

# NOTICE OF PUBLIC HEARING

## Development Plan AMENDMENT APPLICATION Red River Planning District

Under authority of *The Planning Act*, the Red River Planning District Board 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 RRPD at 204 669-8880.

**Wednesday**  
**January 22, 2025**  
**5:30pm**

**Council Chambers**  
**3021 Birds Hill Road**  
**RM of East St Paul, MB**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** DPA 289-24

**Applicant:** McGowan Russell Group

**Property Location:** Ashfield Road,  
RM of St. Clements  
Roll # 249875  
LOT 4 PLAN 71535  
WLTO IN SE ¼ 8-13-5  
EPM



**Application Purpose:**  
The applicant proposes to re-designate the property to "Business Park", to facilitate future development of commercial lots.

Current Designation	Designation Proposed by Applicant
<i>Agriculture Restricted</i>	Re-Designating to: <i>Business Park</i>

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](mailto:info@rrpd.ca)



2978 Birds Hill Road  
East St. Paul, Manitoba R2E 1J5  
Toll Free: 800-876-5831  
Phone: 204-669-8880  
Fax: 204-669-8882

**DATE:** January 14, 2025  
**TO:** Red River Planning District Board  
**FROM:** Derek Eno, MCIP, RPP  
Manager of Planning Services  
**RE:** **Public Hearing Report**  
**Development Plan By-Law Amendment No. 289/24**  
RRPD Development Plan By-law (272/19)

Re-designation of land located:  
Along Ashfield Road  
RM of St. Clements

Roll Number:  
249875

Legal Description:  
LOT 4 PLAN 71535 WLTO  
IN SE ¼ 8-13-5 EPM

**Appendix:**

- Appendix A – RRPD Maps
- Appendix B – Development Plan Amendment By-law
- Appendix C – Government & Municipal Comments
- Appendix D – Applicant Provided Information

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**1.0 APPLICATION**

The applicant wishes to amend the *Red River Planning District Development Plan By-law No. 272 / 2019* by re-designating the subject land consisting of 15.82 acres (+/-):

From: *Agriculture Restricted*

To: *Business Park*

The applicant states that the purpose of this application is to facilitate future development of a 9-lot subdivision consisting of 1.35 acres to 2.01 acres business park lots.

As part of their application, the applicant provided information in support of their proposal, which is attached in the appendix to this report. This information includes:

- A letter of intent;
- Memo with supporting reasons for the request; and
- Conceptual site plan.

## **2.0 PROPOSED DESIGNATION**

As noted, the applicant wishes to re-designate the subject property to a *Business Park* designation, in order to develop the property into a new business park subdivision, with lots each generally 1.35 acres to 2.01 acres in size. The purpose of the proposed designation, as described in the *RRPD Development Plan*, is outlined below.

### ***Business Park***

Is a designation reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses are found. Developments within this designation have a higher level of development standards (e.g. exterior finishes, landscaping, etc.) and generate fewer nuisance related impacts than those found within the Industrial designation. (*RRPD Development Plan*, page 39).

Keeping in mind that the *Business Park* designation is meant to facilitate development of new business park lands (e.g. light industrial and/or commercial), if this application (DPA 289/24) is approved, from a local perspective, this designation would allow the following RM of St. Clements zones to be applied to the subject property.

- “M” General Industrial Zone
  - 60,000 square feet lot size minimum; 200 feet lot width minimum
- “ML” Light Industrial Zone
  - 43,563 square feet lot size minimum; 125 feet lot width minimum
- “CH” Highway Commercial Zone
  - 40,000 square feet lot size minimum; 150 feet lot width minimum

## **3.0 BACKGROUND INFORMATION**

### **3.1 Subject Property**

The property (Roll# 249875) is approximately 15.82 acres in site area (according to RRPD GIS data), is located at the northeast corner of the PTH 59 and PTH 44 intersection with access to Ashfield Road, and is undeveloped. The subject property is zoned “AR” Agricultural Restricted in the Zoning By-law and *Agriculture Restricted* in the Development Plan. Manitoba Agriculture Department notes that the land has an agricultural capability of Class 2W and 3W (prime agricultural land) that has been under forage production and farmed with parcels to the north.

The subject property is currently designated within the *RRPD Development Plan* as *Agriculture Restricted*. The purpose of the *Agriculture Restricted* designation, as described in the *RRPD Development Plan*, is

“...a designation that allows small-scale agriculture operations on smaller lots, and low density non-farm residential uses. This designation may also acts as a buffer between large scale agricultural enterprises and rural residential or urban development” (*RRPD Development Plan*, page 38).

### 3.2 Surrounding Area

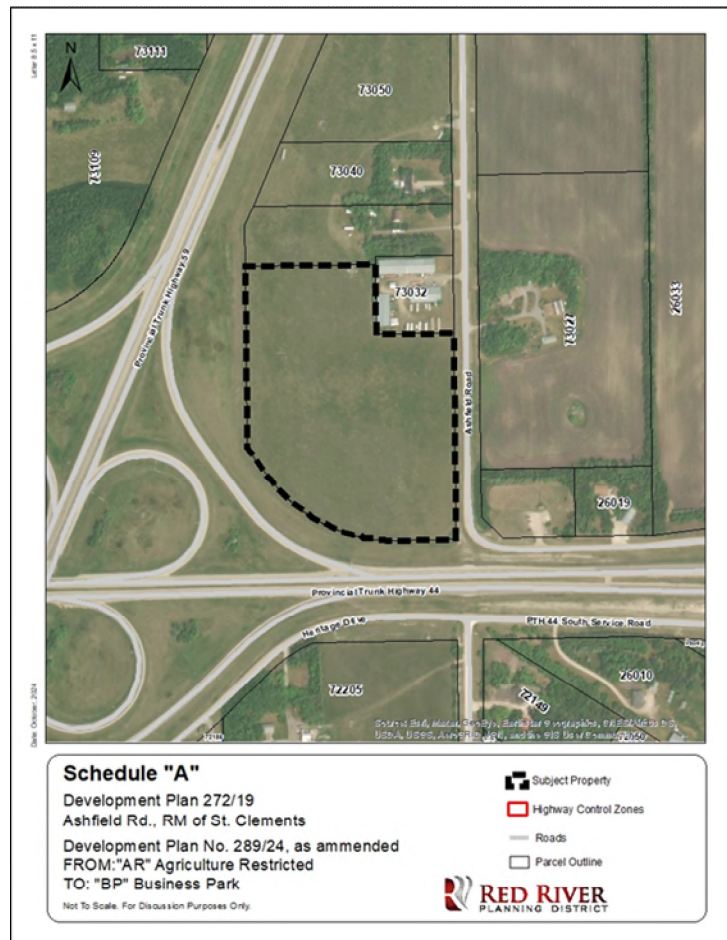
The subject property is surrounded by the following

To the North: Commercial buildings and residential homes on acreages zoned “CH” Commercial Highway or “AR” Agricultural Restricted.

To the South: PTH 44, then residential homes on acreages zoned “CH” Commercial Highway or “A40” Agricultural Limited.

To the West: PTH 59 then undeveloped land “AR” Agricultural Restricted.

To the East: Residential homes on acreages zoned “A40” Agricultural Limited.



**3.3 Neighboring Agricultural Land:**

With respect to ultimately placing a business park subdivision on the subject property, as proposed by the applicant, if approved it would be adjacent to / across the street (Ashfield Road) from existing agricultural lands that are designated in the current *RRPD Development Plan* (By-law No. 272-19) as *Resource and Agriculture*, and zoned in the *RM of St. Clements Zoning By-law* (By-law No. 5-2002) as “A40” Agricultural. The RRPD Board should note that sometimes industrial and/or business park uses abutting agriculture uses can pose a land use conflict as land owners may be negatively impacted by, and file complaints about, typical farming activities (e.g. dust from crop harvesting, spraying of fertilizers, etc.). That being said, one type of remedy is to require buffering between these land use (e.g. berms, landscaping, etc.) which could mitigate these impacts. Buffering could be required as a condition of approval at the subdivision application stage, as has been the case in similar situations found within the Planning District.

**4.0 LAND SUPPLY & DEMAND INFORMATION (RRPD Data)**

When considering the re-designation of land for additional development a key piece of information is the current availability of land for the proposed type of development, and, the demand for that type of development. It should be noted that the *Provincial Planning Regulation* (81/2011) requires this type of information for new or amended Development Plans.

**4.1 Residential Land Supply & Demand**

In 2020 the RRPD Board adopted a new *Development Plan* (By-law No. 272/19). As part of the process for making a new Development Plan extensive background research was conducted and results were published in the *Background Report for the RRPD Development Plan Update Project* document. The results included a land supply and market demand analysis. The background research related to land supply and market demand analysis was completed by the RRPD and Stevenson Advisors (a Winnipeg based consulting firm) during the years 2017 and 2018. The table below summarizes the findings of the land supply and market demand analysis as it relates to employment land (e.g. commercial, industrial, etc.) in the RM of St. Clements and this Development Plan re-designation proposal.

<b>RM of St Clements Employment Land Supply &amp; Demand to 2037</b>			
Amount of Land Required (Net)	Amount of Land Required (Gross)	Amount of Designated Land Available (Gross)	Difference (+ or -)
100 to 200 acres	130 to 260 acres	514 acres	+384 to +254 acres

Based on this previous data and analysis along with the type of development taking place, there appears to be enough land, and arguably an oversupply, of already designated land to meet employment land development demand in St. Clements to the year 2037.

While the applicant has provided information supporting their application (provided in appendix), that information did not include any current land supply and market demand analysis. Therefore, the 2017 RRPD land supply and market demand analysis completed by the RRPD and Stevenson Advisors is the only data of this type available. That being the case it is important for the RRPD Board to note a few key factors:

- The previous RRPD land supply and market demand analysis completed by the RRPD and Stevenson Advisors is now 7 ½ years old. Plus, many employment lands (business park, commercial, industrial) throughout the Planning District existing at that time have now been absorbed / developed.
- Based on RRPD records a significant amount of land, 500 acres (+/-), has been designated for employment land development since at least 1981 but never developed.
- Through conversations and delegation presentations to the Board, the RM of St. Clements has shared that a large amount of already designated Business Park lands are configuration in a manner that is not practical for employment land development (e.g. poor access, poor exposure to major transportation routes, located next to sewer lagoon).

With these factors in mind, it could be argued that new *Business Park* designated areas proposed within St. Clements for future development should be given consideration.

## **5.0 PROVINCIAL PLANNING REGULATION (81/2011)**

The *Provincial Planning Regulation 81/2011* (PPR) apply to all land that is subject to *The Planning Act*, and serve as a guide to planning authorities in preparing, reviewing and amending Development Plans. As this Development Plan Amendment application seeks to change land uses on the subject property, the PPR are reviewed to ensure the proposed amendment is generally consistent. It should be noted that because this is a Development Plan Amendment for a specific land use designation, not all of the PPR are applicable.

### **Protection of Agricultural Land Policies Policy 1.2.2, 1.2.4, 3.1.1, 3.1.2**

The above-noted policies provide direction when considering developing new areas with relation to agricultural land. In summary, they note that “non-resource-related uses” (e.g.

residential, commercial, industrial, etc.) should be directed to existing urban centres or other areas already designated for non-resource-related uses, and, should not be wasteful of land. In addition, the policies outline that agriculture land, especially prime agriculture land, must be preserved for agricultural uses and protected from encroaching non-agriculture uses.

The application proposes to establish business park lots on land that Manitoba Agriculture Department considers be prime agriculture land - agricultural capability of Class 2W and 3W (see attached MB Agriculture comments). With this information in mind, the Development Plan Amendment application does not appear to be consistent with the noted PPR policies. That being the case, Manitoba Agriculture Department notes in their submitted comments that “*Given that this is a fragmented parcel of land bounded by provincial highways and existing development, there may be little impact of this designation change from an agricultural perspective*”. Similarly, the applicant in their submission (see attached) suggests that the proposal will not interfere with agricultural operations as the subject property is surrounded by existing developed roadways.

### **Land Use Compatibility Policies** **Policy 1.1.3, 1.2.1**

The above-noted policies provide direction when considering developing new areas with relation to land use compatibility. In summary, they note that new development must be compatible with existing uses. Further, establishing incompatible developments that could pose a danger to health and safety or that may be offensive to property owners (e.g. noise, dust, odor concerns) should be avoided, or, located so that it does not negatively affect existing developments or land use designations.

The Development Plan Amendment application proposes to establish new *Business Park* land which would be located adjacent to agricultural land, which could be considered a land use conflict. As already noted, the subject property would be immediately abutting existing developed roadways, which would offer a degree of buffering from the adjacent lands. In addition, should the RRPD Board approve this application additional planning application approvals will still be required (e.g. rezoning, subdivision). Through those approvals the municipal Council can add conditions of approval to mitigate potential land use incompatibility (e.g. landscape buffering, location of building, restriction on land uses, etc.).

### **Land Use Demand** **Policy 1.2.2; 1.2.3**

The above-noted policies provide direction when considering developing new areas with relation to demand for the development and being wasteful of land. The policy notes that the amount of land being proposed for non-resource-related uses (e.g. residential, commercial, industrial, etc.) should be consistent with the “...*demonstrated rate of*

*change in the requirement for such land uses...*” and also needs to take into account the community vision for the area and the existing designations of such lands. What this means is that in order to add new designated land for development, there must be both a demand and lack of supply for the proposed land uses.

The application proposes to establish additional employment land uses / development within the RM of St. Clements. As previously noted, data within the 2017 RRPD land supply and market demand analysis completed by the RRPD and Stevenson Advisors suggests that there is already enough designated land to meet employment land development demand in St. Clements to the year 2037. However, as also previously noted, that Stevenson Advisors report is now 7 ½ years old and there are a variety of factors that may render the report now out of date. With that in mind the Board may want to consider if the subject land proposed for a *Business Park* designation would be more suitable employment land uses / development than others already designated.

### **Infrastructure and Connections**

#### **Policy 1.2.1; 6.1.2; 7.1.2; 7.3.1; 7.3.4**

The above-noted policies provide direction where new development should be directed to suitable areas, facilitate planned future development, and connect to existing networks, including roadways. The subject land has direct access to Ashfield Road. Ashfield Road connects to PTH 59 at an intersection north of the subject property, and connects to PTH 44 at an intersection southeast of the subject property. These intersections do not contain traffic signals, only stop signs. It should be noted that Manitoba Highway Design Branch does not object to the proposed re-designation (see attached MB Highway Design Branch comments). With that information in mind, the Development Plan Amendment application appears to be consistent with the noted PPR policy.

In addition, should the RRPD Board approve this application additional planning application approvals will still be required (e.g. rezoning, subdivision). Through those approvals the municipal Council, as recommended by Manitoba Highway Design Branch, can add conditions of approval to address needed roadway improvements and /or traffic impact mitigations.

## **6.0 PROVINCIAL AND MUNICIPAL COMMENTS**

This Development Plan Amendment application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities with instructions to forward any comments to Red River Planning District prior to the public hearing, and, that no response by the date of the public hearing will be interpreted as having no concerns. The application has been circulated in order to afford Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to



afford adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality.

The table below outlines the comments received (paraphrased) from provincial departments, agencies and adjacent municipalities. Copies of the original comments are provided in the appendix to this report.

<b>PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY</b>	<b>COMMENTS</b>
<b>MB Transportation and Infrastructure</b> (Highway Design Branch)	Do not object. Note a condition of approval.
<b>MB Agriculture</b> (Sustainable Agriculture Branch)	It is unclear if there is need for additional Business Park lands.  Given that this is a fragmented parcel bounded by provincial highways there may be little impact on this designation change from an agriculture perspective.
<b>MB Municipal Relations</b> (Community & Regional Planning Branch)	Has Concerns <ul style="list-style-type: none"> <li>• Highway and traffic impact concerns.</li> <li>• Land use conflicts with adjacent residential and agriculture lands.</li> <li>• Directing uses to existing Business Park areas may be more appropriate.</li> </ul>
<b>MB Business Mining Trade and Job Creation</b> (Mines Branch)	No Concerns
<b>MB Natural Resources &amp; Indigenous Futures</b> (Lands and Planning Branch)	No concerns
<b>City of Selkirk</b>	Administration raise concerns as the proposed developed does not align with policies of Plan 20-50
<b>RM of East St. Paul</b>	No Comment, since it does not affect the RM of East St. Paul
<b>MB Hydro &amp; Centra Gas</b>	No Issues

BellMTS	No Comment
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## 7.0 ANALYSIS AND RECOMMENDATION:

One of the critical points of assessment for the RRPD Planning Board is to evaluate if the proposal adheres to *The Planning Act* and its *Provincial Planning Regulation*. The RRPD suggest that this Development Plan Amendment application generally adheres to applicable key *Provincial Planning Regulation* policies.

The subject property is fragmented from other adjacent agricultural land by existing roadways. Potential land use compatibility concerns, infrastructure connections and/or improvements, transportation network improvements and/or traffic impact mitigation methods could be addressed in future planning application approvals by the municipal Council (e.g. rezoning, subdivision).

While there is an already existing supply of land designated as *Business Park* within St. Clements, as already noted much of this land has been developed and not developed for over 40 years, and is poorly located for development. Thus the RRPD Board should give consideration to if the subject land would be more suitable for employment land development than other areas.

Based on our analysis of the information provided and gathered, along with *The Planning Act* and its *Provincial Planning Regulation*, our office recommends that this Development Plan Amendment could **be approved**.

**APPENDIX A**  
(RRPD Maps)

Letter: 8.5 x 11



Date: October, 2024


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


### Schedule "A"

Development Plan 272/19  
Ashfield Rd., RM of St. Clements

Development Plan No. 289/24, as amended  
FROM: "AR" Agriculture Restricted  
TO: "BP" Business Park

Not To Scale. For Discussion Purposes Only.

 Subject Property

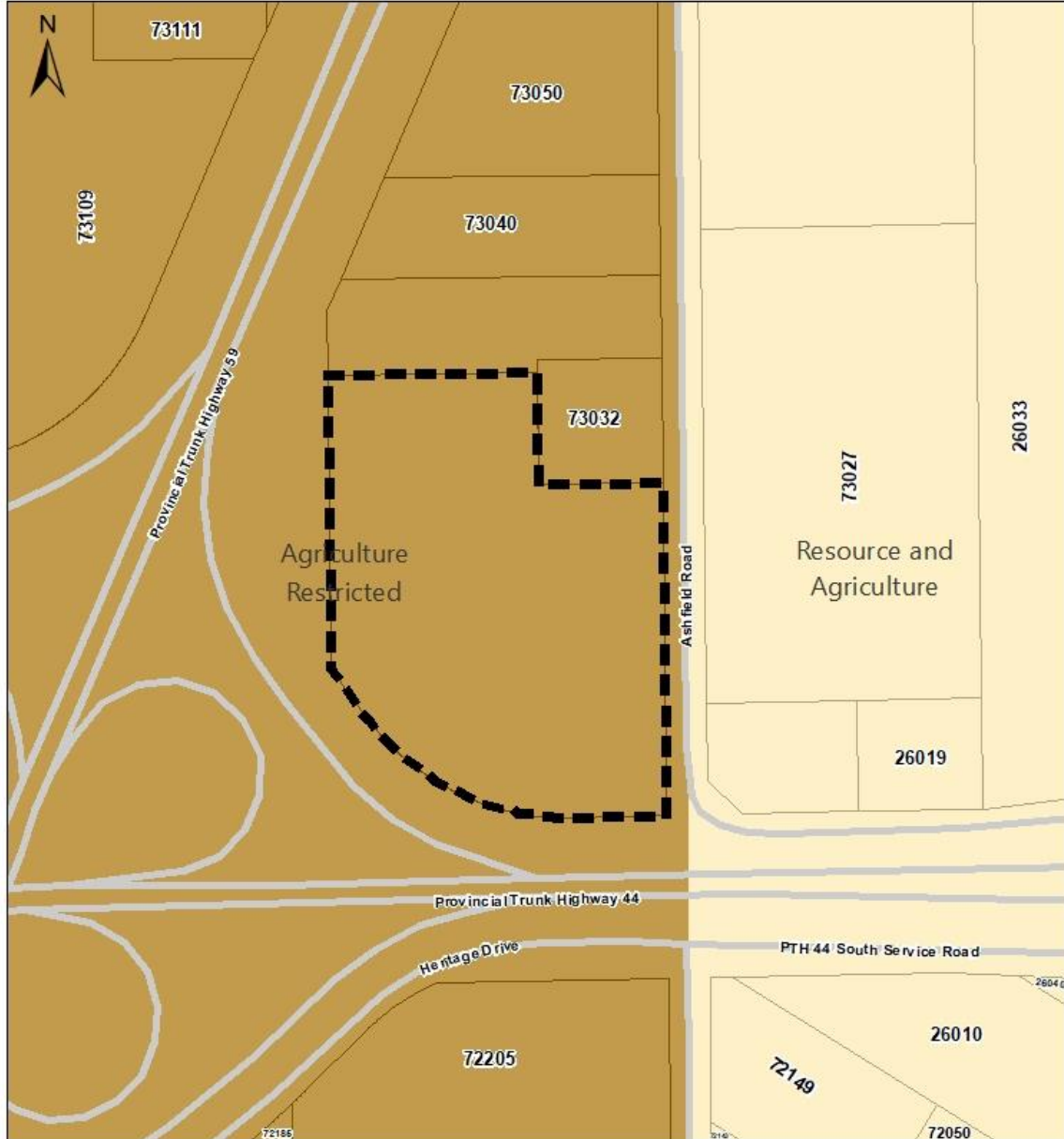
 Highway Control Zones

 Roads

 Parcel Outline



Letter 8.5 x 11




Date: November, 2024


### Schedule "A"

Development Plan 272/19  
Ashfield Rd., RM of St. Clements

Development Plan No. 289/24, as ammended  
FROM: "AR" Agriculture Restricted  
TO: "BP" Business Park

Not To Scale. For Discussion Purposes Only.

 Subject Property

 Highway Control Zones

 Roads

 Parcel Outline



**APPENDIX B**

(Development Plan Amendment By-law)

**RED RIVER PLANNING DISTRICT**

**BY-LAW NO. 289 / 2024**

**BEING** a By-law of the Red River Planning District Board to amend the *Red River Planning District Development Plan By-law No. 272 / 2019*, as amended;

**WHEREAS** Section 56 of *The Planning Act* provides that a Development Plan By-law may be amended in accordance with the *Act*;

**NOW THEREFORE** the Board of the Red River Planning District, in a meeting duly assembled, enacts as follows:

1. That the Development Plan *RRPD Land Use Designation Map 4 (RM of St. Clements) and Map 4A (Floodway and Area)* attached to and being part of the *Red River Planning District Development Plan By-law No. 272 / 2019*, is amended by re-designating:

**LOT 4 PLAN 71535 WLTO  
IN SE ¼ 8-13-5 EPM**

**(CT# 3311473/1)  
(ROLL # 249875)**

**in the RM of St. Clements**

As illustrated on Schedule ‘A’ of this by-law

**From: Agriculture Restricted**

**To: Business Park**

**DONE AND PASSED** by the Board of the Red River Planning District assembled in the \_\_\_\_\_ in the Province of Manitoba this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2024.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2024.

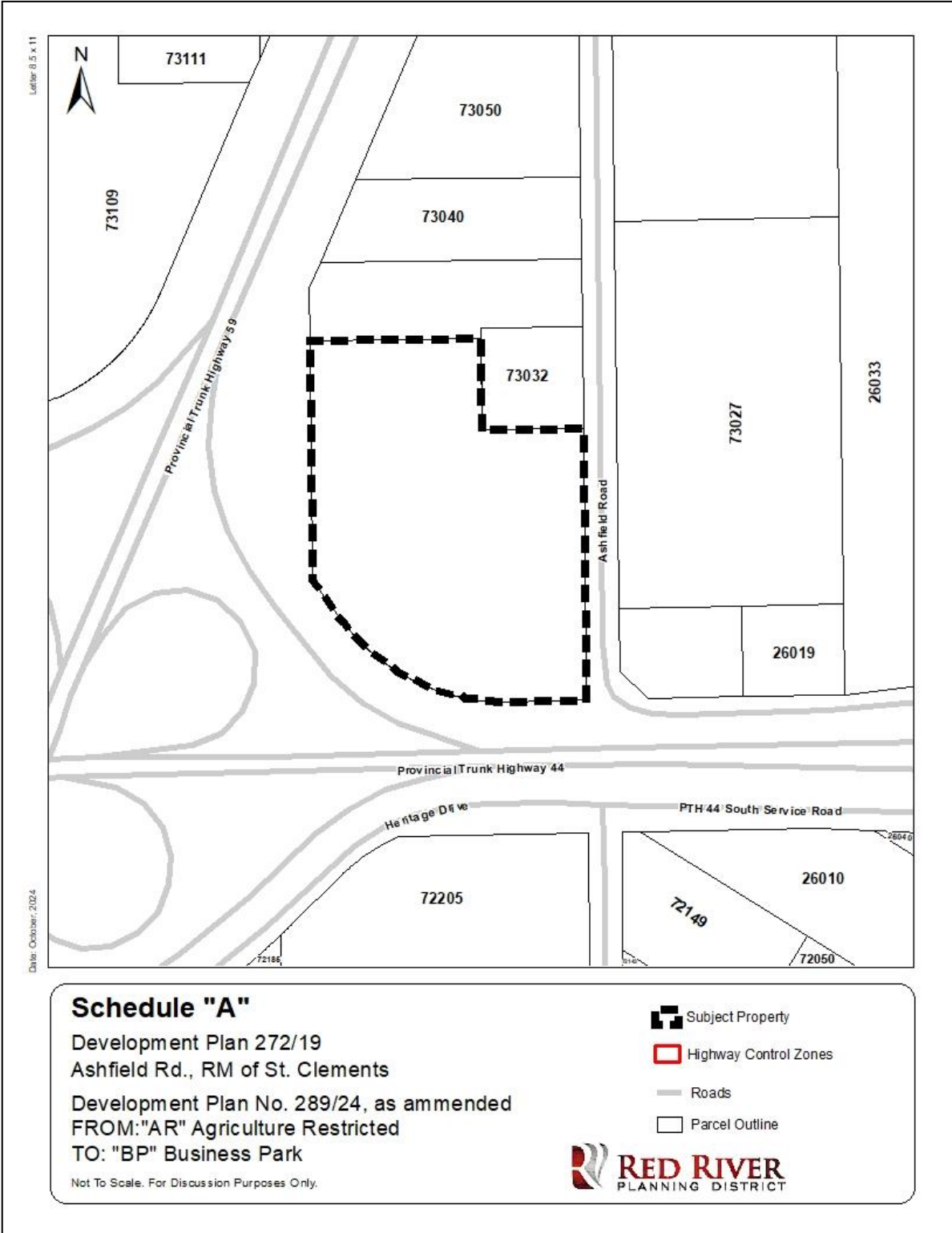
READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2024.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2024.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Executive Director

**Schedule 'A'**  
**Location Map / Proposed Amendment**





**APPENDIX C**

(Government & Municipal Comments)



**Transportation and Infrastructure**  
Technical Services and Operations Division  
Highway Design Branch – Roadside Development Section  
1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3  
T 204-430-7176 F 204-945-0593  
e-mail: [RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)

January 6, 2025

PD 100.10 Ex

Calvin So, Community Planner  
Red River Planning District  
806-A Manitoba Ave  
Selkirk, MB R1A 2H4  
[calvin@rrpd.ca](mailto:calvin@rrpd.ca)

Dear Calvin:

**Re: Red River Planning District Development Plan Amendment 289-2024  
Pt SE ¼ 8-13-5E  
Re-designation from “Agriculture Restricted” to “Business Park”**

In response to your email dated November 21, 2024, we have reviewed the above noted Development Plan amendment. The intent is to re-designate the subject land from Agriculture Restricted to Business Park in order to accommodate a commercial development. The lands being re-designated has frontage along a municipal road which connects onto the PTH 44 service road.

Based on all available information, we do not object to this amendment. However, please include the following as conditions of development:

- The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer, Rob Crang at 1-204-945-8955 or [Rob.Crang@gov.mb.ca](mailto:Rob.Crang@gov.mb.ca) in order to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study, and any revisions to the highway drainage system directly associated with this proposed development, will be the responsibility of the developer.

Please note the following statutory requirements affecting PTH 44 and PTH 59.

**Statutory Requirements:**

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within **76.2m (250ft)** controlled area from the edge of the highway right-of-way's.

In addition, a permit is required from Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the highway right-of-way's.

Please e-mail or call if you have any questions regarding our comments.

Thank You,

**Original signed and e-mailed January 6, 2025**

Jeff DiNella  
Senior Development Review Technologist

Copy: Capital Region; Roberta Coleman

Latitude: 32.11




Date: October 2014

**Schedule "A"**

Development Plan 272/19  
 Ashfield Rd., RM of St. Clements  
 Development Plan No. 289/24, as amended  
 FROM: "AR" Agriculture Restricted  
 TO: "BP" Business Park

NOT TO SCALE For Discussion Purposes Only

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



Letter: 8.5 x 11



Date: July 2023





### Schedule "A"

Development Plan 286-23

Floodway Dr., RM of St. Clements

Development Plan No. 272/19, as amended

FROM: "RA" Resource & Agriculture

-  Subject Property
-  Rail
-  Roads
-  Parcel Outline

DATE: January 7, 2024

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

FROM: Michelle Erb  
Agricultural Planning Specialist  
Sustainable Agriculture Branch,  
Department of Agriculture  
545 University Crescent, Winnipeg MB  
R3T 5S6

PHONE NO.: 204-794-1804

**SUBJECT: Red River Planning District (RRPD) Development Plan Amendment By-Law 289/2024**

On behalf of Manitoba Agriculture, I have reviewed this proposed development plan amendment from an agricultural perspective and in the context of the Red River Planning District (RRPD) Development Plan By-Law No. 18-09 and the Provincial Planning Regulation. This By-law proposes to re-designate 15.82 acres in Pt. SE 8-13-5E1 in the RM of St. Clements (Roll # 249875) from Agriculture Restricted Area to Business Park Area. The intent of this change is to facilitate future development of a subdivision consisting of 9 commercial lots. We have the following comments.

This area is currently designated Agriculture Restricted, the intent of which is to:

*4.2.b To provide for a variety of lot sizes to accommodate residential development and small scale agricultural operations on the same lot.*

*4.2.c To discourage land use practices which would render agricultural land less productive, or have an inflating effect on land assessment and / or taxation.*

*4.2.d To protect agricultural land for agricultural use, including different types and sizes of mixed farming enterprises.*

The 15.82 acres in question are mapped as having soils with agricultural capability of Class 2W and 3W, which is prime agricultural land. The land appears to under forage production and farmed with parcels to the north. This is an existing small holding bound by PTH 59 to the west, PTH 44 to the south, Ashfield Road to the East and existing commercial lots to the north.

The Provincial Land Use Policies direct that the amount of land designated for non-resource related uses should be consistent with the demonstrated rate of change in the requirements of such lands uses, taking into account the community vision for the planning area and the existing designations of such lands within the region (PLUP 1.2.3) and should not be wasteful of land (PLUP 1.2.2). They also direct that prime agricultural land should be protected for agricultural use and from non-agricultural development (PLUP 1.2.6, 1.2.7, 3.1.1, 3.1.2).

There are designated and vacant Industrial lands less than two miles to the north of this parcel and a designated Business Park with vacant lots less than two miles to the west. It is unclear if there is need for additional Business Park lands within the Red River Planning District, particularly since the RRPD Development Plan should have identified sufficient lands to accommodate growth over a 25-year planning timeframe. Given that this is a fragmented parcel of land bound by provincial highways and existing development, there may be little impact of this designation change from an agricultural perspective.

Thank you for the opportunity to provide input.

Regards,



Digitally signed by  
Michelle Erb  
Date: 2025.01.07  
14:02:12 -06'00'

Michelle Erb, M.Sc., P.Ag  
Agricultural Planning Specialist

cc:

Tina Harms, AGR  
Jessee Russell-Edmonds, MNR  
[provincialplanning@gov.mb.ca](mailto:provincialplanning@gov.mb.ca)



## Derek Eno

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**From:** +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>  
**Sent:** Wednesday, January 08, 2025 10:50 AM  
**To:** Derek Eno  
**Cc:** +SEL1081 - Selkirk CRP  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 289/2024

Good morning,

I have reviewed Red River Planning District Development Plan Amendment No. 289/2024 on behalf of the Community Planning Branch of Manitoba Municipal and Northern Relations. The by-law proposes to redesignate approximately 16 acres from 'Agriculture Restricted' to 'Business Park' to facilitate the subdivision and development of the property. If approved, the applicant is proposing to subdivide and rezone the property into nine (9) 1.35-2.01-acre lots zoned "CH" Highway Commercial.

In considering this by-law, the following Provincial Land Use Policies are applicable:

Policy Area 1- Section 1.2 Ensuring Compatibility Between Land Uses

- 1.2.1 *Development must be compatible with its surroundings, with existing uses and with transportation systems.*
- 1.2.3 *The amount of land designated for non-resource-related uses should be consistent with the demonstrated rate of change in the requirements for such land uses and must take into account a) the community vision for the planning area; and b) the existing designations of such lands within the region.*

Policy Area 3- Section 3.1 Planning for Agriculture

- 3.1.1 *Land designated for agricultural use must be protected for agricultural operations, and from encroachment by new non-agricultural development which might unduly interfere with the continued operation or future expansion of agricultural operations.*

Policy Area 7- Section 7.3 Safe and Efficient Movement of Goods and People

- 7.3.1 *Land use planning must consider the access needs and traffic and safety implications of development.*
- 7.3.5 *Development that may negatively affect plans for road widening or expansion must not be permitted unless provisions are made to accommodate future widening or expansion.*
- 7.3.6 *Expansion of existing development that is bordered on one side of a transportation corridor, such as a provincial highway, major road or rail line, should be kept to the developed side of the corridor so as to not jeopardize user safety and efficiency.*
- 7.3.7 *Proposed developments that may have a detrimental impact on the operation, safety function or expansion of provincial highways, provincial winter roads, future seasonal corridors, ferry docking facilities and ports must not be permitted unless appropriate mitigative measures can be incorporated into the development.*

The following Red River Planning District Development Plan policies are applicable:

Section 4.8- Business Park Designation

- 4.8.6 *Expansion of business park lands should be staged according to the servicing pattern. Development priority should be given to lands already serviced.*
- 4.8.8 *In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new and expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and/or Municipality, which demonstrates that:*
  - 4.8.8.1 *There is sufficient demand for the proposed development.*
  - 4.8.8.2 *The proposal is not wasteful of land.*
  - 4.8.8.3 *The proposed development is not subject to flooding and/or other natural hazard, or that the proposed development can be adequately protected from flooding and/or other natural hazards.*

- 4.8.8.4 *The proposed development will have direct frontage and legal access onto a developed all-weather public road.*
- 4.8.8.5 *That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designated in a manner that least interferes with through traffic on provincial roads and highways.*
- 4.8.8.6 *The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.*
- 4.8.8.7 *That the proposed development can accommodate local and municipal services (e.g.: solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.*
- 4.8.8.8 *The proposed development will have adequate surface water drainage.*
- 4.8.8.9 *The proposed development is compatible with adjoining land uses, natural areas, wildlife and/or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.*

### Section 3.2- Transportation

- 3.2.1 *New or expanded development, including subdivisions, that may adversely impact the operations of established roadway systems (municipal and/or provincial) shall not be permitted, unless mitigative measures acceptable to the authority having jurisdiction on the roadway (local municipal or Province of Manitoba) are incorporated into the development. Adverse impacts to the operations of provincial roadways include, but are not limited to, the following:*
  - ii. *Development that impacts the improvement of existing roadway systems (e.g. highway realignment, widening or expansion, intersections, etc.)*
  - iii. *Development that would generate traffic in an amount or type that it may impact the ability of the provincial highway to carry traffic safely and efficiently.*

Community Planning has concerns about By-law 289/2024. The subject land is located at the intersection of two Provincial Trunk Highways (PTHs), 59 and 44, and its development may negatively impact any Manitoba Transportation and Infrastructure plans for roadway and/or intersection upgrades. Additionally, traffic created as part of this land's development will create additional ingress, egress and turning movements at the intersections of Ashfield Road/Kirkness Road and PTH 59, and Ashfield Road and PTH 44, which may impact the safety and efficiency of the highways. Finally, By-law 289/2024 will result in a new Business Park area within two kilometres of an established Business Park area and within three kilometres of a designated, but undeveloped, Industrial area. Given the subject land's proximity to existing Business Park and Industrial areas, the potential for creating new land use conflicts with adjacent residential and agricultural land uses at this location, and the availability of Business Park/Industrial-designated lands elsewhere in the municipality, directing commercial and industrial uses to these existing areas may be more appropriate.

Thank you for the opportunity to comment.

**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](mailto:deno@rrpd.ca)>  
**Sent:** November 21, 2024 2:35 PM  
**To:** [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); +WPG569 - Drainage and Water Rights Licencing <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); 'info@eaststpaul.com' <[info@eaststpaul.com](mailto:info@eaststpaul.com)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@rmofspringfield.ca](mailto:info@rmofspringfield.ca); 'admin@rmofbrokenhead.ca' <[admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca)>; [admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com)  
**Cc:** Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>  
**Subject:** Red River Planning District - Development Plan By-law Amendment No. 289/2024

On November 20<sup>th</sup>, 2024 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 289/2024

With this Development Plan By-law Amendment the applicant proposes to re-designate land within the RM of St Clements from *Agriculture Restricted* to *Business Park* in order to establish a commercial lot subdivision. 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 RRPD Board is tentatively planned for January 22<sup>nd</sup> 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](mailto:selkirkCRP@gov.mb.ca) by January 8<sup>th</sup> 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](http://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:** Friday, January 03, 2025 11:54 AM  
**To:** Derek Eno  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 289/2024

Good morning,

Mines Branch has no concerns.

Thanks,  
-Sahejpal S.  
Office of the Mining Recorder Manitoba  
[Mines\\_Br@gov.mb.ca](mailto:Mines_Br@gov.mb.ca)

---

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**From:** Derek Eno <deno@rrpd.ca>  
**Sent:** November 21, 2024 2:35 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; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; info@sipd.ca; eipd@mymts.net; planningclerk@rmalexander.com; 'info@eaststpaul.com' <info@eaststpaul.com>; info@rmofstandrews.com; info@rmofspringfield.ca; 'admin@rmofbrokenhead.ca' <admin@rmofbrokenhead.ca>; admin@brpd.ca; rmldb@lacdubonnet.com  
**Cc:** Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>  
**Subject:** Red River Planning District - Development Plan By-law Amendment No. 289/2024

On November 20<sup>th</sup>, 2024 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 289/2024

With this Development Plan By-law Amendment the applicant proposes to re-designate land within the RM of St Clements from *Agriculture Restricted* to *Business Park* in order to establish a commercial lot subdivision. Attached to this email is a copy of the by-law and the First Reading Report (including info from the applicant).

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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

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

## Derek Eno

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**From:** +WPG569 - Conservation\_Circulars <ConCirculars@gov.mb.ca>  
**Sent:** Wednesday, November 27, 2024 10:57 AM  
**To:** Derek Eno  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 289/2024

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 2:35 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; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; info@sipd.ca; eipd@mymts.net; planningclerk@rmalexander.com; 'info@eaststpaul.com' <info@eaststpaul.com>; info@rmofstandrews.com; info@rmofspringfield.ca; 'admin@rmofbrokenhead.ca' <admin@rmofbrokenhead.ca>; admin@brpd.ca; rmldb@lacdubonnet.com  
**Cc:** Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>  
**Subject:** Red River Planning District - Development Plan By-law Amendment No. 289/2024

On November 20<sup>th</sup>, 2024 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 289/2024

With this Development Plan By-law Amendment the applicant proposes to re-designate land within the RM of St Clements from *Agriculture Restricted* to *Business Park* in order to establish a commercial lot subdivision. 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 RRPD Board is tentatively planned for January 22<sup>nd</sup> 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](mailto:selkirkCRP@gov.mb.ca) by January 8<sup>th</sup> 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

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Planning and Development Services for the Municipalities of:

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



## RRPD Circulation Notice Report

**To:** Council

**From:** Tim Feduniw, Director of Sustainable Economic Development

**Re:** **Red River Planning District Development Plan  
Amendment No. 289/2024**

**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 Red River Planning District Development Plan by re-designating lands from "AR" Agriculture Restricted to "BP" Business Park.

### **Strategic Impact:**

No strategic impact.

### **Administrative Action:**

Administration raises a concern with the Red River Planning District Development Plan Amendment No. 289/2024 as the proposed development does not align with policies of Plan 20-50.

### **Analysis:**

The Red River Planning District received an application to re-designate approximately 15 acres of land, northeast of the PTH 59 and PTH 44 intersection. The land is currently undeveloped.

The applicant is proposing to re-designate the subject lands from the "AR" Agriculture Restricted to "BP" Business Park. The purpose of the re-designation is to facilitate the development of a 9-lot commercial subdivision.

The policies for the "AR" Agriculture Restricted designation emphasize a strong commitment to preserving agricultural land for agricultural uses and maintaining a municipality's rural character. While the policies do allow for some development, it is intended to accommodate small-holding development, and residential development and small-scale agricultural operations on the same lot.

Changing the land use designation from "AR" Agriculture Restricted to "BP" Business Park represents a shift in the vision and intended development of the land. Such a change would pivot away from prioritizing agricultural uses and introduce a new direction for the area, aligning it with commercial opportunities rather than agricultural or rural residential purposes.

As the R.M. of St. Clements is a member municipality of the Capital Planning Region, Plan 20-50, once formally adopted, will become the regional planning by-law for the municipality. Plan 20-50 First Reading emphasizes directing commercial development away from prime agricultural lands and viable lower-class lands. To protect local employment areas and support complete communities, Plan 20-50 focuses the majority of employment areas within the Metro Core, Inner Metro Area, Regional Centres, and Sub-Regional Centres. As St. Clements is located in the Outer Metro Area, new employment areas are not supported.

Recognizing that Plan 20-50 has yet to be formally adopted as the Regional Plan for the Capital Planning Region, it is of the opinion that proposed development should nonetheless support the spirit and intent of Plan 20-50. For this reason, Administration has concerns with the Red River Planning District Plan Amendment No. 289/2024.

**History:**

An application was made to amend the Red River Planning District (RRPD) Development Plan No. 272/2019 by re-designating lands to “BP” Business Park.

