

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

R.M. 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 Ave.
R.M. of St. Andrews

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

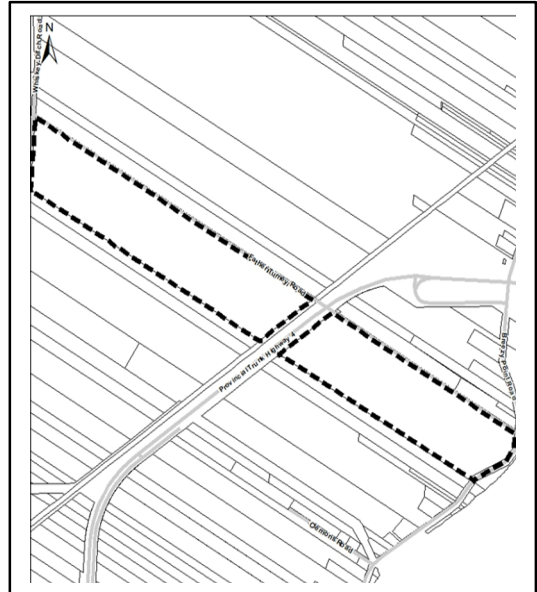
Application File: CU 34, 2024

Applicant: Landmark Planning & Design Inc.

Property Location: 1133-1147 Breezy Point Rd
R.M. of St. Andrews
Roll #400100
River Lot 41, Plan 17780

Application Purpose:

The applicant proposes to establish a Childcare facility on a portion of the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"CG" Commercial General zone (as per BL 4404)	Childcare facility as a conditional use	Childcare facility

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	December 6, 2024
Application File	CU 34, 2024
Applicant	Landmark Planning and Design Inc.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1133-1147 Breezy Point Rd., R.M. of St. Andrews
- Roll #	400100
- Legal	River Lot 41, Plan 17780
Zoning	"CG" Commercial General zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	None
Property Size	324.22 acres in site area 1,255.9 in site width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CG" Commercial General zone (as per BL 4404)	Childcare Facility as a Conditional Use	To operate a virtual assistance business

Application Purpose

The applicant seeks to establish a childcare facility on a portion of the property fronting Breezy Point Road. It is important to note that the St. Andrews Zoning By-Law does not include the term "childcare" in its Commercial Use table; instead, it uses "daycare." While there is no definition for "daycare" in the by-law, a definition for "childcare" exists, which aligns with the applicant's proposal.

The subject property previously housed a childcare facility, which the applicant intends to demolish and replace with the proposed use.

There is a concurrent rezoning application (BL 4404) to change the property designation from an Agricultural Limited Zone to a General Commercial Zone, where a childcare facility is also a conditional use, hence the notation of the "CG" zone in tables throughout this report.

According to the applicant's letter of intent, the childcare facility will be located within a proposed mixed-use building on the property, providing care for 46 children (4 infants, 16 preschoolers, and 16 school-aged children) and employing 6 staff members.

The applicant also notes that, for parking requirements, a total of 27 parking spaces has been allotted for the mixed-use development, with up to 13 spaces allocated for the multi-family use and 14 spaces for the administrative offices. This allocation exceeds the requirements outlined in Table 5 of the zoning by-law, which stipulates "1 space for every 3 employees" and "1 space for each 750 sq. ft of floor area" for the administrative portion.

The application was circulated to the RM of St Andrews. The municipality's concerns have been included in the recommended conditions.

Comments from Public Works and Municipal Safety and Fire Hall is as follows;

Public Works: *A commercial lot grade permit will be required from our department as part of the building permit approvals process.*

Municipal Safety & Fire Hall: *Ensure private roads and accesses maintain a minimum width of 4.2m to facilitate emergency vehicle access.*

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 conditional use approval.

2. Applicant / owner obtains all required permits from the Red River Planning District.
3. Applicant / Owner to provide the Municipality with digital copies of all construction and utility servicing plans related to the development;
4. Applicant/Owner to obtain a commercial lot grading permit prior to construction;
5. Private roads and accesses must be constructed to a minimum width of 4.2m to permit emergency vehicle access;
6. Vehicle parking must remain on the subject property. No parking shall be permitted on Breezy Point Road (PR 230) or Father Turney Road;
7. All signage shall conform to Section 3.28 'Signage' of the St. Andrews Zoning By-Law #4066;
8. A business license shall be obtained for each business entity operating on the subject property;
9. Payment of capital development levies per By-Law #4396, for the creation of ten (10) new dwelling units;
10. Applicant/Owner shall be required to upgrade the portion of Father Turney Road adjacent to the proposed 'CG' – General Commercial zoned portion of the property, should further intensification require access from the existing municipal road.





RRPD LOCATION MAP




SUPPORTIVE MAPPING

Conditional Use Application CU 34, 2024
 1133-1147 Breezy Point Rd. RM of St. Andrews
 Designation: "RA" Resource & Agriculture &
 "GD" General Development
 Zoning: "A40" Agricultural Limited

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

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



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

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: **Conditional Use 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 Conditional Use Application on behalf of the Manitoba Métis Federation (MMF) and the Infinity Women Secretariate (IWS) to establish a childcare facility on a portion of the subject property known as 1133 & - 1147 Breezy Point Road. This Conditional Use Application is being applied for concurrent with an application to rezoning the subject property from the A40 Agricultural Limited zoning district to the CG General Commercial Zoning District. This Conditional Use 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 Conditional Use 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 related to this Conditional Use Application. An aerial image illustrating the location of the

subject property is shown in Figure 1. The area on the subject property where the CG General Commercial District and the proposed childcare facility are to be located is shown in Figure 2.



