

NOTICE OF PUBLIC HEARING

REZONING AMENDMENT APPLICATION

Rural Municipality of St Andrews

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 204 738-2264.

Tuesday
January 14th, 2025
5:30pm

Council Chambers
500 Railway Avenue
RM of St. Andrews, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

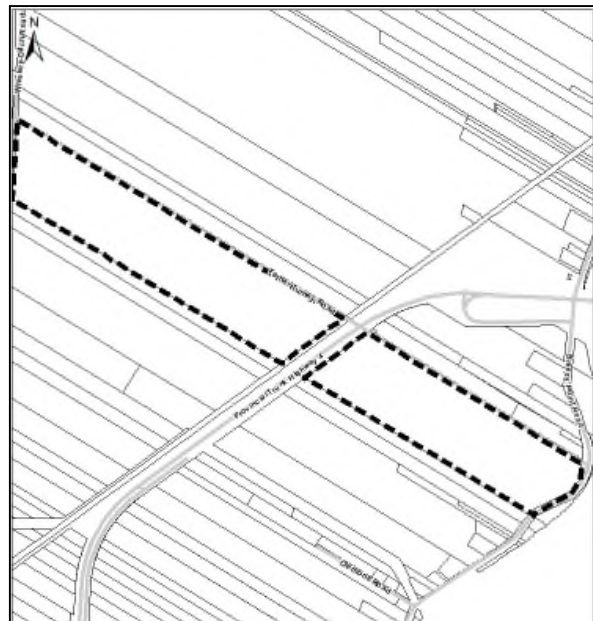
Application File: ZBA 4404

Applicant: Landmark Planning & Design

Property Location: 1133-1147 Breezy Point Road
RM of St. Andrews
Roll # 400100
RL 41 Parish of St Peters

Application Purpose:

The applicant proposes to rezone a portion of the property to establish a 10-unit residential building, and a childcare facility.



Current Zoning	Zoning Proposed by Applicant
"A40" Agricultural Limited	Re-Zoning to: "CG" General Commercial

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 9, 2025 (Updated with new Provincial comments)

File: **By-law No. 4404**
St Andrews Zoning By-law Amendment (Public Hearing Report)

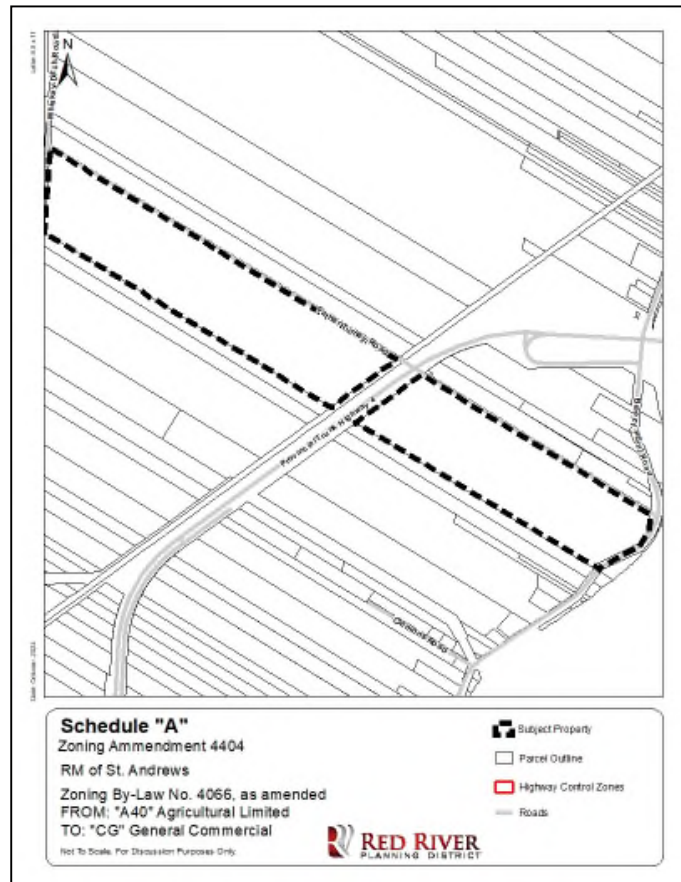
To: RM of St. Andrews

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

Location: 1133-1147 Breezy Point Road
(Roll # 400100)
RM of St. Andrews

Legal Description: RL 41 PARISH OF ST PETERS
EXC FIRSTLY: MAIN HIGHWAY PLAN 3098 WLTO
SECONDLY: PUBLIC ROAD PLANS 12176 WLTO AND 19986
WLTO
THIRDLY: POWER TRANSMISSION LINE PLAN 5101 WLTO AND
FOURTHLY: ALL MINES AND MINERALS

Title No.: 13098462/1



1.0 ISSUE:

The subject property is 324 acres (+/-) in area with frontage along Breezy Point Road, is split by PTH 4, and is zoned “A40” Agriculture Limited.

The applicant proposes to rezone a portion of subject property, approximately 44 acres (+/-), at the east end of the property from A40” Agriculture Limited to “CG” General Commercial Zone in order to establish a new mixed-use building consisting of a 10-unit residential building and a childcare facility. As noted by the applicant in their submitted information, the new building will “...will be geared towards residents that may have young children and as such, will also include a childcare facility”. It should be noted that the applicant has also submitted a conditional use application (file no. 34, 2024) in order to establish the childcare facility.

