



RM OF ST. CLEMENTS

HOUSING NEEDS ASSESSMENT

AUGUST 2023

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FINAL REPORT

AUGUST 2023

Prepared for:

RM of St. Clements

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1 INTRODUCTION

In July 2023, the Rural Municipality (RM) of St. Clements retained Landmark Planning and Design Inc. to undertake a Housing Needs Assessment. The purpose of the following Housing Needs Assessment is to not only analyze and evaluate the current state of housing within the region, but to better understand the short, medium, and long-term housing needs of residents of St. Clements. The following assessment encompasses a comprehensive review of the municipality's geographic context, existing housing stock, demographic data, and socioeconomic data to identify housing-related gaps, challenges, and opportunities. The insights included within this report may be used to develop a variety of recommendations and strategies that will increase the supply and diversity of housing in the Rural Municipality of St. Clements.

The Housing Needs Assessment was carried out through consulting and reviewing data from the Canadian Census, the Bank of Canada, and other reputable sources to provide a comprehensive view of the housing situation in the RM of St. Clements.

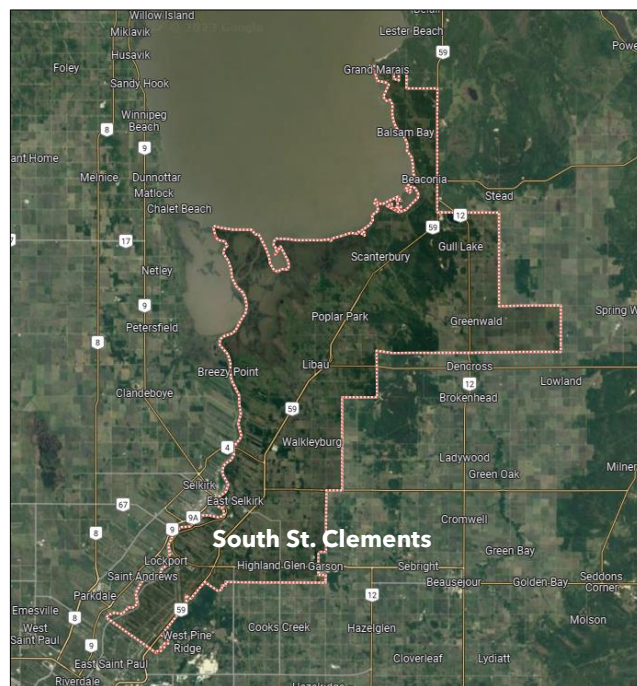
2 BACKGROUND & CONTEXT

The RM of St. Clements, a municipality in the Manitoba Capital Region, is located on the east side of the Red River and stretches from Lake Winnipeg in the north down to East St. Paul in the south. Incorporated in 1883, the RM of St. Clements encompasses an area of approximately 730 km². Communities located within St. Clements include East Selkirk, which is the primary settlement centre, along with Lubau, Lockport, and Grand Marais, a popular summer destination and tourist attraction.

Regarding land use, the northern half of St. Clements is dominated by agricultural and resort zones along the east side of Lake Winnipeg. In comparison, the south end of the Municipality contains a mix of agricultural, settlement centre, rural residential, business park, and industrial zones.

Diverse terrains characterize the physical environment of St. Clements. Rolling plains that are conducive to agriculture transition to forest and marshland as one travels north through the municipality. Natural features of note in (or adjacent to) the municipality include Grand Beach Provincial Park, Birds Hill Park Provincial Park, Cooks Creek, the Red River, and the Red River Floodway.

Figure 1: RM of St. Clements



3 DEMOGRAPHIC OVERVIEW

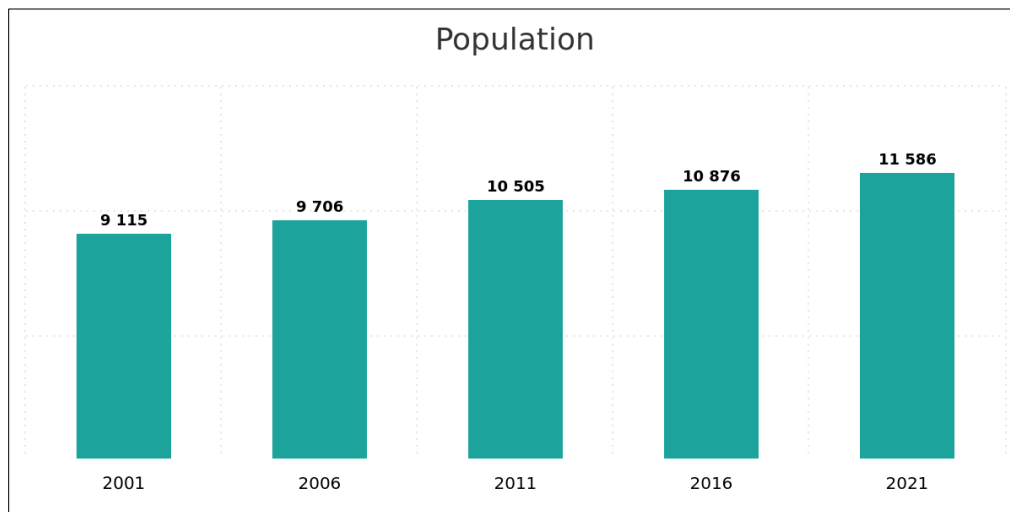
3.1 Population Growth

As of 2021, St. Clements has a total population of 11,586.

The population of St. Clements increased by 6.5% between 2016 and 2021, from 10,876 to 11,586. This change is almost twice what occurred in the previous census period where St. Clements' population increased by 3.5% between 2011 and 2016.

The following chart provides a summary of St. Clements' steady population growth over the last five census periods totaling 20 years. Between 2001 and 2021, St. Clements had an average growth rate of 6.43% per census period (5 years). The majority of growth in the municipality has been in the South St. Clements area.

Figure 2: St. Clements Total Population (2001-2021)



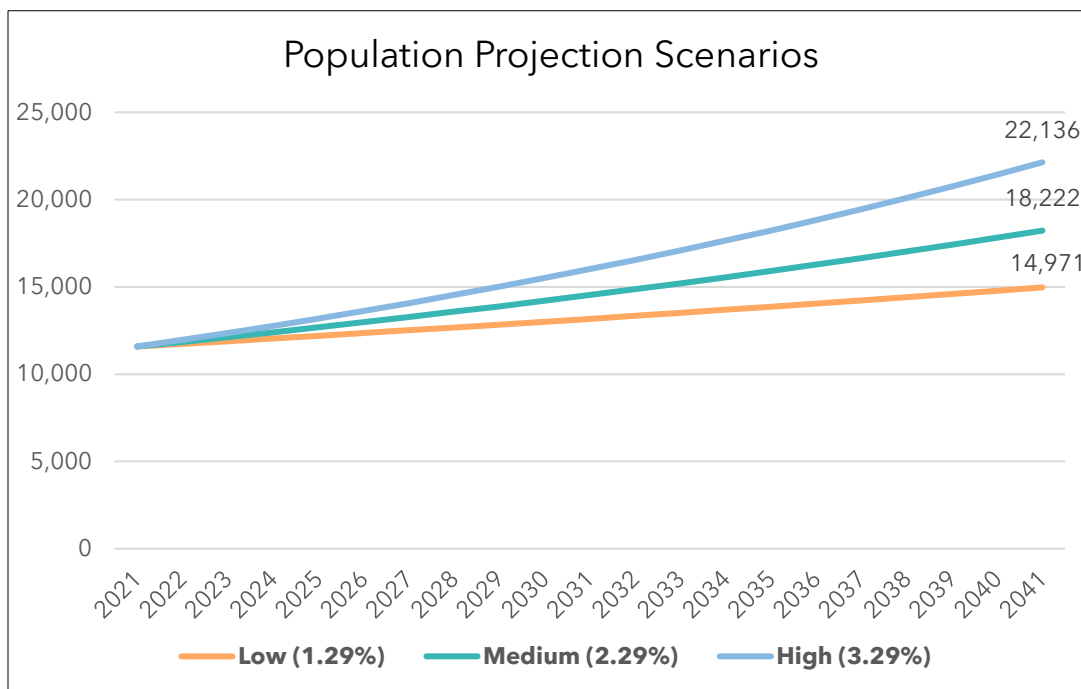
Source: Townfolio (n.d.)

3.2 Population Projections

St. Clements' population is expected to increase over 20-year period from 2021 to 2041. St. Clements' average annual growth rate of 1.29% between 2001 and 2021 was used to calculate the city's population projections for low, medium, and high-growth scenarios as illustrated in Figure 3.

The low growth scenario assumes that St. Clements will continue to grow at its past 20-year average annual growth rate. At an annual rate of growth of 1.29%, this scenario represents a low growth situation, resulting in a total population of 14,971 in 2041.

Figure 3: St. Clements Population Projection Scenarios (2021-2041)



Source: Statistics Canada (2021)

In a medium growth scenario, St. Clements is predicted to grow at a rate of 2.29, which is more than the RM’s annual growth rate over the past 20 years, resulting in a population of 18,222 in 2041. This scenario also uses past growth trends in St. Clements as a base but assumes that the city will experience more expansion through an increase in population growth.

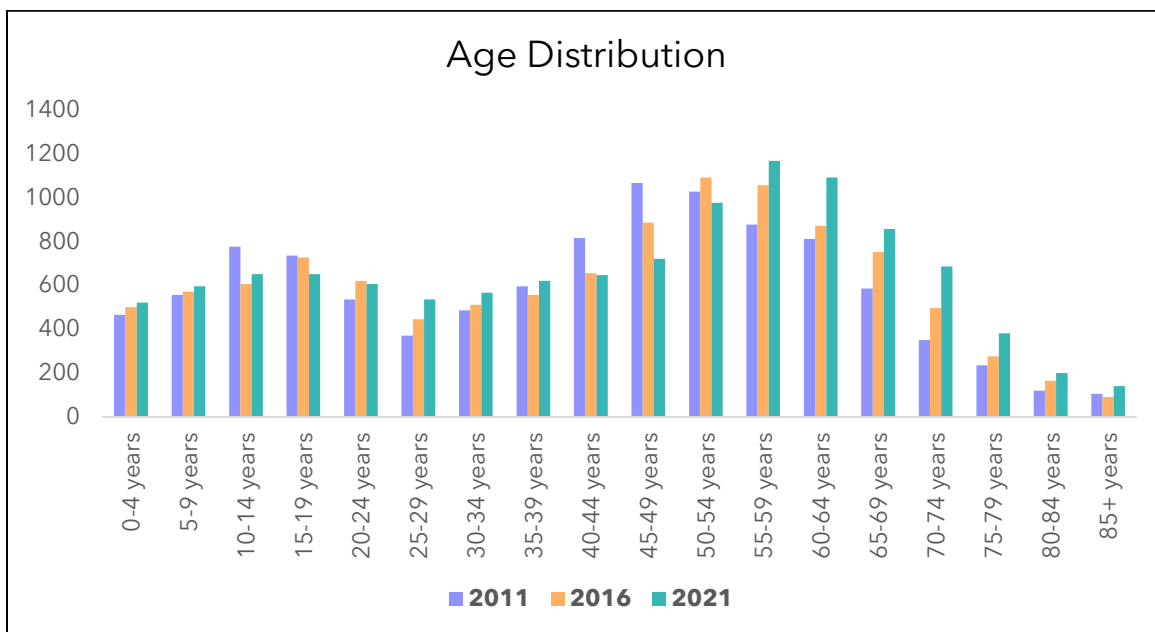
A high growth scenario that uses a growth rate of 3.29% results in a projected population of 22,136 in 2041. This scenario assumes that the city will experience rapid expansion through a significant increase in population growth.

3.3 Age Distribution

Over a period of 10 years, from 2011 to 2021, St. Clements has experienced a major demographic shift towards an ageing population (Figure 4). In each census period, those who are nearing retirement age (55-64) or are of retirement age (65 years and older) have become a significantly higher proportion of the population. As of 2021, these age groups make up 39% of the population, compared to only 29% in 2011, therefore indicating a rapidly aging population within St. Clements.

Although the proportion of young adults (20-34) in St. Clements increased between the years of 2011 and 2021 from 13% to 15%, young adults represent a small proportion of the population in comparison to adults that are nearing or are of retirement age.

Figure 4: St. Clements Age Distribution (2011-2021)



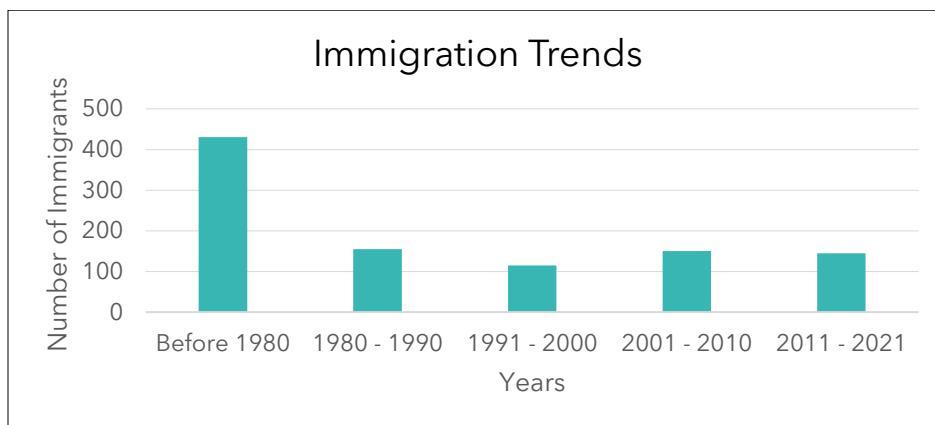
Source: Statistics Canada (2011-2021)

3.4 Migration & Immigration

As of 2021, 25% of St. Clements’ population were internal and external migrants, meaning that five years ago in 2016, they were living in a different city, town, township, village, or Indian reserve within Canada, or in a location outside of Canada. In comparison, only 18% of Manitoba’s 2021 population were internal and external migrants.

Rates of immigration in St. Clements are low, with the vast majority of immigrants having arrived in St. Clements prior to 1980 (Figure 5). Over the past four decades, from 1980 to 2021, the number of immigrants arriving in St. Clements has remained relatively stable, with an average of 141.25 immigrants arriving per decade.

Figure 5: St. Clements Immigration Trends (Before 1980-2021)

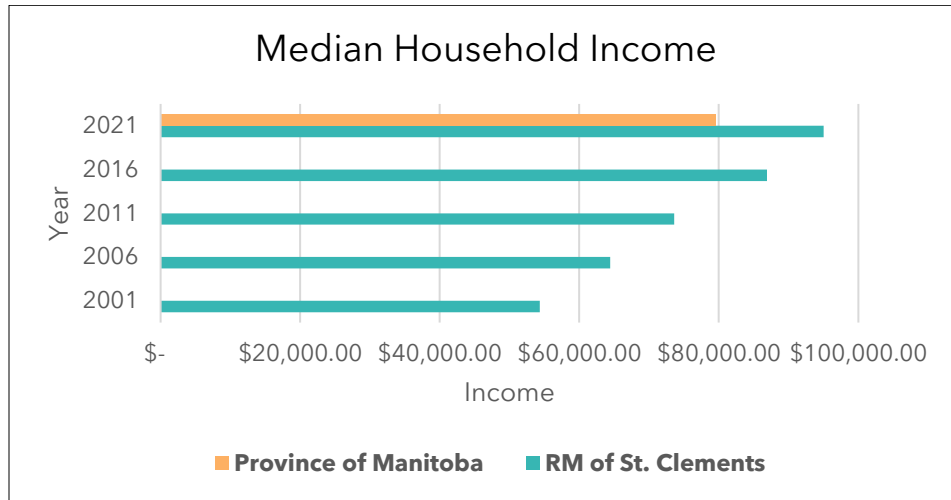


Source: Statistics Canada (2021)

3.5 Socioeconomics

The median total household income in St. Clements was \$95,000 in 2020, which is higher than Manitoba’s provincial median of 79,500. Over the course of 20 years, from 2001 to 2021, median household incomes within St. Clements have steadily increased (Figure 6).

Figure 6: St. Clements Median Household Income (2001-2021)

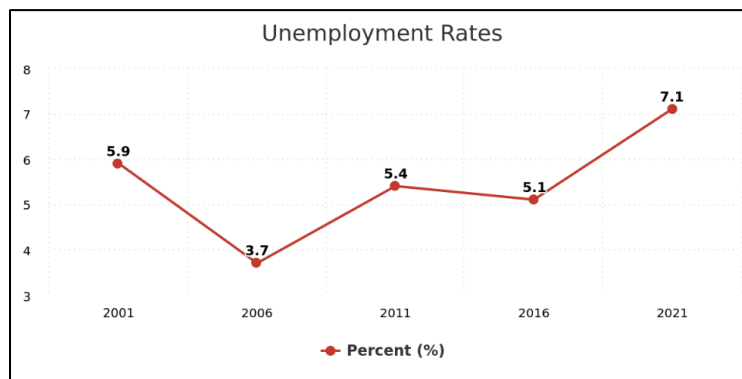


Source: Statistics Canada (2001-2021)

The average household income in St. Clements was \$120,500 in 2020. St. Clements’s average household income exceeds the median household income by approximately 52%, indicating a top-heavy income distribution where roughly 48% of households are earning over \$100,000.

In 2021, the working age population (15 years of age and above) of St. Clements was 9,695 with 6,310 in the labour force for a participation rate of 65.1%, roughly the same as the provincial participation rate of 64.4%. In 2021, St. Clements had an unemployment rate of 7.1%, slightly lower than the provincial rate of 8.3%. However, it should be noted that the unemployment rate has been increasing in St. Clements over the past 20 years from 2011 to 2021 (Figure 7).

Figure 7: St. Clements (2021) Unemployment Rate



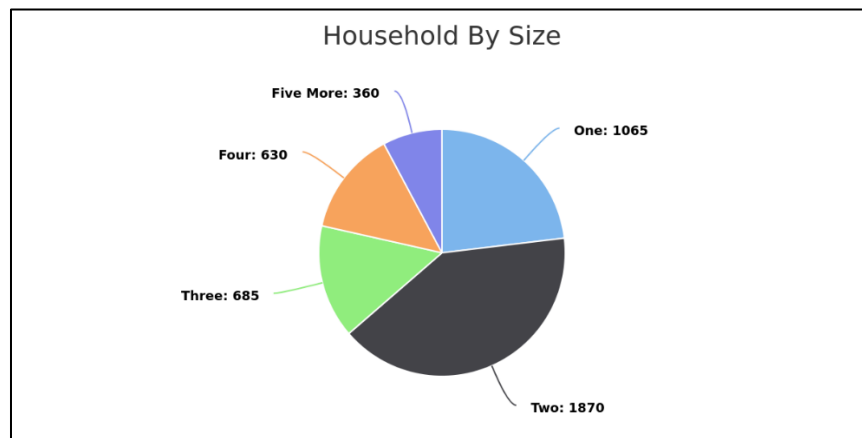
Source: Townfolio (n.d.)

4 HOUSING STATISTICS

4.1 Household Characteristics

The average number of individuals per household in St. Clements and the province of Manitoba was 2.5 in 2021. Regarding household size, the two largest household types in St. Clements are two-person (41%) and one-person (23%), indicating a majority of small households within the municipality (Figure 8). Similarly, Manitoba’s two largest household types are two-person (34%) and one-person (28%).

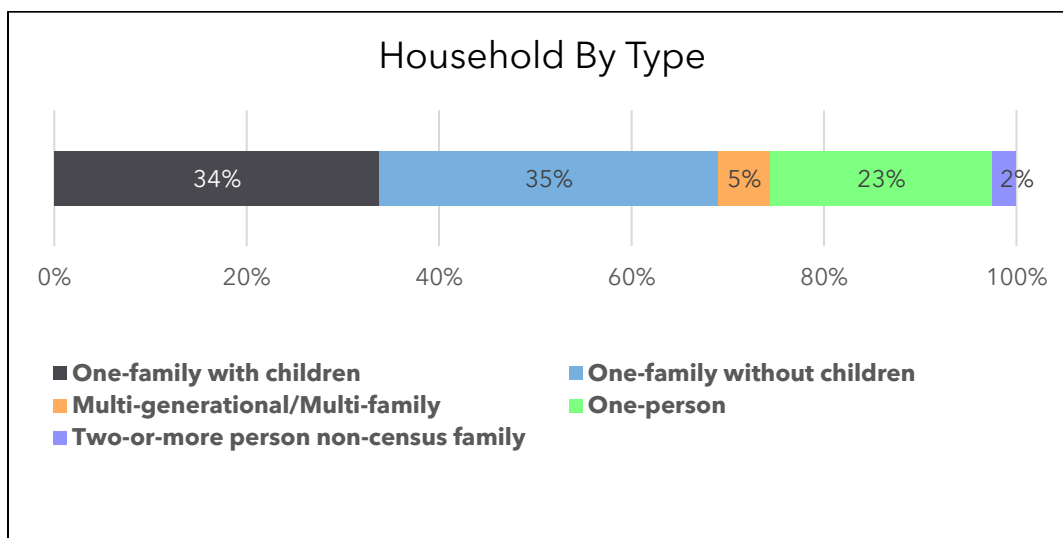
Figure 8: St. Clements Household by Size (2021)



Source: Townfolio (n.d.)

In 2021, households in St. Clements were characterized predominantly by single-family households (69%). The proportion of single-family households with children (34%) and without children (35%) is relatively equal (Figure 9).

Figure 9: St. Clements Household by Type (2021)

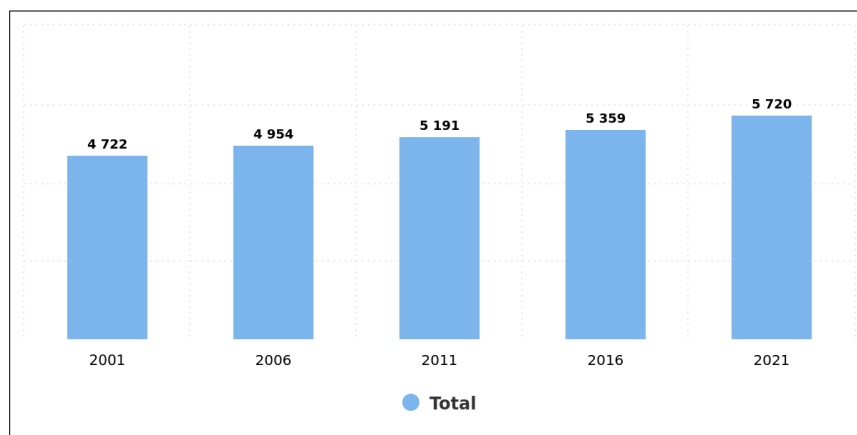


Source: Statistics Canada (2021)

4.2 Dwelling Characteristics

Over a period of 10 years, from 2011 to 2021, St. Clements has experienced a steady increase in the number of private dwellings within the municipality. An average of 249.5 dwellings were added to the municipality each census period (5 years).

Figure 10: St. Clements (2021) Total Private Dwellings

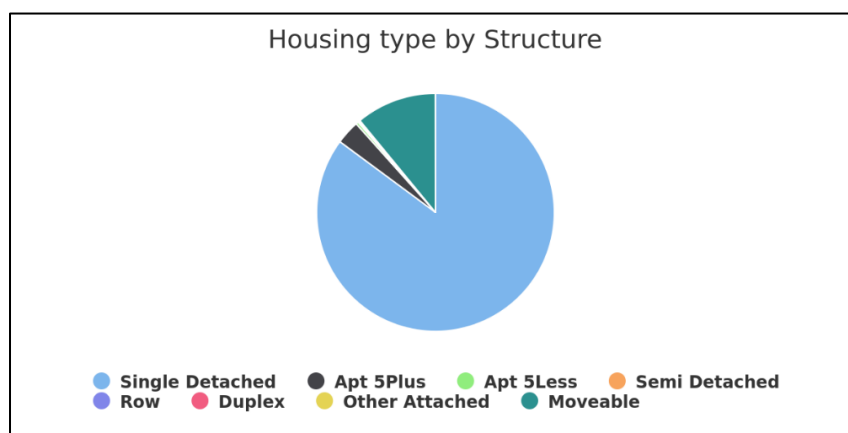


Source: Townfolio (n.d.)

As illustrated in Figure 11 below, the majority of housing in St. Clements is comprised of single-family detached homes which account for 85% of all dwellings. Although Manitoba’s dominant housing type is single-detached (66.4%), the province has a much wider variety of housing options compared to St. Clements.

The remaining dwelling types within St. Clements include moveable dwellings (11%), apartment buildings that have five or more storeys (3%), apartment buildings that have fewer than five storeys (0.3%), and other attached housing (0.2%). In comparison to Manitoba, where apartment buildings represent 22.9% of all dwellings, St. Clements has significantly less apartment buildings (3.3%).

Figure 11: St. Clements Dwellings by Type (2021)

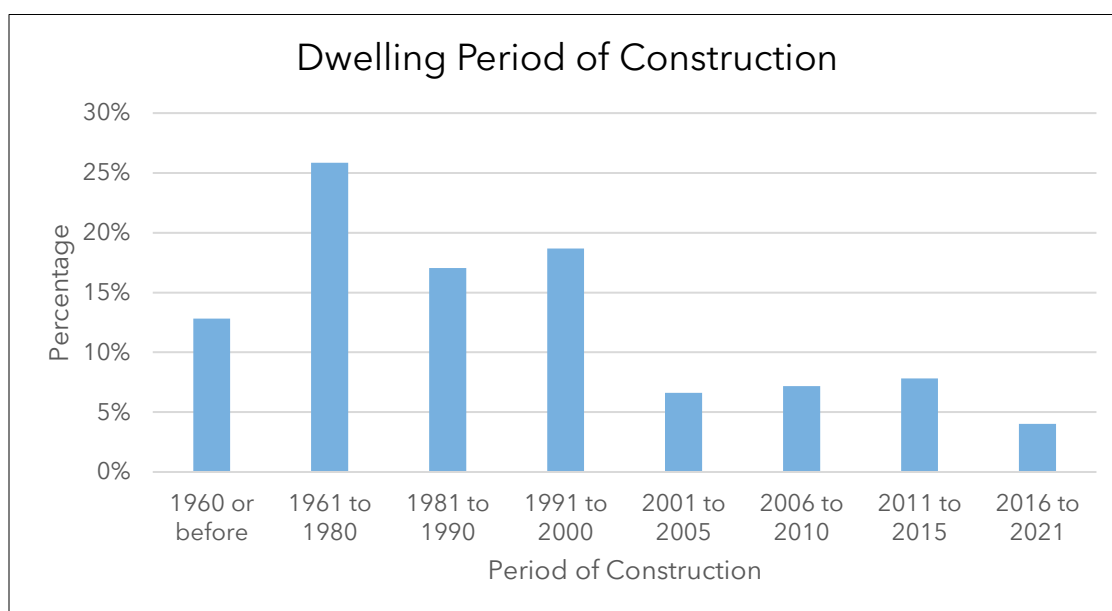


Source: Townfolio (n.d.)

According to Statistics Canada data, 39% of the housing stock in St. Clements was built prior to 1980, indicating that newer housing stock is more prevalent within the municipality than older housing stock (Figure 6). Period of construction often correlates with dwelling condition, as older dwellings tend to have more maintenance requirements. In line with the higher percentage of newer housing stock within St. Clements, only 8% of dwellings within the municipality are in need of major repairs. In comparison, the remaining 92% of dwellings require only regular maintenance and minor repairs.

However, period of construction often correlates with dwelling condition, as older dwellings tend to have more maintenance requirements. While only 8% of dwellings in St. Clements require major repairs in 2021, the highest proportion of dwellings in St. Clements were constructed prior to 1980, as illustrated in Figure 12. It is important that St. Clements considers the future maintenance requirements of its older housing stock.

Figure 12: St. Clements Occupied Private Dwellings by Period of Construction (2021)



Source: Statistics Canada (2021)

In St. Clements, the highest proportion of dwellings (48%) have 3 bedrooms compared to only 25.4% of dwellings with 4+ bedrooms in Manitoba. On the opposite end of the spectrum, there are no bachelor suites with no bedrooms in St. Clements, compared to Manitoba (2%). This indicates that St. Clements has a relatively low supply of small dwelling units and a higher supply of larger dwelling units.

5 HOUSING AFFORDABILITY

This section of the report discusses issues of housing affordability and core housing need. According to Statistics Canada, households that spend 30% or more of total household income on shelter expenses are defined as experiencing issues with 'housing affordability.'

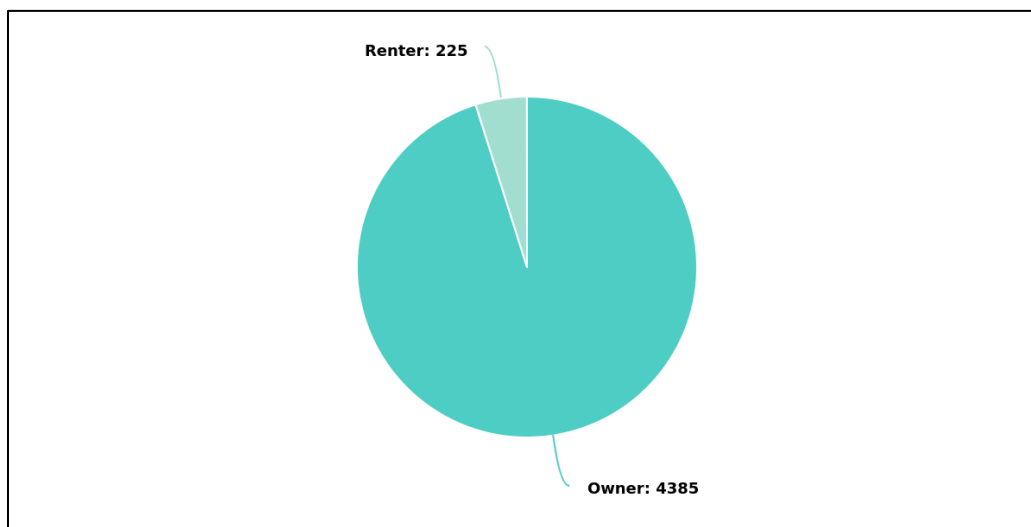
According to Canada Mortgage and Housing Corporation (CMHC), a household is considered to be in core housing need if it meets 2 criteria:

- The household is below one or more of the following standards:
 - **adequacy** (whether or not housing needs major repairs)
 - **suitability** (whether or not there are enough bedrooms to accommodate the size of the resident household)
 - **affordability** (housing costs are less than 30% of total before-tax household income)
- The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

5.1 Renter-Occupied Households

As reported in the 2021 Census, only 5% of private households within St. Clements are rented (Figure 13). Owner-occupied households represent the remaining 95%. In comparison, the percentage of renter-occupied households in St. Clements in 2001 was 4%, therefore indicating that the percentage of renter-occupied households in the municipality has not changed significantly over the past 20 years.

Figure 13: St. Clements Private Households by Tenure



Source: Townfolio (n.d.)

As of 2021, the median and average monthly shelter cost for renter-occupied households in St. Clements was \$870 and \$970 respectively. Table 1 below, created using the University of British Columbia's (UBC) Housing Assessment Resource Tool (HART) online application, shows the range of household incomes and affordable shelter costs for each income category. For the 'Very Low Income' group and some households within the 'Low Income' group within St. Clements, the current median and average monthly shelter cost for renter-occupied households is not considered affordable.

Table 1: St. Clements Income Categories and Affordable Shelter Costs (2021)

St. Clements			
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
Area Median Household Income		\$97,000	\$2,425
Very Low Income (20% or under of AMHI)	2.69%	<= \$19,400	<= \$485
Low Income (21% to 50% of AMHI)	16.05%	\$19,400 - \$48,500	\$485 - \$1,213
Moderate Income (51% to 80% of AMHI)	19.98%	\$48,500 - \$77,600	\$1,213 - \$1,940
Median Income (81% to 120% of AMHI)	22.11%	\$77,600 - \$116,400	\$1,940 - \$2,910
High Income (121% and more of AMHI)	39.17%	>= \$116,401	>= \$2,911

Source: HART (n.d.)

As of 2021, the percentage of renter-occupied households in St. Clements with housing affordability problems (spending over 30% of income on shelter) was 25.6%.

The percentage of renter-occupied households in core housing need in St. Clements was 12.2%.

5.2 Owner-Occupied Households

As reported in the 2021 Census, 95% of private households within St. Clements are owner-occupied (Figure 13). Renter-occupied households represent the remaining 5%. In comparison, the percentage of owner-occupied households in St. Clements in 2001 was 96%, therefore indicating that the percentage of owner-occupied households in the municipality has not changed significantly over the past 20 years.

As of 2021, the median and average monthly shelter cost for owner-occupied households in St. Clements was \$980 and \$1,190 respectively. Table 1 shows the range of household incomes and affordable shelter costs for each income category. For the 'Very Low Income' group and some households within the 'Low Income' group within St. Clements, the current median and average monthly shelter cost for owner-occupied households is not considered affordable.

The median value of an owner-occupied dwelling within St. Clements was \$360,000 as of 2021. The average value of an owner-occupied dwelling was \$382,800.

As of 2021, the percentage of owner-occupied households in St. Clements with housing affordability problems (spending over 30% of income on shelter) was 11%.

The percentage of owner-occupied households in core housing need in St. Clements was 5.9%.

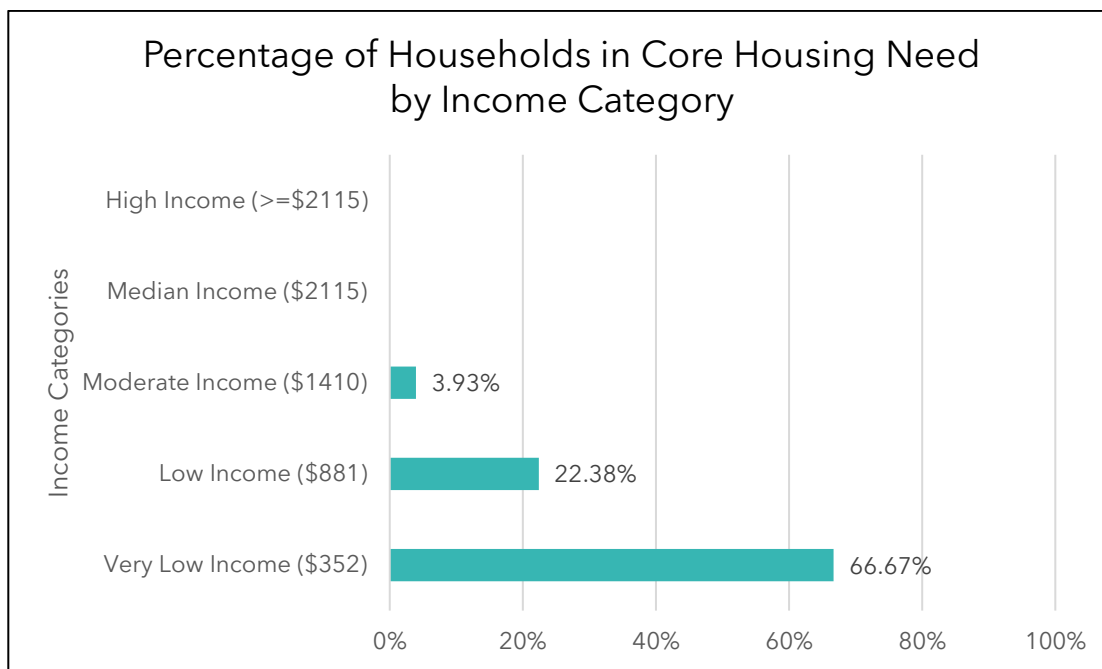
5.3 Owner-Occupied & Tenant-Occupied Households Affordability

When considering total owner and tenant households within St. Clements, a total of 530 households (34%) are experiencing housing affordability problems, and 275 households (6.2%) are in core housing need.

According to Figure 14, created using UBC's Housing Assessment Resource Tool, of all households in the 'Very Low Income' category (20% or less of the city's median household income [MHI]) 66.67% are in core housing need. 22.38% of households the 'Low Income'

category (21%-50% MHI) are in core housing need, and 3.93% of households in the 'Moderate Income' category (51%-80% MHI) are in core housing need.

Figure 14: St. Clements Percentage of Households in Core Housing Need by Income Group (2021)



Source: HART (n.d.)

The following table, created with UBC’s Housing Assessment Resource Tool (HART), shows the total number of households in Core Housing Need by household size, as well as income category. This table highlights the existing deficit of housing options in the community.

Table 2: St. Clements Affordable Housing Deficit (2021)

St. Clements Affordable Housing Deficit 2021						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5 Person HH	Total
Very Low Income (\$352)	70	0	0	0	0	70
Low Income (\$881)	100	35	15	0	0	150
Moderate Income (\$1410)	0	0	0	30	0	30
Median Income (\$2115)	0	0	0	0	0	0
High Income (>=\$2115)	0	0	0	0	0	0
Total	170	35	15	30	0	250

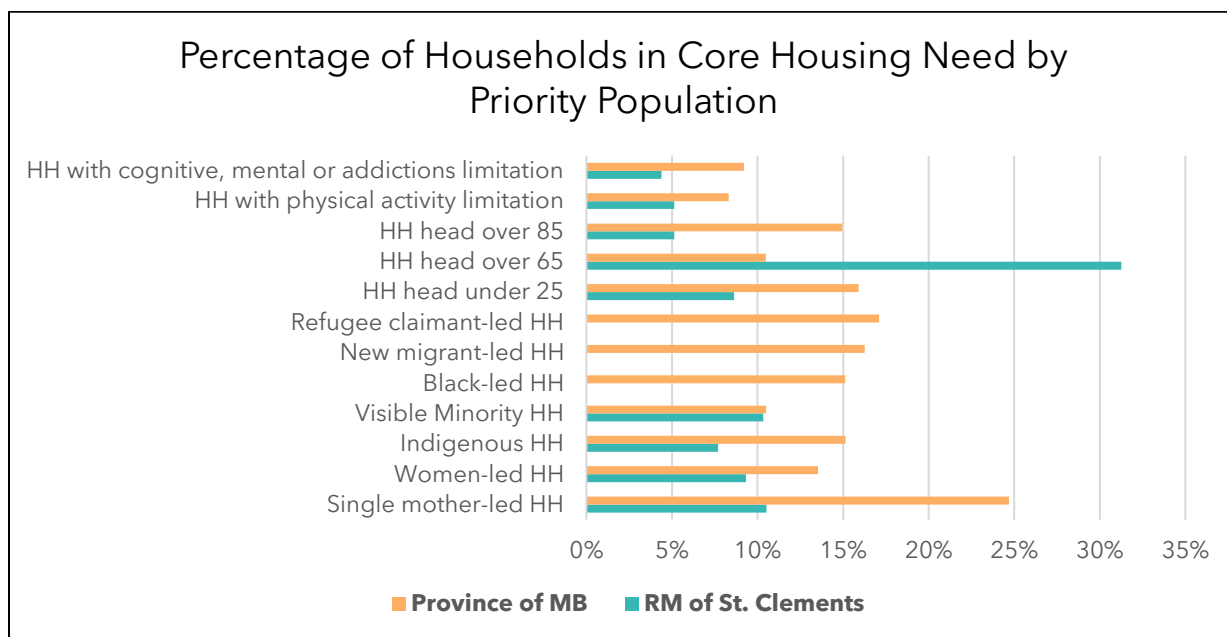
Source: HART (n.d.)

The vast majority of St. Clements households in core housing need are one-person households that are considered 'Low Income.' One-person 'Very Low Income' households make up the next largest group.

Despite being in the 'Moderate Income' category, 30 households with four people in St. Clements are in core housing need. Due to the high number of people per household, this group is likely to be experiencing issues of housing suitability, meaning there are not enough bedrooms to accommodate household size.

Certain types of households are more likely to experience high housing need than others. Figure 15, created using UBC’s Housing Assessment Resource Tool (HART), compares the rates of core housing need for St. Clements and Manitoba across populations that are at high risk of experiencing housing need.

Figure 15: St. Clements Percentage of Households in Core Housing Need by Priority Population (2021)



Source: HART (n.d.)

Of the 6.2% of all households in St. Clements that are in core housing need, the majority of households (31.25%) are led by individuals over the age of 65. In Manitoba, households led by individuals over the age of 65 represent only 10.48% of all households. Thus, tied to the aging population in St. Clements, older adults over the age of 65 are experiencing proportionally higher rates of core housing need.

6 HOUSING CHALLENGES & OPPORTUNITIES

Drawing on the analysis of housing-related data previously presented, this section of the Housing Needs Assessment report identifies the key areas of housing need in St. Clements across the housing spectrum.

Rising interest rates across Canada are disproportionately affecting small cities and communities such as St. Clements

In July 2023, the Bank of Canada raised its benchmark interest rate by 25 basis points, causing the figure to hit 5%. Since January 2022, the Bank of Canada has been continuously raising its policy interest rate in an attempt to slow down high inflations, resulting in an overall increase of 4.75% (Bank of Canada, n.d.). Canada has not seen interest rates as high as 5% since 2001.

The negative effects of high interest rates are being felt by homeowners, first-time home buyers, and tenants across Canada, but are exacerbated in small cities and communities such as St. Clements. With a top-heavy median income distribution, as well as 35% of households experiencing issues with housing affordability, increasing interest rates pushes the prospect of home ownership out of reach for many households and individuals.

St. Clements has an extremely limited supply of smaller, and therefore more affordable, rental units. Therefore, alternatives to homeownership in St. Clements are limited, leaving the RM's population increasingly vulnerable to high interest rates.

Barriers to Development

While there might be a demand to increase the number and types of dwellings in St. Clements, the development must also be feasible. Developers must consider the costs of development (e.g., infrastructure upgrades, construction costs, land costs, development fees, etc.) against what they are able to sell (or rent) the units for.

According to Statistics Canada, material and skilled labour shortages have continued to impact the Canadian construction industry in 2022 (Statistics Canada, 2023). The rise in fuel prices, in combination with supply chain disruptions and labour shortages have led to an overall increase in construction costs. In particular, the cost of structural steel framing and concrete have led the rise in construction material costs.

In terms of Capital Region development fees, the RM of St. Clements is on the high end. Only the City of Selkirk charges higher fees. While fees for variances and conditional uses are only slightly higher in the RRPD than in other planning districts or municipalities, the charges for Development Plan amendments and rezonings are anywhere from two to five times more than elsewhere in the Capital Region (Appendix A).

Increasing Population

St. Clements has an increasing population that is expected to increase to 14,971 by 2041 (20 years), requiring an additional 1,354 private dwelling units. Although there has been a steady increase of private dwelling units within the municipality from the period of 2011 to 2021, a rapid increase in private dwelling units within the next 5 years is necessary in order to provide residents with sufficient housing. At the current rate of private dwelling units being added to St. Clements (247.5 per census period), it would take approximately 28 years to build the projected number of dwelling units needed by 2041.

St. Clements is lacking "missing middle" housing

With single-detached dwellings representing the vast majority (85%) of housing in St. Clements, and moveable dwellings representing the next largest housing type (11%), there is a lack of diversity regarding housing types in St. Clements. More specifically, 'missing middle' housing, such as semi-detached houses, row houses, and duplexes are severely lacking in St. Clements. Semi-detached houses make up 0.1% of all housing in St. Clements, while duplexes and row houses are non-existent.

Seniors and adults reaching retirement age make up a significant portion of the overall population

St. Clements has an aging population. Retirement-aged individuals experience many barriers to aging in place, including decreased mobility and safety, lower household space requirements, decreased ability to access amenities, and decreased financial and physical ability to keep up with housing maintenance and repairs. As housing in St. Clements consists primarily of single-detached dwellings, there is a notable lack of senior-friendly and lower maintenance housing options for the aging population. The expansion of independent housing, supportive housing, assisted living, and social housing in St. Clements should be considered to accommodate the aging population and encourage aging in place.

Young adults and immigrants make up a relatively low portion of the overall population

The population of young adults in St. Clements is proportionally low, which might in part be explained by the lack of affordable and appropriate housing for young adults and young families. This highlights a need for affordable and appropriately sized units (whether rental or condominium) to accommodate young adults looking to remain in (or move to) the community. The lack of housing diversity in St. Clements may also be a limiting factor for new Canadians.

In addition, the high proportion of small households comprised of one-person or couples without children furthers the need for diverse housing options that can accommodate a variety of lifestyle needs.

A disparity between housing prices and household income

There is a limited availability of affordable housing options for low to moderate-income households within St. Clements. Data shows that tenant households experience higher rates of housing affordability problems and core housing need than owner households. This may be related to the lack of alternative dwelling types such as apartments that tend to be more affordable.

If the demand for affordable rental units exceeds the supply, this may inflate the price of existing ones.

Out of the population experiencing core housing need in St. Clements, the highest proportion was one-person households that are considered 'Low Income,' followed by one-person "Very Low Income' households. This furthers the need for more affordable, subsidized, and social

housing units that are appropriate for small households. Additionally, a proportion of the population experiencing core housing need in St. Clements is made up of households with 5 or more people. Thus, affordable, subsidized dwelling units, and social housing that can accommodate larger family sizes is also needed within St. Clements.

Households led by older adults over the age of 65 make up the highest proportion of households experiencing core housing need. Thus, affordable, subsidized, and social housing geared specifically towards older adults would be beneficial for St. Clements.

7 PROJECTED HOUSING UNITS BY TYPE

Population forecasts play a key role in planning for future housing demand. The low-growth scenario for St. Clements, which results in the addition of 2,183 residents by 2041, has been used to calculate future housing demand within the RM. Assuming the average household size of approximately 2.5 people per household remains steady, St. Clements will need to accommodate an additional 1,354 dwelling units over that period (Table 3).

Table 3: St. Clements Housing Demand (2021-2041)

20 Year Demand Scenario (2021-2041)	Low (1.29%)	Medium (2.29%)	High (3.29%)
Population Increase (2021-2041)	3,385	6,636	10,550
Number of people/household	2.5	2.5	2.5
Number of dwelling units required	1,354	2,654	4,220

Source: Census Canada (2021)

The projected demand by dwelling type has been calculated in two ways. The first scenario, outlined in Table 4, uses the current proportions of housing types within St. Clements and the low growth scenario.

Table 4: St. Clements Housing Demand by Type (2021-2041)

Status Quo Demand	
20 Year Demand Scenario (2021-2041)	Medium (1.29%)
Number of dwelling units required	1,354
Single-detached	1,153
Semi-detached	1
Row house	0
Apartment	49
Duplex	0
Other	129

Source: Census Canada (2021)

It should be noted that the above projection does not account for the increasing need/demand for non-single-detached dwellings that have been noted throughout this Housing Needs Assessment report.

Table 5 accounts for this demand by using an altered proportions of housing types within St. Clements where single-detached dwellings account for 20% less than the current proportion (85%). That 20% has been distributed evenly amongst semi-detached houses, row houses, and apartment buildings.