Figure 1. Location of Subject Property

Proposed Conditional Use

- A childcare facility existed and was operational until recently on the subject property.
- The proposed childcare facility will replace the previous one and will be located in a new mixed-use building that also includes 10 multi-family units and administrative offices.
- The portion of the new mixed-use building dedicated to the childcare facility will provide internal spaces within the building for children of different age groups. Copies of the proposed site plan and building plan have been included in Appendix A.
- The proposed childcare facility use will provide care services for up to 46 children as follows:
 - 4 Infants
 - 16 Pre-School Children
 - 16 School-Aged Children
- The proposed childcare facility will have 6 staff members.
- A fenced outdoor play area will be created to provide a safe play and recreation space for the children.

An elevation of the proposed building is shown in Figure 3.



Figure 2 - Proposed Rezoning Area

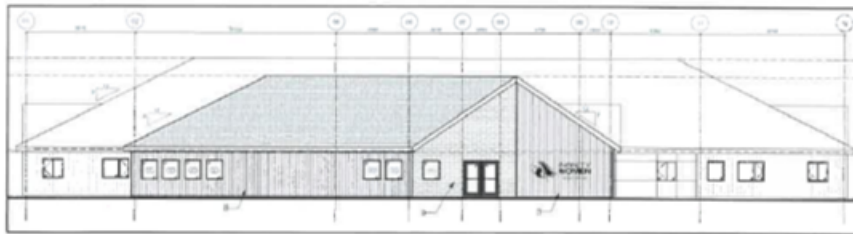


Figure 3 - Building Elevation

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 proposed daycare complies with the following Development Plan policy:
 - 4.6.13 Small scale institutional uses that are intended to service the local population may be permitted in General Development areas.

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

- Currently, the subject property is zoned "A40" Agricultural Limited Zone in the RM of St. Andrews Zoning By-law. However, a Rezoning Application has also been submitted at the time of this Conditional Use Application requesting to rezone the partial area of the subject property as "CG" General Commercial Zoning District as shown in Figure 2.
- A "day care centre" is a Conditional Use in the "CG" General Commercial Zone. A "day care centre" is not specifically described or defined in the RM of St. Andrews Zoning By-law, however, a child care centre is defined within the By-law.
- A total of 27 parking spaces related to the mixed-use structure are proposed. Up to 13 of the proposed parking spaces can be assigned to the multi-family use, while the remaining 14 exceeds the "1 for every 3 employees" and 1 for each 750 sq. ft. of floor area for the administrative portion of building as noted in Table 5 of the Zoning By-law.

Summary

To conclude, the intent of this application is being submitted concurrently with an application 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 as proposed under this Conditional Use Application.

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

- Completed Application Form;
- Site Plan (Appendix A)
- 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,



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

Appendix A



EXISTING BUILDING TO REMAIN

SYMBOL	DESCRIPTION
[Symbol]	EXISTING BUILDING TO REMAIN
[Symbol]	NEW BUILDING
[Symbol]	LANDSCAPING
[Symbol]	PARKING
[Symbol]	ROAD
[Symbol]	UTILITY
[Symbol]	...

prairie architects inc.

1000 ...

Scale

North Arrow



INFINITY WOMEN SECRETARIAT

REVISED & REDESIGNED

DATE: 12-20-08

BY: [Name]

PROJECT NO. 08001-01

DATE: 12-20-08

BY: [Name]

PROJECT NO. 08001-01

DATE: 12-20-08

BY: [Name]

PROJECT NO. 08001-01

DATE: 12-20-08

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BY: [Name]

PROJECT NO. 08001-01

DATE: 12-20-08

BY: [Name]



prairie
architects inc.

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Evanston, IL 60201
Tel: 708.491.1000
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INFINITY WOMEN SECRETARIAT

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Rural Municipality of ST. ANDREWS

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Fax: 204-738-2500
E-mail: braeden@rmofstandrews.com
Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

October 29, 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 34, 2024 – 1133-1147 Breezy Point Road

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

Public Works: A commercial lot grade permit will be required from our department as part of the building permit approvals process.

Municipal Safety & Fire Hall: Ensure private roads and accesses maintain a minimum width of 4.2m to facilitate emergency vehicle access.

Conditions:

1. Applicant / Owner to provide the Municipality with digital copies of all construction and utility servicing plans related to the development;
2. Applicant/Owner to obtain a commercial lot grading permit prior to construction;
3. Private roads and accesses must be constructed to a minimum width of 4.2m to permit emergency vehicle access;
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8. Applicant/Owner shall be required to upgrade the portion of Father Turney Road adjacent to the proposed 'CG' – General Commercial zoned portion of the property, should further intensification require access from the existing municipal road.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer