

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

RM 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)7382264.

Tuesday
November 12th, 2024
5:30 PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 25/2024

Applicant: Alterna Holdings Ltd.

Property Location: 18 York Boat Cres.,
St. Andrews
Roll #:1843
Legal: Lot 16, Block 2,
Plan:66360

Application Purpose:

The applicant is requesting approval to establish a Crematorium on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"M1" - General Industrial Zone	Crematoriums	To establish a Crematorium

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

CONDITIONAL USE APPLICATION REPORT

Date	October 18, 2024
Application File	CU 25/2024
Applicant	Alterna Holdings Ltd.

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	18 York Boat Cres., St. Andrews Roll #:1843 Legal: Lot 16, Block 2 and Plan no. 66360
Zoning	“M1” - General Industrial Zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	“BP” Business Park designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	“C/I” Commercial/Industrial designation St. Andrews Airport Area Secondary Plan By-law
Property Size	0.94 acres in area (+/-) 150.4 ft feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
“M1” - General Industrial Zone	Crematoriums	To establish a Crematorium

Application Purpose

The applicant is requesting approval to establish a Crematorium on the subject property. A site plan, drawings, and letter of intent has been submitted by the applicant, which is attached to this report.

- The applicant in letter of intent notes that the nearest cremation service for the St. Andrews residents is in Selkirk and opportunity to establish it in St. Andrews will make it more accessible for the local families. The applicant indicates that the Crematorium is not a Funeral Home; there will be no traffic at the facility except on rare occasions. Operations will be from Monday to Saturday, only daytimes, and the nearest dwelling are located 308m to 500m away.
- This application has been circulated to the R.M. of St. Andrews. The municipality has some comments and conditions regarding this conditional use application attached to the application.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, and Province of Manitoba if required.
3. Applicant / Owner to obtain an annual business license from the Municipality;
4. Vehicle parking must remain on the subject property. No parking shall be permitted on York Boat Crescent;
5. Deceased persons and remains must be unloaded within an enclosed area of the proposed crematorium facility in a manner that ensures no public or otherwise external visibility;
6. Applicant / Owner to submit all required plans to the Municipality for review and approval in accordance with the Development Agreement, which is registered as a caveat on the certificate of title.
7. No building or site development permits shall be issued until the submitted plans have been approved in writing by the Municipality;
8. Applicant / Owner to comply with all other requirements of the Development Agreement registered as a caveat on the certificate of title.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application: CU 22, 2024

18 York Road Cres., RM of St. Andrews

Designation: "BP" Business Park

Zoning: "M1" General Industrial Zone "

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



Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)



Rural Municipality of ST. ANDREWS

Box 130, 500 Railway Avenue
Clandeboye, Manitoba R0C 0P0
Phone: 204-738-2264 Ext 137
1-866-738-2264 (toll free)
Fax: 204-738-2500
E-mail: braeden@rmofstandrews.com
Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

July 25, 2024

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

Re: Conditional Use No. CU 25, 2024 – 18 York Boat Crescent

The RM of St. Andrews has reviewed the above noted Conditional Use application and has the following comments and conditions.

Municipal Safety & Fire Hall: No concerns with the use of the property, please include a designated fire lane on the site plan when submitting plans for review and approval by the Municipality.

Public Works: No concerns, our department requires plan review & approval before the issuance of any lot grade permits.

Conditions:

1. Conditional Use approval is limited to what is proposed within this application;
2. Applicant / Owner to obtain an annual business license from the Municipality;
3. Vehicle parking must remain on the subject property. No parking shall be permitted on York Boat Crescent;
4. Deceased persons and remains must be unloaded within an enclosed area of the proposed crematorium facility in a manner that ensures no public or otherwise external visibility;
5. Applicant / Owner to submit all required plans to the Municipality for review and approval in accordance with the Development Agreement, which is registered as a caveat on the certificate of title. No building or site development permits shall be issued until the submitted plans have been approved in writing by the Municipality;
6. Applicant / Owner to comply with all other requirements of the Development Agreement registered as a caveat on the certificate of title.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

Letter of Intent

Ashely Newton
Alterna Holdings Ltd.

