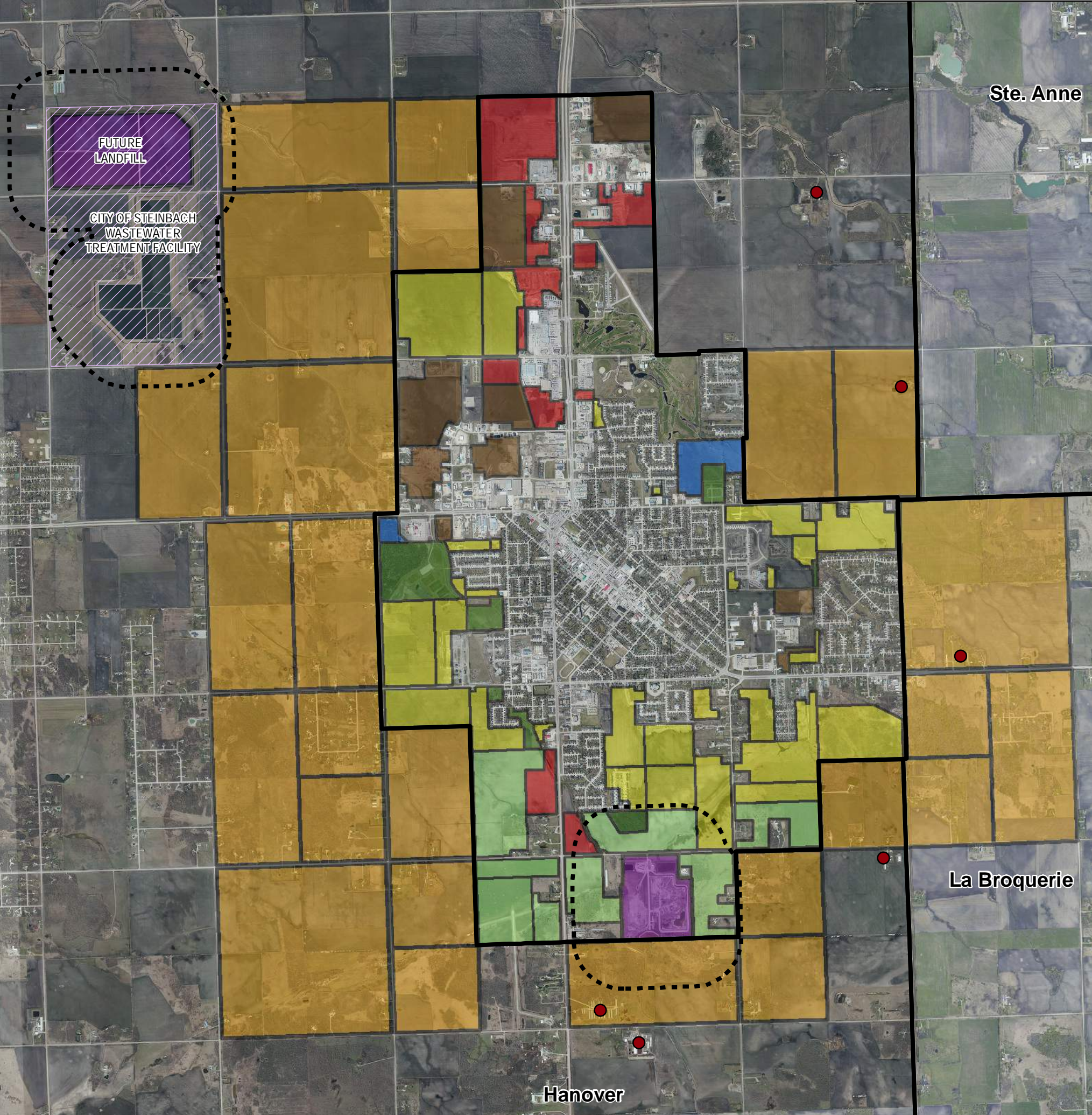
Steinbach should maintain a significant supply of lands within its boundaries for a reasonable time period. If Steinbach depletes its inventory of vacant land, then other issues may arise, such as affordability, servicing challenges, etc. It is important for Steinbach to have options as to where to direct growth. This study examined a logical growth scenario for Steinbach based on an available land inventory, land use constraints, five-year compounding population projection, and logical land use expansion for current lands within the City. Based on current trends, projections, and assumptions made in this study, Steinbach will need to look at expanding its boundaries within the next few years.

**Figure 4** illustrates areas identified for future urban expansion, called transition areas, to meet the 50-year demand. The logical growth edge around Steinbach is to the west of the City due to the large parcels of un-fragmented land located there. Furthermore, in order to service all of the vacant lands in the south end of the City, an additional wastewater trunk line is needed. The most cost effective and efficient way to extend the services needed for growth, will be for



**Legend**

- Livestock Operations
  - Municipal Boundary
  - Wastewater Treatment Facility
- Land Use**
- Residential
  - Commercial
  - Industrial
  - Parks and Greenways
  - Institutional
  - Development Reserve
  - Transition
  - Landfill
  - Landfill/Lagoon Buffer (1500 ft)



new development to occur along the new line. In addition, some degree of growth to the east in the R.M. of La Broquerie is logical because the wastewater line can accommodate capacity immediately.

Expanding residential development to the north, south, and part of the eastern edge is not favourable because it will lead to land use compatibility issues and other potential servicing challenges such as drainage.

## 7.0 CONCLUSION

The City of Steinbach and surrounding municipalities have been experiencing significant population growth and it is expected that this growth will continue. The SSGS population growth projection anticipates that over the next 50 years, the City of Steinbach's population will grow by 87,219 people. To provide homes for this projected population size, approximately 9,614 gross acres of land for residential uses will be needed. Based on this population projection and current land supply, overall, the City of Steinbach will have a shortage of approximately 7,979 gross acres. Furthermore, at the preferred growth projection rate, the available vacant land supply will be depleted in 15 years. It will be important for the City of Steinbach to maintain a significant supply of land for future growth and Steinbach will need to look at boundary expansion within the next few years to accomplish this. The SSGS identifies the west as the most logical area to expand the majority of their boundary with some expansion areas to the south and southeast.