

NOTICE OF PUBLIC HEARING

REZONING AMENDMENT APPLICATION

Rural Municipality of St Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204 482-3300.

Tuesday
January 28th, 2025
6:00pm

Council Chambers
1043 Kittson Road
RM of St. Clements, MB

Note: property owners are responsible for notifying "tenants"

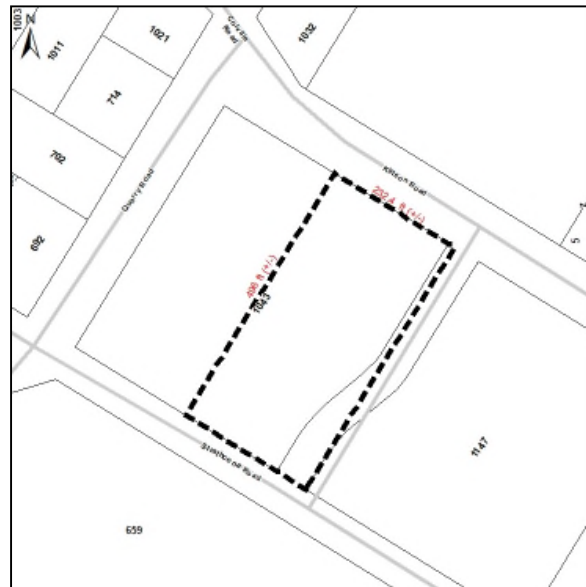
APPLICATION INFORMATION

Application File: ZBA 10-2024

Applicant: Schinkel Properties

Property Location: 1043 Kittson Road
RM of St. Clements
Roll # 442500
PARCEL "A" PLAN 9229

Application Purpose:
The applicant proposes to rezone a portion of the property in order to facilitate the development of multi-family residential units.



Current Zoning	Zoning Proposed by Applicant
PR" Parks and Recreation Zone	Re-Zoning to: "RS" Serviced Residential zone

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

Date: January 8, 2025

File: **By-law No. 10-2024**
St Clements Zoning By-law Amendment (Public Hearing Report)

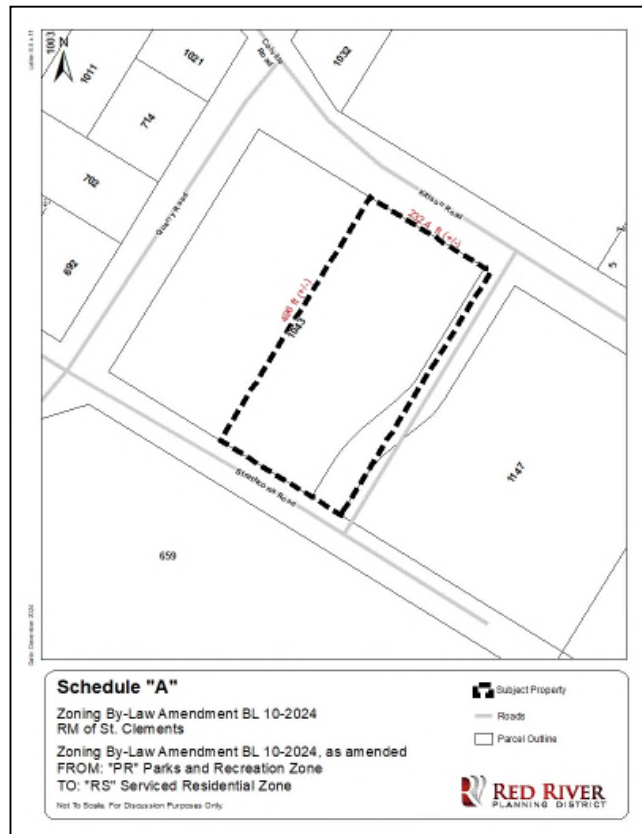
To: RM of St. Clements

From: Derek Eno, MCIP, RPP
Manager of Planning Services

Location: 1043 Kittson Road
(Roll # 442500)
RM of St. Clements

Legal Description: PARCEL "A" PLAN 9229
EXC PUBLIC ROAD PLANS 9784 WLTO, 15248 WLTO AND 45022
WLTO
IN RL 72 AND 73 PARISH OF ST. CLEMENT

Title No.: CT 2153298/1



1.0 ISSUE:

The applicant is proposing to re-zoning a portion of the subject land, 232 feet (+/-) x 496 feet (+/-), from a “PR” Parks and Recreation Zone to a “RS” Serviced Residential Zone in order to facilitate the development of multi-family residential units. Multi-family development is listed as a conditional use in the “RS” zone, which means the applicant will also need to obtain conditional use approval to facilitate the development of multi-family residential units.

It should be noted that the re-zoning area falls within the right-of-way (ROW) to the east. The RRPD understands that it is the RM’s intent to realign the ROW in order to ensure that the physical travel road is within the ROW.

2.0 BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on December 10th 2024, and subsequently circulated to government agencies and neighbouring municipalities, as required by *The Planning Act*. A public hearing has been advertised and scheduled for January 28th 2025.

2.2 Subject Property and Surrounding Area

The total area of the land to be rezoned is roughly 2.64 acres (+/-), 232 feet (+/-) x 496 feet (+/-), which includes a portion of the subject property and a portion of a the right-of-way (ROW) to the east. The area surrounding the proposed amendment is as follows:

- | | |
|---------------|---|
| To the North: | Kittson Road, then undeveloped land designated “Infill Neighborhood” and “Emerging Neighborhood” in the secondary plan. |
| To the South: | Strathcona Road, then existing schools designated “Institutional” in the secondary plan. |
| To the West: | Quarry Road, then existing residential homes designated “Infill Neighborhood” in the secondary plan. |
| To the East: | Roadway, then the East Selkirk Recreation Association designated “Institutional” in the secondary plan. |

2.3 Proposed Zone

As noted, the applicant is proposing to rezone a portion of the subject lands as “RS” Serviced Residential Zone. The Zoning By-law outlines that this zone is intended to

“...accommodate single family dwellings and associated compatible uses that are serviced by municipal water and / or municipal sewer. Conditional approval may also be given for multiple family housing developments such as duplexes, triplexes, fourplexes, town or row housing and low rise apartments.”. The “RS” zones allows for a range of permitted uses (not requiring additional Council approvals) including, but not limited to, residential (single-family, two-family), home occupations, public facilities and education facilities.

3.0 ANALYSIS:

The Planning Act (Section 68) outlines that zoning by-laws, and their amendments, are to be “...*generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality...*”. Therefore, the RRPD’s current Development Plan (Red River Planning District Development Plan By-law No. 272/19) is reviewed to determine if the proposed zoning by-law amendment application is consistent with the policy direction found in the document. It should be noted that not all of the policies in the Development Plan are relevant to the subject lands at the zoning by-law amendment application stage.

3.1 The Red River Planning District Development Plan (By-law No. 272/19)

Under the Red River Planning District’s Development Plan, the portion of the subject land proposed to be rezoned is designated as *Settlement Centre* (SC). The purpose of the *Settlement Centre* designation, as described in the RRPD Development Plan, is

“...for areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality. Settlement Centres found throughout the RRPD include the Village of Dunnottar; unincorporated town of Birds Hill (East St. Paul); Clandeboye, Petersfield, Matlock and Lockport (St. Andrews); East Selkirk, Grand Marais, Libau and Lockport (St. Clements); and Middlechurch (West St. Paul)”. (RRPD Development Plan, page 38)

Infill development in the *Settlement Centre* designation is encouraged (policy 4.5.2), as well as multiple-family development that is close to community facilities (policy 4.5.8). Considering the applicant is proposing an “RS” zone to facilitate the development of multi-family residential units, their rezoning proposal aligns with the Development Plan.

3.2 The East Selkirk Secondary Plan (By-law No. 14-2012)

On November 19, 2024 the RM of St. Clements Council gave third reading to secondary plan amendment By-law No. 7-2024 which re-designated the subject portion of the property to “Emerging Neighborhood Policy Area” within the East Selkirk Secondary Plan. The Emerging Neighborhood Policy includes policies that promote the creation of residential housing options for all age groups and income levels, as well as creating a variety of housing option and multiple family development.