2.0 BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on November 12th 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 14th 2025.

2.2 Subject Property and Surrounding Area

The 44 acres (+/-) portion of the subject property proposed for rezoning is surrounded by the following:

To the North	Father Turney Road, then residential homes and vacant land zoned “A40” Agricultural limited
To the South	Residential homes and vacant land zoned “A40” Agricultural limited
To the East	Breezy Point Road then the Red River.
To the West	Vacant land zoned “A40” Agricultural limited

2.3 Proposed Zone

As noted, the applicant is proposing to rezone a portion of the subject lands as “CG” General Commercial Zone. The Zoning by-law outlines that this zone is intended to provide for “...appropriate land in the central business area for multi-functional uses such as retail business, multi-family residential, recreational, social, cultural and

administrative land uses...". The "CG" zones allows for a range of permitted uses including, but not limited to, commercial businesses (e.g. automobile sales, service station, retail, professional offices, etc.), restaurants and cocktail lounges, self-storage, hotels, and residential (single-family, multiple-family).

The applicant is proposing a commercial zone be applied to a portion of the subject property, in order to facilitate their plans to establish a multi-family and childcare facility land use. It is important to note that the St. Andrews Zoning By-law is limited in that it does not have a zone dedicated only to multi-family land use. Considering that, the applicant has chosen a commercial zone which includes both the multi-family and daycare land use categories.

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 *General Development* (GD). The *General Development* designation is reserved for areas

"Where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with goods and services, small retail and food establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors." (RRPD Development Plan, pg. 39)

Policy (4.6.3; 4.6.6.1) under the *General Development* designation supports multiple-family development that is close to community facilities, and, where it could facilitate improved municipal services (e.g. piped drinking water, wastewater). In addition, Policy (4.6.1) under the *General Development* designation also outlines that urban land uses shall be limited to ensure compatibility with existing land uses, and minimizing potential land use conflicts.

While the applicant is proposing a commercial zone be applied to a portion of the property, and the Development Plan lists policy related to commercial land use, this application is unique in that a commonplace commercial use (e.g. retail store, etc.) is not being proposed. Rather, the applicant has chosen a commercial zone because the St. Andrews Zoning By-law is limited and does not have a zone dedicated to multi-family and daycare land use. As such, from a planning policy perspective it is difficult to evaluate a proposed commercial rezoning against commercial policies when the indented end use is residential.

The subject land and the *General Development* designation corridor along Breezy Point Road can be characterized as consisting of residential homes on acreages. This is not an urban area, nor is it a major node or major transportation corridor as the Development Plan outlines are appropriate areas for commercial land uses. With that in mind, along with the Development Plan policy and the proposed “CG” General Commercial Zone, in order to ensure compliance with the Development Plan and minimize potential land use conflicts, Council should require the applicant enter into a development agreement. Through that development agreement, as a means to minimize potential land use conflicts and keep the approval to the applicant’s desired end use (residential), Council could restrict certain commercial land uses that may not be appropriate for the property (e.g. retail, restaurants and cocktail lounges, self-storage, hotels, etc.), as well as require other methods to minimize conflict (e.g. landscaping and buffering).

3.2 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 Municipal & Northern Relations (Community Planning Branch)	Does not object Notes the “CG” zone description is not consistent with property, cautions setting a precedent using this zone.
MB Agriculture	No concerns

Bell MTS	No comments
RM of East St. Paul	No comments
MB Sport Culture Heritage and Tourism Historical Resources Branch	Concerns Notes HRB will work with the proponent to develop terms of reference for a heritage resource impact assessment (HRIA)
MB Hydro & Centra Gas	No concerns
MB Natural Resources and Indigenous Futures Lands and Planning Branch	No concerns
MB Business Mining trade and Job Creation Mines Branch	No concerns
City of Selkirk	No objection

3.4 Further Required Approvals

Should Council approve this zoning by-law amendment application, no other Council approvals are required to facilitate the development of multi-family residential units, which is part of the applicant's stated intent. Conditional Use approval is required for a 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 can require a development agreement as part of the rezoning 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 consistent with the Development Plan, so long as a development agreement limits certain commercial uses that pose a potential land use conflict. Therefore, the RRPD recommends that this application **could be approved, subject to the applicant entering into a development agreement with the municipality.**

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)**



Date: October, 2024

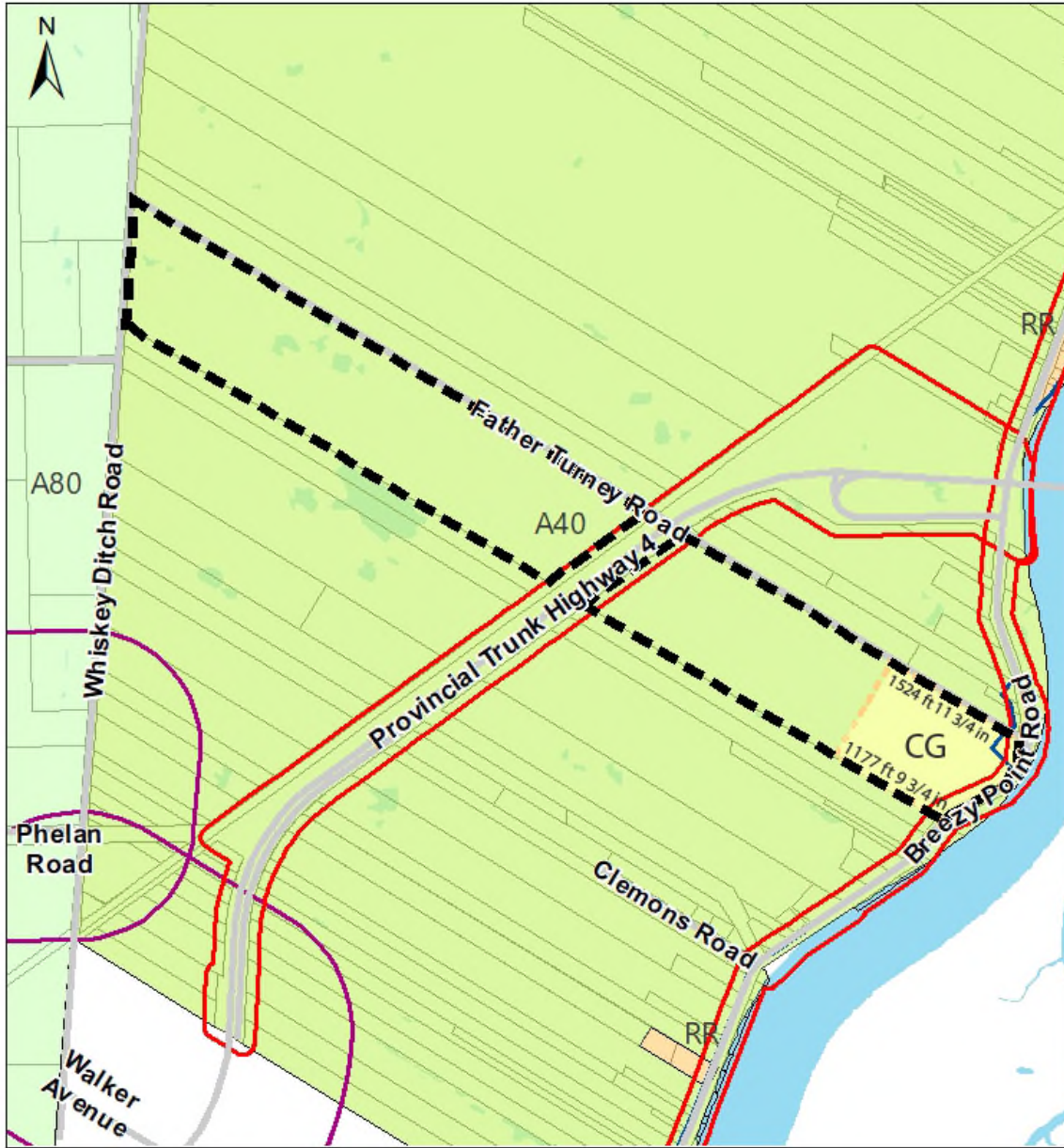
Schedule "A"
 Zoning Ammendment 4404
 RM of St. Andrews
 Zoning By-Law No. 4066, as amended
 FROM: "A40" Agricultural Limited
 TO: "CG" General Commercial

Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Parcel Outline
-  Highway Control Zones
-  Roads



Letter 8.5 x 11



Date: October 2024

Schedule "A"

Zoning Ammendment 4404






RM of St. Andrews

Zoning By-Law No. 4066, as amended

FROM: "A40" Agricultural Limited

TO: "CG" General Commercial

Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Parcel Outline
-  Highway Control Zones
-  Roads
-  Proposed
-  Water Bodies



APPENDIX B
(Info from Applicant – Digital Scan)

September 30, 2024

Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB
R2E 1J5

Attention: Mr. Derek Eno
Manager of Planning Services, Red River Planning District

RE: **Rezoning Application - Letter of Intent**
Lands held under:

CT No. 3098462/1

RL 41 PARISH OF ST PETERS EXC FIRSTLY: MAIN HIGHWAY PLAN 3098 WLTO
SECONDLY: PUBLIC ROAD PLANS 12176 WLTO AND 19986 WLTO THIRDLY: POWER
TRANSMISSION LINE PLAN 5101 WLTO AND FOURTHLY: ALL MINES AND MINERALS

Dear Mr. Eno,

Landmark Planning and Design is pleased to submit this application on behalf of the Manitoba Métis Federation (MMF) and the Infinity Women Secretariate (IWS) to amend the RM of St. Andrew's Zoning By-law to rezone a portion of the subject property known as 1133 & - 1147 Breezy Point Road from the A40 Agricultural Limited Zoning District to the CG General Commercial Zoning District. The subject property encompasses a total of 324.22 acres and is located in the RM of St. Andrews. This rezoning application is explained in further detail below.