July 10, 2024

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

RE: APPLICATION FOR CONDITIONAL USE

My name is Ashley Newton and I am the President of Alterna Cremation Ltd. I have been a Licensed Funeral Director in the Province of Manitoba since 2017, and have owned and operated Alterna Cremation at 2495C Henderson Highway in East St. Paul since 2019. I have lived nearby in St. Andrews since 2009. A one hundred percent locally and female owned business, Alterna Cremation provides simple, affordable cremation services to our community.

This letter has been submitted in support of our application for the conditional use permit in the Rural Municipality of St. Andrews, Manitoba to both construct and operate a Crematorium on:

Lot 16 Block 2 Plan 66360 WLTO
In RL 5 to 9 Parish of St. Andrews

Our supporting documentation includes our site plan as located within the RM of St. Andrews, the engineered building plans, proposed equipment and an initial approval letter from Manitoba Environment and Climate Change. Our method of operation is described in this letter.

Alterna Cremation Ltd. currently uses the trade services of another crematorium in Selkirk. By owning and operating our own crematorium, we will be able to better serve the families we care for.

A Crematorium is not a funeral home. There will not be public traffic at our facility except on rare occasions. We will continue to operate our office on Henderson Highway where the majority of our family meetings and general business takes place.

A Crematorium typically operates Monday to Saturday. Cremations would only take place during daytime hours but deceased may arrive during the evening, via a discreet unmarked vehicle.

Our vehicle will fully enter the building and deceased will only be unloaded once the overhead door is closed.

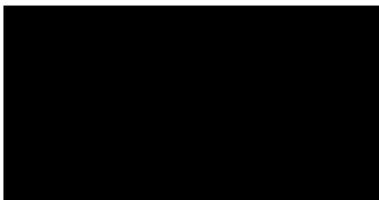
All cremation services are to be carried out under the supervision of the President of Alterna Holdings Ltd. and Alterna Cremation Ltd., Ashley Newton. Ashley Newton is a Licensed Funeral Director and Embalmer in good standing in the Province of Manitoba. Ashley is also a member in good standing of both the Manitoba Funeral Services Association and the Canadian Funeral Services Association. She is also employed part time by the University of Manitoba Rady School of Medicine as an Anatomical Embalmer for the body donation program.

We are taking great care to minimize any potential impacts to our neighbours. As per the attached neighborhood map, the nearest existing dwellings on the south side of Parkdale Road are located 308m to 500m away from the proposed Crematorium. The minimum distance from any dwelling in accordance with the Cemeteries Act is 200 yards (183m). Modern cremations produce minimal emissions. We are installing a technologically advanced system that eliminates virtually all visible smoke. The equipment that we intend to use has been approved in a letter dated April 12, 2024 from Manitoba Environment and Climate Change, Environmental Approvals Branch noting that "plans provided for the installation of the proper equipment . . . are satisfactory in all respects.". Information about this equipment, the Matthews retort Model Power Pak I with M-Pyre operating system is included in this application.

Thank you for the opportunity to submit our proposal. If you have any additional questions, please do not hesitate to contact me at the number below.