Table 5: St. Clement Altered Housing Demand by Type (2021-2041)

Increased Demand for Alternative Dwelling Types	
20 Year Demand Scenario (2021-2041)	Medium (1.29%)
Number of dwelling units required	1,354
Single-detached	881
Semi-detached	91
Row house	89
Apartment	139
Duplex	0
Other	152

Source: Census Canada (2021)

8 KEY FINDINGS

This Housing Needs Assessment for the RM of St. Clements demonstrates the importance of addressing housing challenges to maintain a thriving and inclusive community. The following list summarises the key findings of this assessment report:

- St. Clements’ population is increasing, and the current average number of private dwellings added to St. Clements on an annual basis will not be able to keep up with future demand.
- St. Clements is lacking “missing middle” housing.
- St. Clements’ population is aging. The proportion of seniors and adults reaching retirement age makes up a significant proportion of the total population and is increasing. The needs of older adults need to be addressed, through the provision of accessible and age-friendly housing.
- There is a lack of young adults and immigrants in St. Clements. With young adults making up a significantly low proportion of the population, the lack of market-rate affordable and appropriately sized rental units in the RM is a barrier to retaining and attracting young adults and immigrants.
- There is a disparity between housing prices and household income making homeownership and tenancy difficult for some individuals and families. An increase in affordable, subsidized, and social housing units for both small and large households are needed within St. Clements.
- St. Clements is experiencing significant barriers to development that are preventing the addition of diverse housing units to the city.
- Considering the increasing need/demand for non-single-detached houses, by 2041, St. Clements is forecasted to require an additional 881 single-detached houses, 91 semi-detached houses, 89 row houses, 139 apartments, and 152 moveable/other-attached houses.

The Government of Canada has recently introduced the Housing Accelerator Fund, a program aimed at providing incentive funding to local governments to increase their supply of housing with the ultimate goal of creating affordable, equitable, and sustainable communities.

It is our recommendation that the RM of St. Clements pursue the Housing Accelerator Fund to help mitigate current barriers to development and rapidly increase the supply of diverse dwelling types and units to accommodate current and future residents.

REFERENCES

Bank of Canada. (n.d.). *Policy interest rate*. <https://www.bankofcanada.ca/core-functions/monetary-policy/key-interest-rate/>

Statistics Canada. (2023, February 8). *Building construction price indexes, fourth quarter 2022*. The Daily. <https://www150.statcan.gc.ca/n1/daily-quotidien/230208/dq230208d-eng.htm>

Townfolio. (n.d.). *St. Clements*. <https://townfolio.co/mb/st-clements/overview>

Housing Assessment Resource Tools (HART). *Housing needs assessment tool*. UBC. <https://hart.ubc.ca/housing-needs-assessment-tool/>

APPENDIX A

Development Fees in Manitoba

Updated June 28th, 2023

Municipality	By-Law	Development Plan Amendment	Zoning Bylaw Amendment	Subdivision Application	Subdivision Registration	Conditional Use	Variance	Minor Variance	Development Permit Fee	Development Agreement Administration
East St. Paul	RRPD 187	\$7,200.00	\$4,300.00	2010.00 + \$300.00 for each additional lot created		\$735.00	735.00 for single family, two-family, secondary suite, and residential accessory structures \$1510.00 for subdivision density and lot dimension standards \$1880.00 for all other variance applications + \$250.00 for each additional variance at the same site	\$430.00	\$585.00	1000.00 (Minimum)
Headingley	7-2015	\$2,000.00	\$1,500.00	\$1,000.00 + \$100 per lot to a max. of \$3,000.00 + \$250.00 Council Review		\$300.00	\$300.00	\$150.00	\$50.00	\$200.00
Macdonald	5/22	\$500.00	\$500.00			\$300.00	\$300.00	\$100.00		\$200.00
West St. Paul	RRPD 187 West St. Paul 2016-08	\$7,200.00	\$4,300.00	2010.00 + \$300.00 for each additional lot created		\$735.00	735.00 for single family, two-family, secondary suite, and residential accessory structures \$1510.00 for subdivision density and lot dimension standards \$1880.00 for all other variance applications + \$250.00 for each additional variance at the same site	\$430.00	\$585.00	1000.00 (Minimum)
Cartier	WHPPD Cartier 1641-15	\$1,250.00 Anticipated to increase to \$1,500.00 in	\$1,250.00	510.00 (Community Planning)		\$300.00	\$300.00	\$150.00	75.00 Residential 150.00 Commercial	
Ritchoy	6-2023	\$1,500.00	\$2,500.00	510.00 (Community Planning)		\$300.00	\$300.00	\$100.00	\$100.00	
Rockwood	SIPD 3-22	\$3,548.00	\$2,365.00	1005.00 + 237.00 for each additional lot		591.00 + 118.00 for each additional site	591.00 + 118.00 for each additional variance on the site	296.00 + 59.00 for each additional minor variance on the site	\$118.00	
Rosser	SIPD 3-22	\$3,548.00	\$2,365.00	1005.00 + 237.00 for each additional lot		591.00 + 118.00 for each additional site	591.00 + 118.00 for each additional variance on the site	296.00 + 59.00 for each additional minor variance on the site	\$118.00	
Selkirk	5376	\$8,725.45	\$5,847.85			\$741.20	741.20 for SFD, 2-Family, Residential Accessory 1520.55 for Subdivision Density, Lot Dimension Standards (per lot) 1896.65 for All Others	436.00 for minor variance for SFD, 2-family, residential accessory	\$332.45	
Springfield	21-14	\$2,000.00	\$2,000.00	\$325.00	300.00 per new lot	\$500.00	400.00 (1-4 lots) 1600.00 (5-20 lots) 2000.00 (over 20 lots)	\$200.00	87.00 + 0.50 per square foot	
St. Andrews	RRPD	\$7,200.00	\$4,300.00	2010.00 + \$300.00 for each additional lot created		\$735.00	735.00 for single family, two-family, secondary suite, and residential accessory structures \$1510.00 for subdivision density and lot dimension standards \$1880.00 for all other variance applications + \$250.00 for each additional variance at the same site	\$430.00	\$585.00	Case by Case
St. Clements	RRPD	\$7,200.00	\$4,300.00	2010.00 + \$300.00 for each additional lot created		\$735.00	735.00 for single family, two-family, secondary suite, and residential accessory structures \$1510.00 for subdivision density and lot dimension standards \$1880.00 for all other variance applications + \$250.00 for each additional variance at the same site	\$430.00	\$585.00	Case by Case
St. Francois Xavier	WHPPD St. FX 2022-08	\$1,250.00 Anticipated to increase to \$1,500.00 in Summer 2023	1500.00 Deposit Actual costs + \$125.00	510.00 (Community Planning)		\$350.00	\$350.00	\$150.00	\$305.00 + \$150.00 Application Review \$600.00 Shoreline Development	
Stonewall	SIPD 3-22	\$3,548.00	\$2,365.00	1005.00 + 237.00 for each additional lot		591.00 + 118.00 for each additional site	591.00 + 118.00 for each additional variance on the site	296.00 + 59.00 for each additional minor variance on the site	\$118.00	
Tache	14-2023	\$3,000.00	\$2,000.00	\$300.00 (0-5 Lots) \$500.00 (6+ Lots)		\$250 \$500.00 Multi-Unit Development	\$250.00	\$100.00	\$100.00 Minor \$300.00 Major	\$250.00 (0-5 Lots) \$500.00 (6+ Lots)

Fees generally do not include notice and advertising costs. GST is additional to the prices quoted.
Costs do not include out of pocket expenses incurred by the municipality.