Background and Context

The subject property is located north of the City of Selkirk and is bisected by Breezy Point Road (PR 320) and PTH 4 and is bounded by the Red River to the east, an existing residential and agricultural property to the south, Whiskey Ditch Road to the west, and Father Turney Road to the north. The portion of the property that is the focus of this rezoning application has frontage on Breezy Point Road and has been developed as a multi-use site over the past century. Currently, the property includes a three-storey dormitory, a single family dwelling, a gymnasium, workshops, a church and a rectory. The property also includes a structure previously used as a childcare facility. This structure is intended to be demolished and replaced as part of the proposed development. An aerial image illustrating the location of the subject property is shown in Figure 1.



Figure 1. Location of Subject Property

Proposed Rezoning

As mentioned above, the intent of this application is to rezone the portion of the subject property that fronts onto Breezy Point Road from the A40 Agricultural Limited Zoning District to the CG General Zoning District. The location and overall dimensions of the area where the CG General Zoning District is proposed for the subject property is shown in Figure 2. The location and dimensions of this area are intended to generally align with the area designated "General Development" in the *Red River Planning District Development Plan*.

The CG General Zoning District is more representative of existing uses currently located at the subject property which are mentioned above. This zoning district is also better suited for two uses that are proposed to be located at the subject property which will include a new mixed-use building that will include multi-family dwelling units and a childcare facility.

The proposed building will include 10 residential units that range from approximately 592 sq. ft. to 861 sq. ft. in size. The building height is proposed at 1-storey which complies with CG zoning regulation. The proposed building will be geared towards residents that may have young children and as such, will also include a childcare facility. A Conditional Use Application for the childcare facility will be applied for concurrent to this rezoning application. An elevation of the proposed building is shown in Figure 3.



Figure 2 - Proposed Rezoning Area

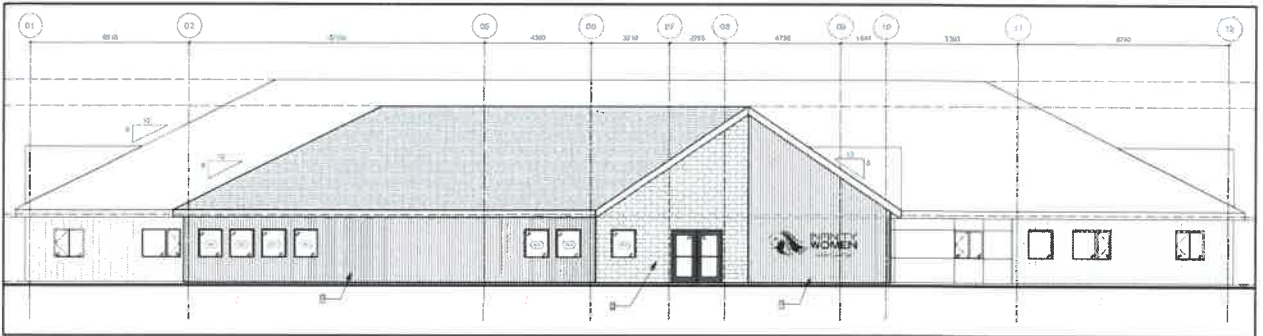


Figure 3 - Building Elevation

Compliance with the Red River Planning District Development Plan

The subject property is designated "General Development" in the Red River Planning District Development Plan. The Development Plan contains specific policies related to the proposed rezoning within the designated General Development area. These policies are quoted below and comments from Landmark Planning & Design are also included in italics as bullet points below the applicable policies.

4.6.4 The growth of General Development areas bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system.

- *The proposed development related to this rezoning application would be located in on the east side of the property that abuts the Provincial Trunk Highway and would be in compliance.*

4.6.6 Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:

4.6.6.1 Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;

- *In compliance. The subject property of the proposed development is within a 5-minute drive to the City of Selkirk boundaries and within a 10-minute drive to the downtown area.*

4.6.6.2 Higher density multiple-family residential development (e.g. high-rise apartments) should be located on sites that are adjacent or close to key transportation routes, are within or adjacent to Mixed Use Nodal areas, or within walking distance to a transit node such as a bus stop.

- *Not applicable as the proposed development related to this rezoning application would not be considered a high-rise apartment, however, would be in compliance as it is located on and near key transportation routes (on PR 320 and PTH 4 in the north and west).*

4.6.6.3 Higher density multiple-family residential development (e.g. high-rise apartments) may be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.

- *Not applicable as the proposed development related to this rezoning application would not be considered a high-rise apartment.*

4.6.6.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.

- *Not applicable as the proposed development related to this rezoning application is not located within residential neighbourhoods, however, the form and massing of the proposed development is similar to the existing and previous buildings on the subject property.*

Based on the above, the proposed rezoning generally complies with planning policy from the *Red River Planning District Development Plan*.

Compliance with the RM of St. Andrews Zoning By-law

According to the Zoning By-law, the CG General Commercial Zoning District provides for the development of multi-functional uses including multi-family residential, retail business, recreational, social, cultural and administrative land uses. The proposed multi-family development and the existing uses on the subject property are permitted uses within this Zoning District as detailed in Table 15 – Commercial Use Table in the Zoning By-law. As mentioned above, a Conditional Use Application to

allow for the proposed childcare facility is being applied for concurrent with this rezoning application. Applying the CG General Commercial Zoning District to the subject property would comply with the *Development Plan*.

A conceptual site plan of the proposed development related to this rezoning application is provided in Appendix A. The conceptual site plan illustrates compliance with the dimensional standards of the CG General Commercial Zoning District which is found in Section 7.4 of the Zoning By-law. Table 1 provides an overview of how the new building proposed for the subject property complies with the regulation from Section 7.4 of the Zoning By-law.

CG Bulk Regulations - Table 16	Regulation	Proposed/Provided	Complies with Zoning By-law
Front Yard	30 ft.	+/- 158 ft.	Yes
Side Yard (Interior)	15 ft.	+/- 370 ft. to nearest	Yes
Side Yard (Corner)	30 ft.	N/A	N/A
Rear Yard	20 ft.	>1000 ft.	Yes
Height Max	30 ft.	<30 ft.	Yes
Site Coverage	60%	<60%	Yes
Site Width Minimum sq. ft.	150 ft.	+/- 1270 ft.	Yes
Site Area Minimum sq. ft.	40,000 sq. ft.	>40,000 sq. ft.	Yes

Table 1 - Compliance with Bulk Regulation from the Zoning By-law for the CG Zoning District

Outdoor parking will be provided for the multi-family use in compliance with the Zoning By-law based on 1.25 spaces per dwelling unit. Parking for the proposed childcare facility will be addressed in the Conditional Use Application.

Summary

To conclude, the intent of this application is to rezone the portion of the subject property that fronts onto Breezy Point Road from the A40 Agricultural Limited Zoning District to the CG General Zoning District. The CG General Zoning district is more representative of existing uses currently located at the subject property and is also better suited for two uses that are proposed to be located at the subject property which will include a new mixed-use building that will include multi-family dwelling units and a childcare facility.

The proposed rezoning complies with policy direction from the *Red River Planning District Development Plan* and the proposed development related to this rezoning application has been designed to comply with the CG General Commercial Zoning District from the RM of St. Andrews Zoning By-law. A Conditional Use Application for the proposed childcare facility is being submitted concurrent to this rezoning application.

As part of the application submission requirements, and in addition to this Letter of Intent, please find enclosed the following:

- Completed Rezoning Application Form;
- Site Plan
- Current Status of Title; and
- A Letter of Authorization from the landowner

If you have any questions or require additional information, please contact the undersigned at 204-453-8008. We thank you for your assistance and look forward to working with representatives from the RM of St. Andrews and the Red River Planning District on this application.

Yours truly,

A handwritten signature in blue ink, consisting of several overlapping, slanted lines that form a stylized, abstract shape.

Andrei Friesen, Planner, RPP, MCIP, LEED AP
LANDMARK PLANNING & DESIGN INC

APPENDIX C
(Circulation Comments)

Derek Eno

From: Cook, Sheila <Sheila.Cook@gov.mb.ca>
Sent: Monday, December 09, 2024 3:44 PM
To: Derek Eno
Cc: +SEL1081 - Selkirk CRP; +WPG139 - Provincial Planning Services; +WPG112 - AGRLandUse
Subject: RE: St Andrews Zoning By-law Amendment No. 4404

You don't often get email from sheila.cook@gov.mb.ca. [Learn why this is important](#)
Hi Derek,

On behalf of Manitoba Agriculture I have reviewed this proposed Zoning By-law Amendment for RM of St. Andrews, the intent of which is to re-zone a portion of the subject property (Approximately 44 acres of the 324 acre parcel) from "A40" Agriculture Limited to "CG" General Commercial Zone in order to establish a 10-unit residential building and a childcare facility.

The portion of the subject property proposed for rezoning is currently designated as General Development (GD) within the Red River Planning District's Development Plan By-Law 272/19. The remainder of the parcel is designated as Resource and Agriculture and will remain as such. The proposed re-zoning is consistent with the development plan designation and our department does not express concerns from an agricultural perspective.

Regards,
Sheila

Sheila Cook, P.Ag.
Agricultural Planning Specialist
Sheila.Cook@gov.mb.ca
T: 204-365-0923

From: Derek Eno <deno@rrpd.ca>
Sent: November 21, 2024 1:26 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.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>; citizensupport@cityofselkirk.com; info@sipd.ca; eipd@mymts.net; info@winnipegbeach.ca; Gimli, R.M. <gimli@rmgimli.com>; Brittany Lyons <info@dunnottar.ca>; 'info@eaststpaul.com' <info@eaststpaul.com>; St. Clements, R.M. <info@rmofstclements.com>; reception@weststpaul.com; Rockwood, R.M. <info@rockwood.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: St Andrews Zoning By-law Amendment No. 4404

You don't often get email from deno@rrpd.ca. [Learn why this is important](#)

On November 12th, 2024 the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404.

With this Zoning By-law Amendment the applicant proposes to re-zone a portion of land within the RM of St Andrews from "A40" Agriculture Limited to "CG" General Commercial Zone in order to establish a 10-unit residential building and

a childcare facility. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

A Public Hearing with the RM of St Andrews Council is tentatively planned for January 14th, 2025 at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by December 31st 2024. 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: Bushi, Grace <Grace.Bushi@bellmts.ca>
Sent: Monday, December 16, 2024 10:30 AM
To: Derek Eno; PROPERTY ACQUISITION; SM-Subdivision Circulars
Subject: RE: Week 47 FW: St Andrews Zoning By-law Amendment No. 4404

No comments regarding St Andrews Zoning By-law Amendment No. 4404.
Thanks



Grace Bushi, PMP

Access Provisioner (N&FS)
191, Pioneer Avenue, Winnipeg R3C 3N8
M: 204 918-8191
Email: Grace.Bushi@bellmts.ca
bellmts.ca

From: NETENG CONTROL CENTRE <neteng.control@bellmts.ca>
Sent: Monday, November 25, 2024 2:47 PM
To: Bushi, Grace <Grace.Bushi@bellmts.ca>
Cc: PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>
Subject: Week 47 FW: St Andrews Zoning By-law Amendment No. 4404

Hi Grace,

Please see email below and attached.

Thanks!



Anna Deloli
NetEng Control
Anna.ladesma@bellmts.ca

From: Derek Eno <deno@rrpd.ca>
Sent: Thursday, November 21, 2024 1:26 PM
To: NETENG CONTROL CENTRE <neteng.control@bellmts.ca>; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.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>; citizensupport@cityofselkirk.com; info@sipd.ca; eipd@mymts.net; info@winnipegbeach.ca; gimli@rmgimli.com; Brittany Lyons <info@dunnottar.ca>; 'info@eaststpaul.com' <info@eaststpaul.com>; info@rmofstclements.com; reception@weststpaul.com; info@rockwood.ca

Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: [EXT]St Andrews Zoning By-law Amendment No. 4404

On November 12th, 2024 the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404.

With this Zoning By-law Amendment the applicant proposes to re-zone a portion of land within the RM of St Andrews from “A40” Agriculture Limited to “CG” General Commercial Zone in order to establish a 10-unit residential building and a childcare facility. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

A Public Hearing with the RM of St Andrews Council is tentatively planned for January 14th, 2025 at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by December 31st 2024. 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

External Email: Please use caution when opening links and attachments / Courriel externe: Soyez prudent avec les liens et documents joints

Derek Eno

From: Cara Nichols <planning@eaststpaul.com>
Sent: Monday, November 25, 2024 11:51 AM
To: Derek Eno
Subject: RE: St Andrews Zoning By-law Amendment No. 4404

Hi Derek,

Zoning By-law Amendment No. 4404 does not affect the RM of East St. Paul therefore I have no comments.



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: November 21, 2024 1:26 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.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>; citizensupport@cityofselkirk.com; info@sipd.ca; eipd@mymts.net; info@winnipegbeach.ca; gimli@rmgimli.com; Brittany Lyons <info@dunnottar.ca>; Administration Department <administration@eaststpaul.com>; info@rmofstclements.com; reception@weststpaul.com; info@rockwood.ca
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: St Andrews Zoning By-law Amendment No. 4404

On November 12th, 2024 the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404.

With this Zoning By-law Amendment the applicant proposes to re-zone a portion of land within the RM of St Andrews from "A40" Agriculture Limited to "CG" General Commercial Zone in order to establish a 10-unit residential building and a childcare facility. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

A Public Hearing with the RM of St Andrews Council is tentatively planned for January 14th, 2025 at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by December 31st 2024. 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: +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Sent: Wednesday, December 18, 2024 9:27 AM
To: Derek Eno
Cc: +WPG574 - HRB Archaeology
Subject: RE: St Andrews Zoning By-law Amendment No. 4404
Attachments: AAS-24-22773_RRPD_No. 4404.pdf; HRIA Process Flowchart.pdf; HRB Heritage Consultants List updated July 2024-07-24.pdf

Good morning,

Please find our review and comments attached.

Best regards,

Archaeological Assessment Services Unit
Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
t. 204.945.2118 | e. HRB.archaeology@gov.mb.ca

From: Derek Eno <deno@rrpd.ca>
Sent: November 21, 2024 1:26 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.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>; citizensupport@cityofselkirk.com; info@sipd.ca; eipd@mymts.net; info@winnipegbeach.ca; Gimli, R.M. <gimli@rmgimli.com>; Brittany Lyons <info@dunnottar.ca>; 'info@eaststpaul.com' <info@eaststpaul.com>; St. Clements, R.M. <info@rmofstclements.com>; reception@weststpaul.com; Rockwood, R.M. <info@rockwood.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: St Andrews Zoning By-law Amendment No. 4404

On November 12th, 2024 the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404.

With this Zoning By-law Amendment the applicant proposes to re-zone a portion of land within the RM of St Andrews from "A40" Agriculture Limited to "CG" General Commercial Zone in order to establish a 10-unit residential building and a childcare facility. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

A Public Hearing with the RM of St Andrews Council is tentatively planned for January 14th, 2025 at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by December 31st 2024. 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

DATE: 2024-12-18

TO: Derek Eno
Manager of Planning Services
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB R3B 1N3
T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: File No: 4404
AAS File: AAS-24-22773
1133-1147 Breezy Point Road (Roll No. 400100) RL 41 PARISH OF ST PETERS

Concerns

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. Notably, the development footprint is in proximity to the Red River, a provincially protected site (St. John's Cathedral Boys School EbLf-029), an historic cart trail and known archaeological sites (a precontact campsite and remnants of Laurel and Woodland cultures) within one kilometer of the project footprint. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources, therefore, the Historic Resources Branch has concerns.

Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

HRIA Expectations

The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

If you have any questions, please contact as above for proper assignment and queueing.

Historic Resources Branch
Archaeological Assessment Services Unit

Derek Eno

From: Red River Planning District
Sent: Friday, December 20, 2024 11:14 AM
To: Calvin So
Subject: FW: By-law No. 4404 - Email to planning - Hydro File #2024-2333

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

*The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.*

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: December 20, 2024 10:57 AM
To: Red River Planning District <info@rrpd.ca>
Cc: PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>; ProjectManagerManitoba@rci.rogers.com
Subject: By-law No. 4404 - Email to planning - Hydro File #2024-2333



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

RE: By-law(s) **By-law No. 4404**

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file :

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the development plan amendment but will require easements once a subdivision application is produced.
2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to review the file to determine if our concerns remain the same.
3. If there are existing Manitoba Hydro and/or Centra Gas easements on the titles, any building and/or construction affecting our easements will require approval prior to work beginning and can be applied for through SecondaryLandUse@hydro.mb.ca.
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](http://hydro.mb.ca) website.

Any inquiries can be sent to HCSC@hydro.mb.ca.

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: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>
Sent: Wednesday, November 27, 2024 9:04 AM
To: Derek Eno
Subject: RE: St Andrews Zoning By-law Amendment No. 4404

Good morning,

Lands and Planning have no concerns.

Thank you.

Oladipo Akinpelumi
Resource Planning Specialist
Lands and Planning Branch
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: November 21, 2024 1:26 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.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>; citizensupport@cityofselkirk.com; info@sipd.ca; eipd@mymts.net; info@winnipegbeach.ca; Gimli, R.M. <gimli@rmgimli.com>; Brittany Lyons <info@dunnottar.ca>; 'info@eaststpaul.com' <info@eaststpaul.com>; St. Clements, R.M. <info@rmofstclements.com>; reception@weststpaul.com; Rockwood, R.M. <info@rockwood.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: St Andrews Zoning By-law Amendment No. 4404

You don't often get email from deno@rrpd.ca. [Learn why this is important](#)

On November 12th, 2024 the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404.

With this Zoning By-law Amendment the applicant proposes to re-zone a portion of land within the RM of St Andrews from "A40" Agriculture Limited to "CG" General Commercial Zone in order to establish a 10-unit residential building and a childcare facility. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

A Public Hearing with the RM of St Andrews Council is tentatively planned for January 14th, 2025 at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by December 31st 2024. 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: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: Wednesday, December 18, 2024 10:27 AM
To: Derek Eno
Subject: RE: St Andrews Zoning By-law Amendment No. 4404

Good morning,

Mines Branch has no concerns.

Thanks,
-Sahejpal S.
Office of the Mining Recorder Manitoba
Mines_Br@gov.mb.ca

Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: Derek Eno <deno@rrpd.ca>
Sent: November 21, 2024 1:26 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.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>; citizensupport@cityofselkirk.com; info@sipd.ca; eipd@mymts.net; info@winnipegbeach.ca; Gimli, R.M. <gimli@rmgimli.com>; Brittany Lyons <info@dunnottar.ca>; 'info@eaststpaul.com' <info@eaststpaul.com>; St. Clements, R.M. <info@rmofstclements.com>; reception@weststpaul.com; Rockwood, R.M. <info@rockwood.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: St Andrews Zoning By-law Amendment No. 4404

On November 12th, 2024 the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404.

With this Zoning By-law Amendment the applicant proposes to re-zone a portion of land within the RM of St Andrews from "A40" Agriculture Limited to "CG" General Commercial Zone in order to establish a 10-unit residential building and a childcare facility. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

A Public Hearing with the RM of St Andrews Council is tentatively planned for January 14th, 2025 at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by December 31st 2024. 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: Erika Blackie <Eblackie@cityofselkirk.com>
Sent: Thursday, December 19, 2024 11:42 AM
To: Derek Eno
Cc: +SEL1081 - Selkirk CRP
Subject: FW: St Andrews Zoning By-law Amendment No. 4404
Attachments: RRPD Circulation Notice - St. Andrews By-law No. 4404.pdf

Hi Derek,

Council will receive the attached as information for St Andrews Zoning By-law Amendment No. 4404.

Thanks,

Erika Blackie M.C.P., MCIP, RPP
Urban Planner
Planning/SED
Click to book your inspection today

CITY OF
Selkirk

Selkirk, MB, R1A 0W6

☎ 204-481-0483

🌐 myselkirk.ca



From: City of Selkirk <citizensupport@cityofselkirk.com>
Sent: November 21, 2024 1:32 PM
To: Tim Feduniw <tfeduniw@cityofselkirk.com>; Erika Blackie <eblackie@cityofselkirk.com>
Subject: Fwd: St Andrews Zoning By-law Amendment No. 4404

[THIS EMAIL IS SENT FROM AN EXTERNAL CONTACT. OPEN ATTACHMENTS AND LINKS WITH CAUTION.]

Good afternoon,

Please see attached fyi

Thank you
Amanda

[71504](#)

CitizenSupport Representative

RRPD Circulation Notice Report

To: Council

From: Tim Feduniw, Director of Sustainable Economic Development

Re: **R.M. of St. Andrews Zoning By-law No. 4404**

Date: January 13, 2025

File Number: File number to be assigned by Executive Assistant

Issue:

The Red River Planning District (RRPD) circulated notice of amending the R.M. of St. Andrews Zoning By-law from "A40" Agriculture Limited to "CG" General Commercial Zone.

Strategic Impact:

No strategic impact.

Administrative Action:

Administration raises no objections to the zoning by-law amendment.

Analysis:

The Red River Planning District received an application to re-zone approximately 44 acres of land from a larger 324 acre lot located in the RM of St. Andrews, approximately 2 kilometres north of Selkirk. While the land is mostly vacant, the portion of the property that is the focus of the re-zoning application has been developed as a multi-use site and includes a gymnasium, workshops, a church, rectory, and single-family dwelling. Under the Red River Planning District Development Plan, the subject lands are designated "GD" General Development.

The applicant is proposing to re-zone a portion of the subject lands from the "A40" Agriculture Limited to "CG" General Commercial Zone. This change aims to facilitate the development of a mixed-use building that will include 10 dwelling units and a childcare facility. The policy objectives of the "GD" General Development designation support the creation of orderly development through efficient land use.

The "CG" General Commercial Zone permits the development of multi-family dwellings, and is a more appropriate zone for the existing uses currently located at the subject property.

As per Schedule 1 in Plan20-50, the Regional Growth Plan for the Winnipeg Metropolitan Region, the subject land is within the Outer Metropolitan Area. Consideration for the proposed by-law amendment should therefore be given to the spirit and intent of applicable policies for the Outer Metropolitan Area. This includes but is not limited to promoting orderly and contiguous development to prevent land fragmentation.

History:

An application was made to amend the RM of St. Andrews Zoning By-law No. 4066 by rezoning a portion of the subject lands to "CG" General Commercial Zone.

On November 12, 2024, the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404. A public hearing for the zoning by-law amendment is tentatively scheduled for January 14, 2025.

Public Participation: Not applicable

Climate Change Adaptation Impact: Not applicable

Climate Change Mitigation Impact: Not applicable

Background/Supporting Documents:

1. First Reading Report
2. RM of St. Andrews By-law No. 4404
3. Financial Impact Statement

Derek Eno

From: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Sent: Tuesday, December 24, 2024 12:04 PM
To: Derek Eno
Cc: +SEL1081 - Selkirk CRP
Subject: RE: St Andrews Zoning By-law Amendment No. 4404

Good afternoon Derek,

I have reviewed the RM of St. Andrews Zoning By-law Amendment No. 4404 on behalf of the Community Planning Branch of Manitoba Municipal and Northern Relations.

The intent of By-law No. 4404 is to rezone approximately 44 acres of land from "A40" Agricultural Limited Zone to "CG" General Commercial Zone to accommodate the construction of a 10-unit multi-family residential building and childcare facility. The land subject to rezoning is designated General Development in the Red River Planning District Development Plan. The proposed rezoning is generally consistent with the General Development designation, as the designation allows for the consideration of small-scale commercial and multiple-family residential uses, where appropriate and compatible with adjacent land uses. As such, the Community Planning Branch does not object.

The Community Planning Branch notes that while the proposed uses are permitted or conditional uses in the "CG" Zone, the zone's description is not consistent with the subject land's location. The RM of St. Andrews Zoning By-law describes the "CG" Zone as one that "provides for appropriate land uses in the central business area for multi-functional uses", whereas the land subject to rezoning is located outside of a central business area in a rural area that has predominantly large-lot single-family residential and agricultural land uses. Community Planning notes that this is the first instance where the "CG" Zone is used in a rural area and cautions that it may set a precedent. The subject land could be rezoned to "RA" Suburban Residential Zone. However, we acknowledge that the "RA" Zone is generally for residential uses, whereas the proposed uses are both residential and commercial, and the proposed development would require two conditional uses, rather than one.

Thank you,

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

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

From: Derek Eno <deno@rrpd.ca>
Sent: November 21, 2024 1:26 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.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>; citizensupport@cityofselkirk.com; info@sipd.ca; eipd@mymts.net; info@winnipegbeach.ca; Gimli, R.M. <gimli@rmgimli.com>; Brittany Lyons <info@dunnottar.ca>; 'info@eaststpaul.com' <info@eaststpaul.com>; St. Clements, R.M. <info@rmofstclements.com>; reception@weststpaul.com; Rockwood, R.M. <info@rockwood.ca>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: St Andrews Zoning By-law Amendment No. 4404

You don't often get email from deno@rrpd.ca. [Learn why this is important](#)

On November 12th, 2024 the RM of St Andrews Council gave First Reading to Zoning By-law Amendment No. 4404.

With this Zoning By-law Amendment the applicant proposes to re-zone a portion of land within the RM of St Andrews from "A40" Agriculture Limited to "CG" General Commercial Zone in order to establish a 10-unit residential building and a childcare facility. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

A Public Hearing with the RM of St Andrews Council is tentatively planned for January 14th, 2025 at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by December 31st 2024. 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