Based on that, the applicants proposed re-zoning and intent to develop multi-family residential units aligns with the broader land use direction provided in the East Selkirk Secondary Plan.

3.3 Provincial and Municipal Comments

This application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities. This affords Provincial Departments an opportunity to ensure that the proposal conforms to provincial policies, and provides adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. Recipients of the circulation have been made aware that no response will be interpreted as their office having no concerns.

Comments received by our office are summarized below. Note that any comments received after the date of this report will be noted at the public hearing. Complete copies of the comments can be found in the Appendix.

COMMENTING AGENCY	REMARKS
Provincial Agency / Municipality / Utility	
MB Natural Resources & Indigenous Futures (Lands and Planning Branch)	No concerns
MB Municipal & Northern Relations (Community Planning Branch)	No concerns
MB Hydro & Centra Gas	Easements requirements have been addressed through the associated subdivision application.
RM of East St. Paul	No concerns

3.4 Further Required Approvals

Should Council approve this zoning by-law amendment application, a Conditional Use application and approval is required to facilitate the development of multi-family

residential units, which is part of the applicant's stated intent. Please note a Conditional Use application (File No. 38, 2024) has been submitted by the applicant. It should also be noted that the applicant has submitted an associated Subdivision application (File No. S24-3088) to separate the proposed developable area from the RM and facilities (office, daycare).

If Council wishes to address development and infrastructure standards to ensure that any proposed development complies with applicable policies of the Development Plan and other applicable municipal polices, they could require a development agreement as part of the subdivision or conditional use approval.

4.0 RECOMMENDATIONS:

The Planning Act (Section 68) outlines that Zoning By-law must be generally consistent with the development plan by-law. Based on the information noted within this report, the RRPD concludes that the proposed amendment application is generally consistent with the Development Plan and Secondary Plan. Therefore, the RRPD recommends that this application **could be approved.**

Please note that if Council does decide to give the application Second Reading, if there are sufficient objections Council may not give Third Reading to the by-law until the required time-frame has allowed for second objections to be confirmed, or until such time as an appeal hearing has denied the objection(s), as per *The Planning Act*.

**APPENDIX A
(RRPD Location Map)**



Letter 8.5 x 11

Date: December 2024


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Schedule "A"


Zoning By-Law Amendment BL 10-2024
RM of St. Clements

Zoning By-Law Amendment BL 10-2024, as amended
FROM: "PR" Parks and Recreation Zone
TO: "RS" Serviced Residential Zone

Not To Scale. For Discussion Purposes Only.