Sincerely,

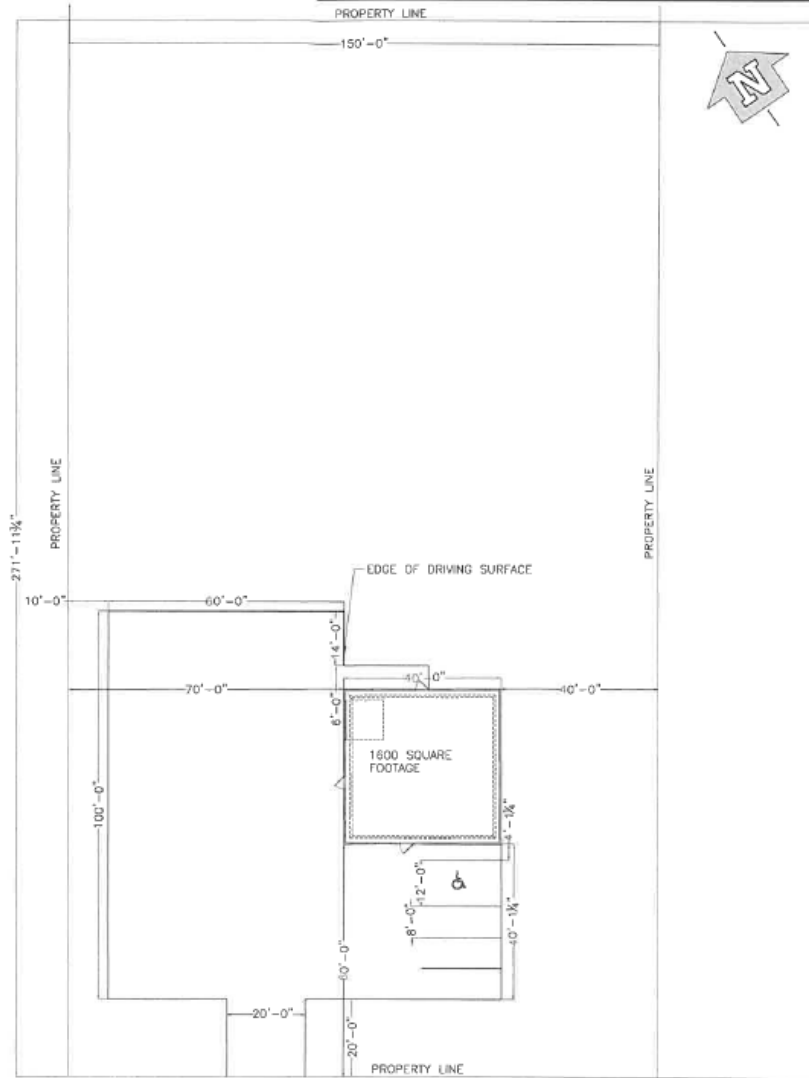
Ashley Newton
Licensed Funeral Director & Embalmer
Alterna Cremation



Neighborhood map with nearest existing dwellings



SITE PLAN - 18 YORK BOAT CRES.



YORK BOAT
CRESCENT

**URBAN
SYSTEMS**

ISSUED FOR
DISCUSSION
2024-07-03
urbansystems.ca

AS SHOWN
SCALE: 3/4" = 1'-0"

Client/Project	
ALTERNA HOLDINGS LTD. SITE PLAN	
Revision Date	Figure
2024-07-03	1
Title	

SITE PLAN
18 YORK BOAT CRES.

J:\Plans_URBAN\18YORKBOAT - 18YORKBOAT.dwg - Temporary\Urban - Holdings\18YORKBOAT.dwg, 6/11/2024 10:02 AM, 2024/07/03 10:02 AM, 1820240703



Environment and Climate Change

Environmental Approvals Branch

Box 35, 14 Fultz Blvd.

Winnipeg MB R3Y 0L6

T 204-945-8321 F 204-945-5229

EABDirector@gov.mb.ca

File No.: 6220.00

April 12, 2024

Beatrice Dyce

Director

Labour, Consumer Protection and Government Services

Beatrice.Dyce@gov.mb.ca

Dear Beatrice Dyce:

Re: Alterna Funeral Home - Crematorium Registration.

The department reviewed a registration application dated April 3, 2024, to install a crematorium at 18 York Boat Cres (Lot 16 Block 2 Plan 66360 WLTO) in the RM of St. Andrews). The department is satisfied that the retort Model Power Pak I (IE43-PPI) operation, as designed, will satisfy the requirements of Manitoba Incinerators Regulation 91/88R.

Accordingly, I hereby certify, pursuant to Section 19(1)(a) of Part II of the Manitoba Cemeteries Act, that the plans provided for the installation of the proper equipment for the disposal of human bodies by cremation are satisfactory in all respects.

Yours truly,

Eshetu Beshada, PhD., P. Eng.
Senior Environmental Engineer
Environmental Approvals Branch

- c. Kristy Forrestall
Tyler Kneeshaw
Ashley Newton, Alterna Funeral Home Director. ashley@alternacremation.ca