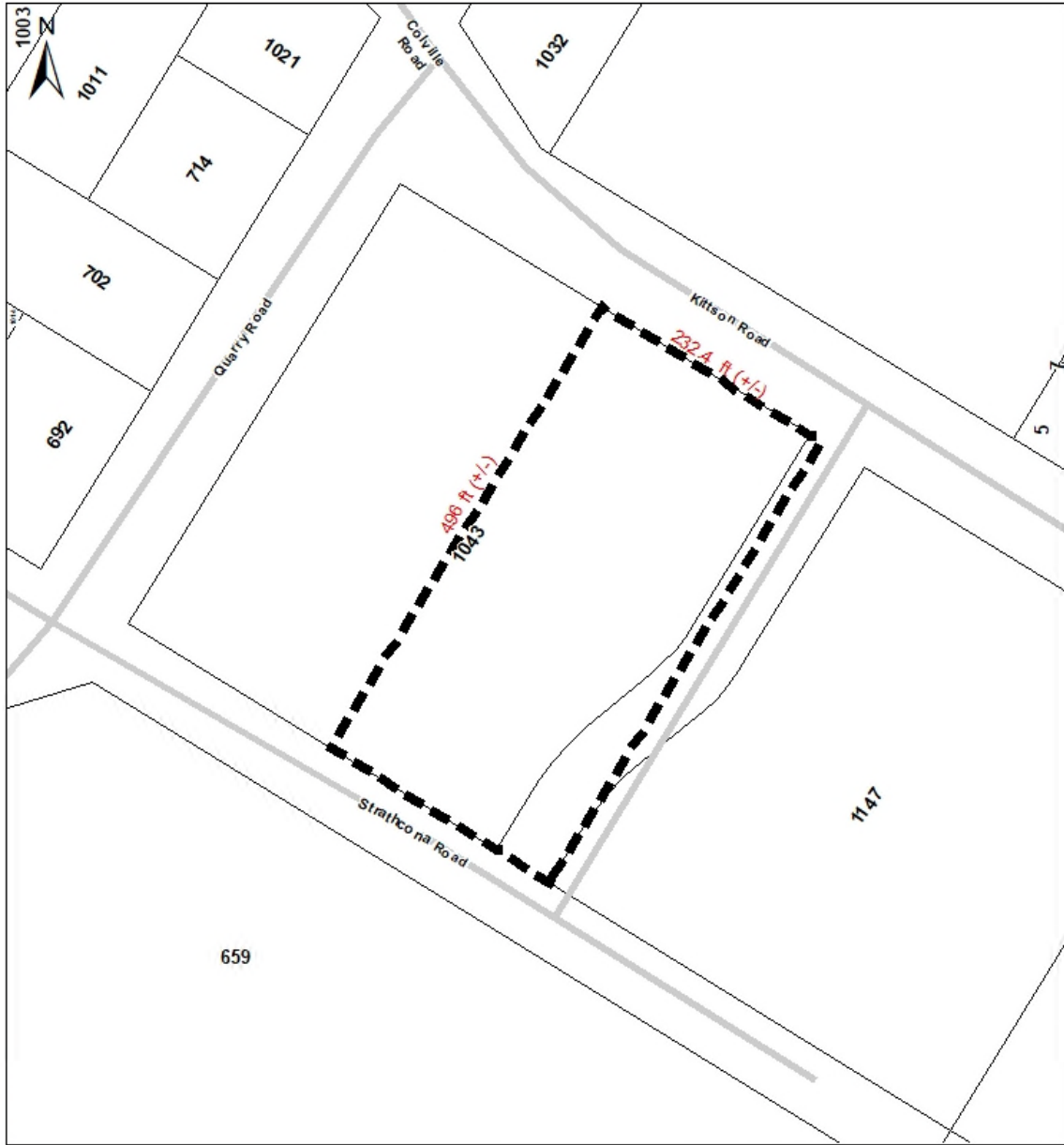
 Subject Property

 Roads

 Parcel Outline



Letter: 8.5 x 11




Date: December 2024

Schedule "A"


Zoning By-Law Amendment BL 10-2024
RM of St. Clements

Zoning By-Law Amendment BL 10-2024, as amended
FROM: "PR" Parks and Recreation Zone
TO: "RS" Serviced Residential Zone

Not To Scale. For Discussion Purposes Only.

 Subject Property

 Roads

 Parcel Outline



APPENDIX B
(Info from Applicant – Digital Scan)

Dear Red River Planning District,

Re: Letter of Intent to Subdivide and Develop Lots 2 and 3 for Multifamily Use

We are writing to formally express our intent to subdivide and develop the parcels identified as Proposed Lot 2 and Lot 3 from the existing municipal land part of Parcel A Plan 9229 in River Lots 73 and 73 Parish of St Clements.

Our intention is to work collaboratively with the Rural Municipality (RM) to create a development agreement that aligns with municipal planning objectives and addresses housing needs. Specifically, we propose to zone to 'RM' and build out the site for multifamily purposes, which we believe will contribute to the growth, diversity, and affordability of housing options within the RM.

We are committed to meeting the RM's standards for subdivision and development, including:

1. **Land Use Compliance:** Ensuring the proposed use aligns with the RM's zoning bylaws and land use policies.
2. **Infrastructure:** Collaborating with the RM on infrastructure planning, including access roads, water, and wastewater management.
3. **Community Impact:** Designing a project that harmonizes with the surrounding area and benefits the local community.

We would welcome the opportunity to meet with the appropriate municipal representatives to discuss the next steps in this process, including the requirements for the subdivision application, preparation of a development agreement, and any additional approvals necessary.

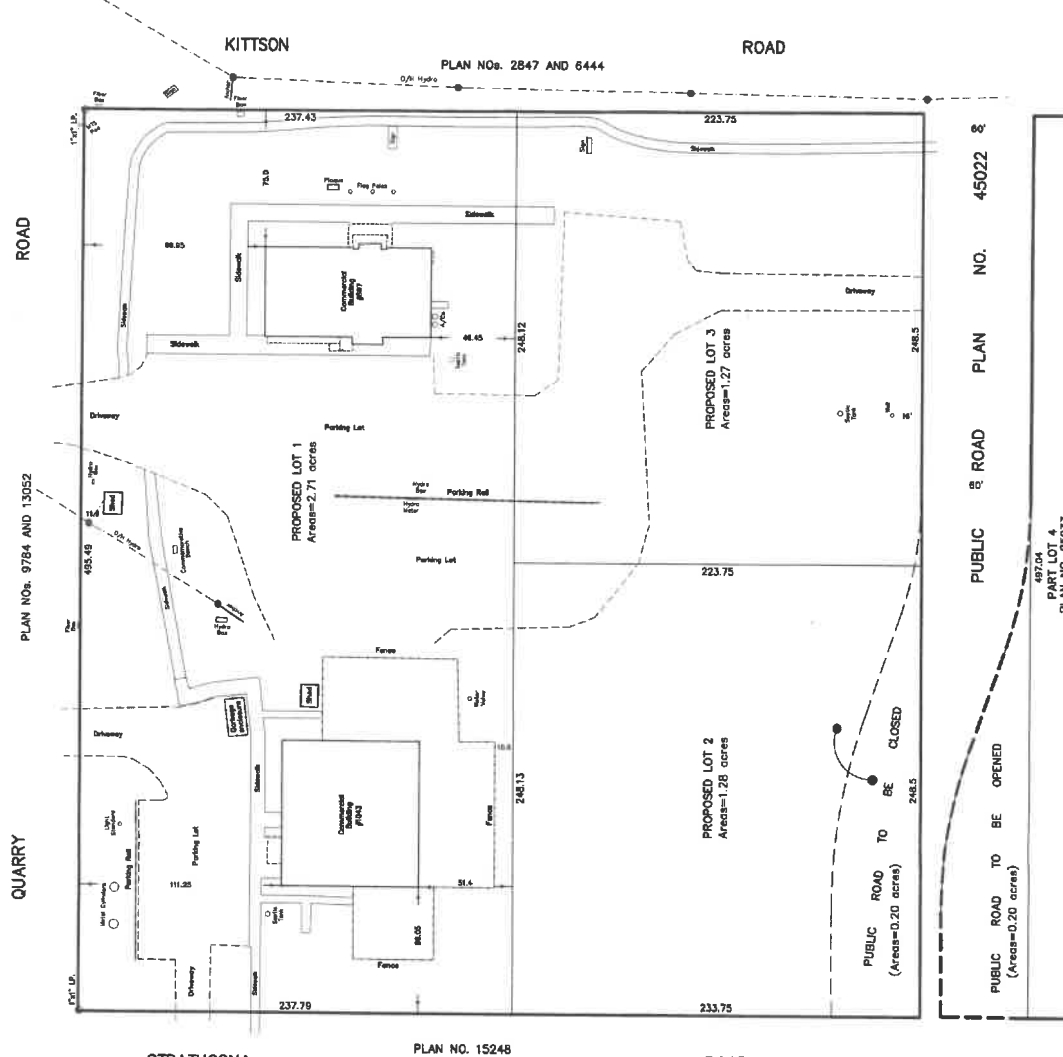
Thank you for considering our proposal. We are excited about the potential to contribute to the RM's housing landscape and look forward to working together on this project.

Please do not hesitate to contact us if you require further information or to arrange a meeting.

Best regards,



Alan Klippenstein GSC, CM-Lean
Director of Real Estate Development
Schinkel Properties Developments



QUARRY ROAD

PLAN NO. 9784 AND 13052

STRATHCONA ROAD

PLAN NO. 15248

PLAN NO. 2847 AND 6444

KITTSON ROAD

PLAN NO. 45022

PLAN NO. 25033

PLAN NO. 25033

PLAN NO. 25033



KEYSTONE SURVEYS
LAND SURVEYING & GEOMATICS

NOTICE:
This Subdivision Application Map (SAM) is to be used for subdivision application purposes only. The SAM is not to be used for any purpose other than subdivision application approval.

408 Main Street
Stevensville, Maryland
Phone: (301) 500-1175
Fax: (301) 500-2039
info@keystonesurveys.com
Our File No. 2024.171

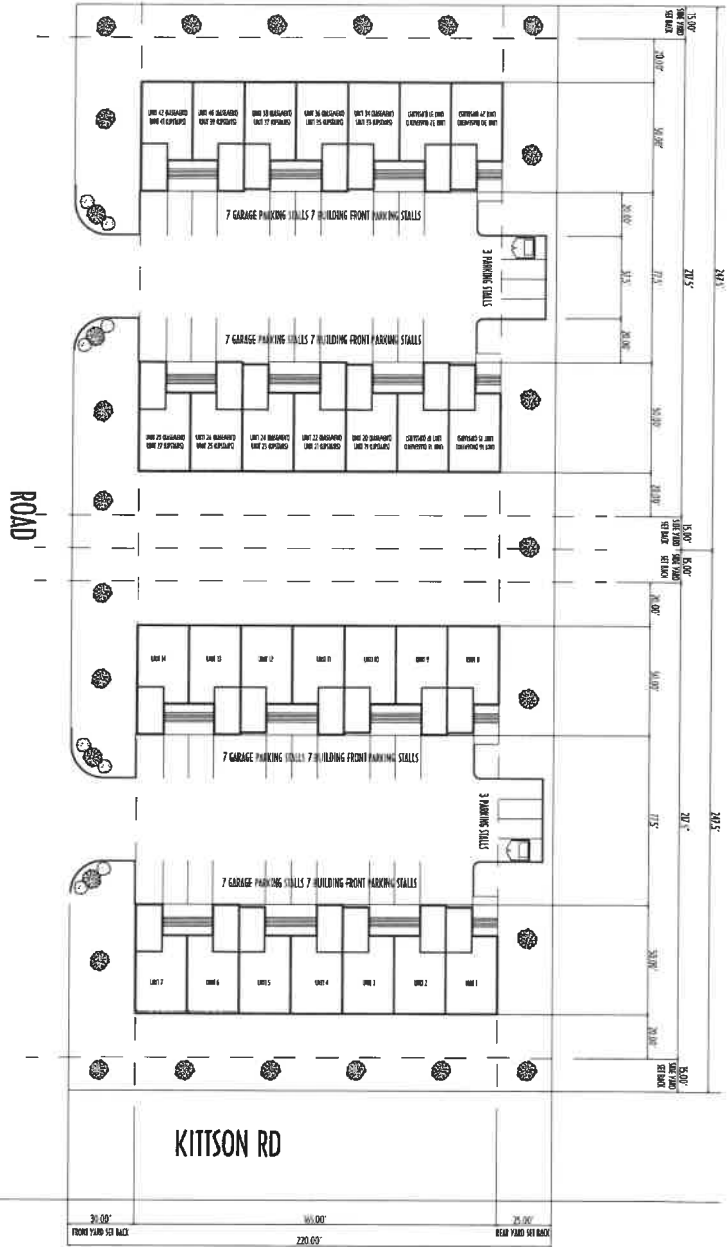
KEYSTONE SURVEYS
LAND SURVEYING & GEOMATICS

July 22, 2024 (Revised August 1, 2024 and November 27, 2024)

Subdivision Application Map
of Part of Parcel A Plan 9229 in River Lanes 72 and 73 Parish of St. Clements
C.T. # 21533991; 21532884; 21533041
Registered Owners: THE RM OF ST. CLEMENTS and HMQ
This survey was made on July 17, 2024.
Distances are in feet and decimals of a foot.

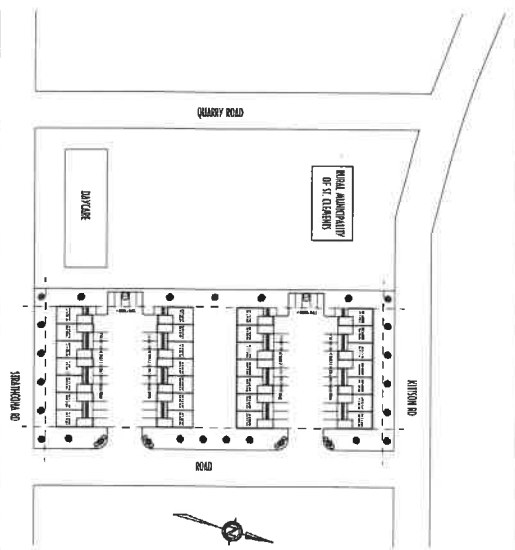
Field Book: 388721-79
Prepared by: Johan Dyck, P.Surv., M.L.S.

STRATHCONA RD



KITTSON RD

KEY SITE PLAN



MULTI FAMILY PROPOSED SITE PLAN
 42 DWELLING UNITS
 FORMING @ 1.50M PER UNIT
 42 RESIDUAL ST. PARCELS

Project No.	24-011
Project Name	MAR 7, 2024
Client	ST. CLEMENS MULTI FAMILY
Site Name	SITE PLAN
Scale	
Author	
Checked	
Drawn	
Date	

INTIGITY
 2nd FLY
 1000 10th Ave S
 Suite 100
 Calgary, AB T2G 1A1
 Tel: 403.263.1111
 Fax: 403.263.1112
 Email: info@intigity.com

STRUCTURAL REVIEW & APPROVAL ONLY

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF INTIGITY DESIGN AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. THE DRAWING IS NOT TO BE SCALED. INTIGITY DESIGN AND ITS ASSOCIATES AND ITS AGENTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS TO BE REPORTED IMMEDIATELY TO INTIGITY DESIGN AND ITS AGENTS. INTIGITY DESIGN AND ITS AGENTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS TO BE REPORTED IMMEDIATELY TO INTIGITY DESIGN AND ITS AGENTS. INTIGITY DESIGN AND ITS AGENTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS TO BE REPORTED IMMEDIATELY TO INTIGITY DESIGN AND ITS AGENTS.

NO.	REVISION	DATE
		MAR 7, 2024

APPENDIX C
(Circulation Comments)

Derek Eno

From: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>
Sent: Wednesday, December 18, 2024 1:16 PM
To: Derek Eno
Subject: RE: RM of St Clements Zoning By-law Amendment No 10-2024

Good Afternoon,

On behalf of the Land and Planning Branch, there are no concerns on the RM of St Clements Zoning By-law Amendment No 10-2024

Thanks.

Oladipo Akinpelumi
Resource Planning Specialist
Lands and Planning Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355

From: Derek Eno <deno@rrpd.ca>
Sent: December 12, 2024 4:59 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; info@eaststpaul.com; info@rmofspringfield.ca; info@rmalexander.com; admin@rmofbrokenhead.ca; admin@brpd.ca; building@rmalexander.com; development@lacdubonnet.com; citizensupport@cityofselkirk.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Subject: [Caution: Suspicious Email] RM of St Clements Zoning By-law Amendment No 10-2024

On December 10, 2024 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment No. 10-2024. With this Zoning By-law Amendment the applicant proposes to re-zone land within the RM from a "PR" Parks and Recreation Zone, to a "RS" Serviced Residential Zone, in order to facilitate future construction of a multi-family residential development. Attached to this email is a copy of the First Reading Report (including the applicants info), and the Zoning By-law Amendment By-law.

A Public Hearing with the RM Council is tentatively planned for January 28th, 2025 at 6:00pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by January 17th 2025. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information please feel free to contact me. Thank you.

Best regards,



Derek Eno RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

Derek Eno

From: Cara Nichols <planning@eaststpaul.com>
Sent: Wednesday, December 18, 2024 10:55 AM
To: Derek Eno
Subject: RE: RM of St Clements Zoning By-law Amendment No 10-2024

Hi Derek,

I have no concerns with Zoning By-law Amendment No 10-2024 since it does not affect the RM of East St. Paul.



Cara Nichols B.Env.D, Architecture

Community Development Planner
Unit 1 - 3021 Birds Hill Road
East St. Paul, MB R2E 1A7
Office: (204) 668-8112 Fax: (204) 668-1987
Website: <http://www.eaststpaul.com/>

From: Derek Eno <deno@rrpd.ca>
Sent: Thursday, December 12, 2024 4:59 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; mines_br@gov.mb.ca; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; drainage@gov.mb.ca; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Administration Department <administration@eaststpaul.com>; info@rmofspringfield.ca; info@rmalexander.com; admin@rmofbrokenhead.ca; admin@brpd.ca; building@rmalexander.com; development@lacdubonnet.com; citizensupport@cityofselkirk.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Subject: RM of St Clements Zoning By-law Amendment No 10-2024

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If you require any additional information please feel free to contact me. Thank you.

Best regards,



Derek Eno RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

Derek Eno

From: Red River Planning District
Sent: Friday, December 20, 2024 10:41 AM
To: Calvin So
Subject: FW: Zoning By-law 10-2024 - Email to planning - Hydro File #2024-2379

Please see below, thanks.
Rajveer for,



Luanne Martin
Administrative Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: December 20, 2024 10:37 AM
To: Red River Planning District <info@rrpd.ca>; alan@schinkelproperties.com
Cc: PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>; ProjectManagerManitoba@rci.rogers.com; sue@rmofstclements.com
Subject: Zoning By-law 10-2024 - Email to planning - Hydro File #2024-2379



The Manitoba Hydro-Electric Board – Centra Gas Manitoba Inc.

RE: Application(s) **Zoning By-law 10-2024 – related subdivision S24-3088**

Manitoba Hydro and Centra Gas have addressed any concerns or easements requirements through the above noted subdivision application.

Thank you for providing this information.

Thank you,

Subdivision Coordination Team, Property Department

Manitoba Hydro

12th Floor - 360 Portage Ave

Winnipeg MB

R3C 0G8 Canada

hydro.mb.ca



Derek Eno

From: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Sent: Tuesday, December 31, 2024 9:33 AM
To: Derek Eno
Cc: +SEL1081 - Selkirk CRP
Subject: RE: RM of St Clements Zoning By-law Amendment No 10-2024

Good morning,

I have reviewed RM of St. Clements Zoning By-law Amendment No. 10-2024 on behalf of the Community Planning Branch of Manitoba Municipal and Northern Relations. The by-law proposes to rezone 1043 Kittson Road (legally described as Parcel A Plan 9229 Exc Public Road Plans 9784 WLTO, 15248 WLTO and 45022 WLTO in RL 72 and 73 Parish of St. Clements) from "PR" Parks and Recreation Zone to "RS" Serviced Residential Zone. This will facilitate the development of multi-family dwellings, which is a conditional use in the "RS" Zone. The Red River Planning District Development Plan designates the subject land as General Development and the East Selkirk Secondary Plan was recently amended to designate the land Emerging Neighbourhood Policy Area. The proposed rezoning is generally consistent with the General Development and Emerging Neighbourhood designations, and subject to the developer obtaining a conditional use for the multi-family dwellings, the Community Planning Branch has no concerns.

Thank you for the opportunity to comment.

Best,

Jessie Russell-Edmonds, MCP (she/her)
Community Planner

Community Planning Branch
Manitoba Municipal & Northern Relations
103 – 235 Eaton Avenue | Selkirk, MB R1A 0W7
P: (204) 785-5131

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From: Derek Eno <deno@rrpd.ca>
Sent: December 12, 2024 4:59 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; info@eaststpaul.com; info@rmofspringfield.ca; info@rmalexander.com; admin@rmofbrokenhead.ca; admin@brpd.ca; building@rmalexander.com; development@lacdubonnet.com; citizensupport@cityofselkirk.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Subject: [Caution: Suspicious Email] RM of St Clements Zoning By-law Amendment No 10-2024

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

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Derek Eno RPP, MCIP
Manager of Planning Services
Red River Planning District

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