On November 20, 2024, the RRPD Board gave First Reading to Development Plan Amendment No. 289/2024. A public hearing for the development plan amendment is tentatively scheduled for January 22, 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. Red River Planning District Development Plan Amendment 289/2024
3. Financial Impact Statement



## Derek Eno

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**From:** Cara Nichols <planning@eaststpaul.com>  
**Sent:** Monday, December 02, 2024 10:11 AM  
**To:** Derek Eno  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 289/2024

Hi Derek,

There are no comments regarding Development Plan Amendment No. 289/2024 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](mailto:deno@rrpd.ca)>  
**Sent:** November 21, 2024 2:35 PM  
**To:** [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; [mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca); Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); Administration Department <[administration@eaststpaul.com](mailto:administration@eaststpaul.com)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@rmofspringfield.ca](mailto:info@rmofspringfield.ca); 'admin@rmofbrokenhead.ca' <[admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca)>; [admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com)  
**Cc:** Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>  
**Subject:** Red River Planning District - Development Plan By-law Amendment No. 289/2024

On November 20<sup>th</sup>, 2024 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 289/2024

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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

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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 10:32 AM  
**To:** Derek Eno; PROPERTY ACQUISITION; SM-Subdivision Circulars  
**Subject:** RE: Week 47 FW: Red River Planning District - Development Plan By-law Amendment No. 289/2024

No comments regarding Red River Planning District - Development Plan By-law Amendment No. 289/2024.  
Thanks



### Grace Bushi, PMP

Access Provisioner (N&FS)  
191, Pioneer Avenue, Winnipeg R3C 3N8  
M: 204 918-8191  
Email: [Grace.Bushi@bellmts.ca](mailto:Grace.Bushi@bellmts.ca)  
[bellmts.ca](http://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: Red River Planning District - Development Plan By-law Amendment No. 289/2024

Hi Grace,

Please see email below and attached.

Thanks!



Anna Deloli  
NetEng Control  
[Anna.ladesma@bellmts.ca](mailto:Anna.ladesma@bellmts.ca)

**From:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Sent:** Thursday, November 21, 2024 2:35 PM  
**To:** NETENG CONTROL CENTRE <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; [mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca); Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); 'info@eaststpaul.com' <[info@eaststpaul.com](mailto:info@eaststpaul.com)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@rmofspringfield.ca](mailto:info@rmofspringfield.ca); 'admin@rmofbrokenhead.ca' <[admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca)>;

[admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com)

Cc: Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>

Subject: [EXT]Red River Planning District - Development Plan By-law Amendment No. 289/2024

On November 20<sup>th</sup>, 2024 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 289/2024

With this Development Plan By-law Amendment the applicant proposes to re-designate land within the RM of St Clements from *Agriculture Restricted* to *Business Park* in order to establish a commercial lot subdivision. 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 RRPD Board is tentatively planned for January 22<sup>nd</sup> 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](mailto:selkirkCRP@gov.mb.ca) by January 8<sup>th</sup> 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](http://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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*External Email: Please use caution when opening links and attachments / Courriel externe: Soyez prudent avec les liens et documents joints*

**APPENDIX D**

(Applicant Provided Information)



October 15, 2024

Red River Planning District  
2978 Birds Hill Road  
East St. Paul, Manitoba R2E 1J5

**RE: PROPOSED AMENDMENT TO THE RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN**

McGowan Russell Group, on behalf of our client Kelly Glowasky (10204834 Manitoba Ltd), are hereby requesting approval of the proposed amendment to the Red River Planning District Development plan. It is our intention to redesignate a +/-16.47 acre parcel of land located northeast of Highway 59 and Highway 44 from Agricultural Restricted land use to Business Park land use as shown on the accompanying plans (Roll Number: 249875.000, Lot 4 Plan 71535).

Upon approval of the Development Plan Amendment, it is our intention to subdivide and rezone the subject parcel as follows:

1. Subdivide the +/-16.47 acre property into 9 lots and re-zone from Agriculture Restricted (AR) to Commercial Highway (CH) with access from a new public road off of Ashfield Road North. Proposed lots will range from 1.35 acres to 2.01 acres.

**Project Vision:**

The development group is focused on providing a strategically planned area designed to support a wide range of commercial, industrial, and professional activities. We aim to create a professional environment where diverse industries such as construction companies, electrical contractors, plumbing operations, and office-based enterprises can operate in close proximity. A key goal of this development is to offer local contractors an opportunity to expand their operations while remaining close to home. This prime location provides convenient access to major transportation routes, ensuring streamlined logistics and efficient operations for the businesses situated here, while also fostering opportunities for collaboration and shared resources.

We have carefully designed the lot sizes with scalability and growth in mind, allowing businesses the flexibility to expand their operations as their needs evolve. Additionally, our proposed storage facility will offer a convenient outdoor space for seasonal vehicles such as recreational vehicles and boats, along with storage units in various sizes for both seasonal and year-round use specifically tailored to the needs of the cabin community who love their weekends at one of our great lakes.

Our vision is to deliver a comprehensive solution for companies seeking a modern, well-equipped, and interconnected space to conduct their operations efficiently, while promoting a professional atmosphere conducive to business growth and collaboration.

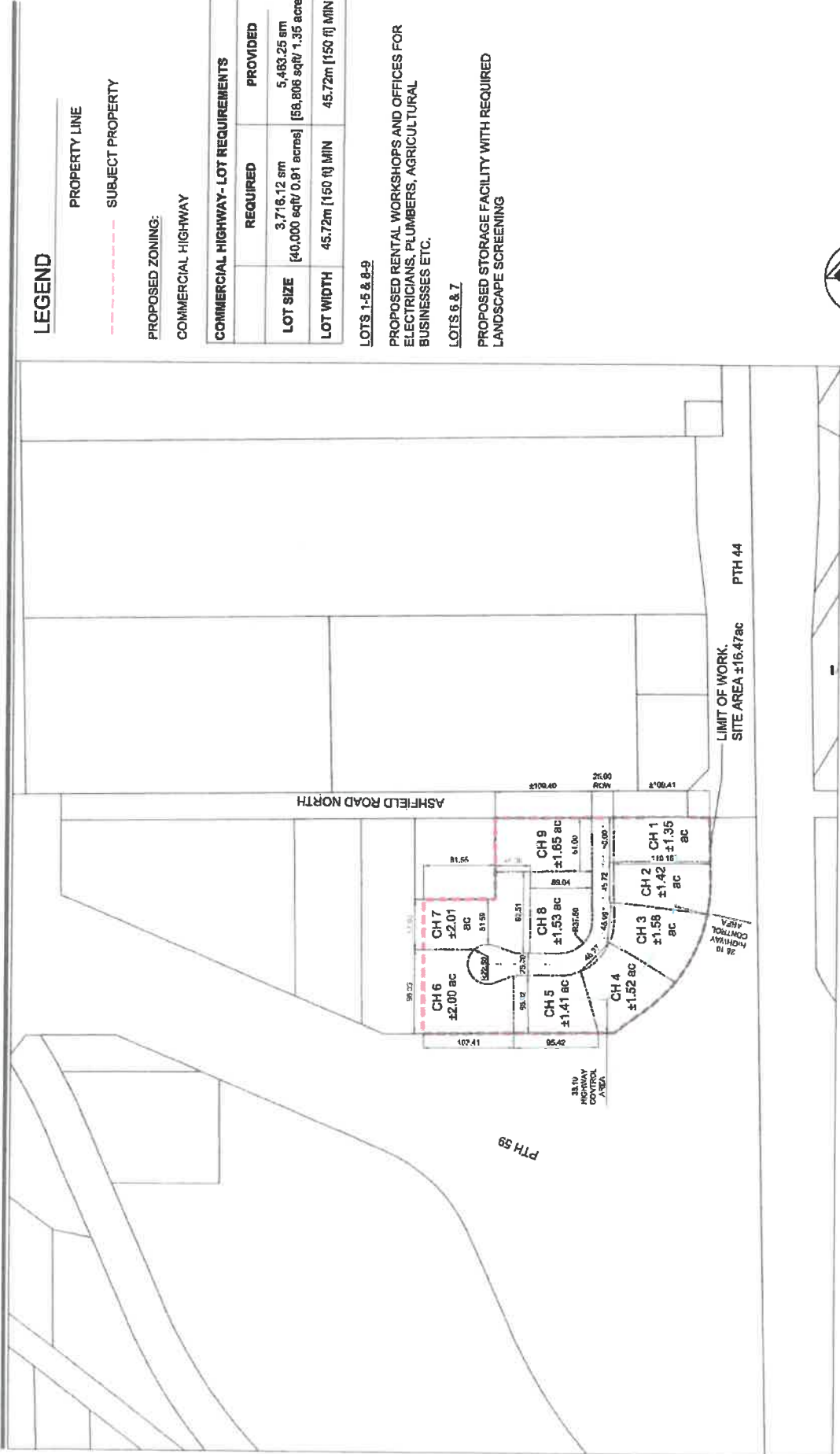
*Strategic Planning • Landscape Architecture • Urban Design • Public Consultation*  
825 St. Joseph Street Winnipeg, MB, R2H 3A8 • Telephone (204) 956-0396 • Fax (204) 956-1265 • [info@mcgowanrussell.com](mailto:info@mcgowanrussell.com)  
McGowan Russell Group Inc.

Following an approved development plan amendment, applications will be submitted for the subdivision and rezoning of the subject property into Commercial Highway to be reviewed by Council and presented at future Public Hearings.

Please contact the undersigned should you have any questions or require additional information.

Yours truly,  
MCGOWAN RUSSELL GROUP INC.

Melissa Neirinck  
M.A.L.A; C.S.L.A; B.C.S.L.A  
Landscape Architect



**LEGEND**

- PROPERTY LINE
- - - SUBJECT PROPERTY

**PROPOSED ZONING:**

COMMERCIAL HIGHWAY

**COMMERCIAL HIGHWAY- LOT REQUIREMENTS**

	REQUIRED	PROVIDED
LOT SIZE	3,716.12 sqm [40,000 sqft/ 0.91 acres]	5,483.25 sqm [59,806 sqft/ 1.35 acres]
LOT WIDTH	45.72m [150 ft] MIN	45.72m [150 ft] MIN

**LOTS 1-5 & 8-9**

PROPOSED RENTAL WORKSHOPS AND OFFICES FOR ELECTRICIANS, PLUMBERS, AGRICULTURAL BUSINESSES ETC.

**LOTS 6 & 7**

PROPOSED STORAGE FACILITY WITH REQUIRED LANDSCAPE SCREENING

**RM ST. CLEMENTS- ASHFIELD ROAD DEVELOPMENT**  
CONCEPT PLAN

SCALE 1:4000



NORTH

**Ashfield Road Development  
North East Corner of Hwy 59 and 44  
Public Engagement Summary  
October 3, 2024**

**1.0 Introduction and Purpose**

The Ashfield Road development property at the Northeast corner of Highway 59 and 44 is currently a +/-16.47 acre vacant property zoned as Agriculture Restricted and also designated as Agriculture Restricted in the Red River Planning District Development Plan. The site is surrounded by either commercial buildings zoned "CH" Commercial Highway to the North and South as well as residential homes on acreages zoned "AR" agriculture restricted or "A40" agriculture limited

The purpose of the open house was to provide information about the proposed development plan including the proposed rezoning and land designation and answer any questions or concerns from the local stakeholders and residents in the surrounding area regarding the proposed development. Members from our team were available in person to answer questions or discuss concerns from attendees.

**2.0 Public Engagement Methods and Advertisements**

There was one open house scheduled for this project on October 3, 2024 from 5-7pm at the East Selkirk Hall located at 711 Old Henderson Highway.

The open house was advertised by mailing or delivering paper invitations to the surrounding neighbours in the immediate vicinity determined by the RM of St. Clements and Council Members.

**3.0 Participation**

There were 7 people that filled out the sign-in sheet and 8 people total that attended. Their comments are also provided below.

**4.0 Summary**

The Open House was held on October 3, 2024. Out of the 7 people that signed in, 4 comment sheets were filled out (with one filled out on behalf of 3 attendees and one filled out on behalf of 2 attendees). Attendees were generally in support of the proposed development, giving 3's or 4's out of 5 for agreeing with the proposed subdivision and rezoning as well as the proposed development uses.

Please see additional comments received below:

- The proposed use of land (i.e low traffic, low impact) seems like a reasonable proposal, but not all uses of commercial highway would be appropriate
- Would like to see additional beautification, landscaping and fencing within and around the development
- Preferences for indoor (storage), but outdoor would be okay with screening and beautification



- Concerns with increased traffic to the area
- Concerns with additional noise from businesses and traffic
- Encourage people to use the road access to the south (across from Esso).
- Keep the development neat
- Concerned about safety
- High security is a positive for the storage facility
- Concerns with increased garbage from businesses
- Ensure that the road is appropriately maintained
- Would like to see well maintained buildings



To: Red River Planning District  
From: Melissa Neirinck and Susan Russell  
Date: October 28, 2024  
Subject: Ashfield Road Development (Roll Number: 249875.000, Lot 4 Plan 71535).  
Report in Support of Development Plan Amendment from Agricultural Restricted Land Use to Business Park

## 1. Introduction

On behalf of our client Kelly Glowasky, we respectfully request the amendment to the Red River Planning District Development Plan (By-Law No. 272/19) to redesignate the +/-16.47 acre subject property located on Ashfield Road at the northeast corner of Highway 59 and Highway 44 (Roll Number: 249875.000, Lot 4 Plan 71535) from Agricultural Restricted to Business Park. We have submitted an application for the development plan amendment following preliminary review with the RM of St. Clements Council, RRPD and holding a public open house on October 3, 2024. Our application includes a public engagement summary from the open house.

As noted in the Letter of Intent, upon approval of the Development Plan amendment, it is our intention to subdivide and rezone the subject parcel as follows:

1. Subdivide the +/-16.47 acre property into 9 lots and re-zone from Agricultural Restricted (AR) to Commercial Highway (CH) with access from a new public road off of Ashfield Road North. Proposed lots will range from 1.35 acres to 2.01 acres.

### Project Vision:

Our development group is focused on providing a strategically planned area designed to support a wide range of commercial, industrial, and professional activities. We aim to create a professional environment where diverse industries such as construction companies, electrical contractors, plumbing operations, and office-based enterprises can operate in close proximity. A key goal of this development is to offer local contractors an opportunity to expand their operations while remaining close to home. This prime location provides convenient access to major transportation routes, ensuring streamlined logistics and efficient operations for the businesses situated here, while also fostering opportunities for collaboration and shared resources.

We have carefully designed the lot sizes with scalability and growth in mind, allowing businesses the flexibility to expand their operations as their needs evolve. Additionally, our proposed storage facility will offer a convenient outdoor space for seasonal vehicles such as recreational vehicles and boats, along with storage units in various sizes for both seasonal and year-round use specifically tailored to the needs of the cabin community who love their weekends at one of our great lakes.

Our vision is to deliver a comprehensive solution for companies seeking a modern, well-equipped, and interconnected space to conduct their operations efficiently, while promoting a professional atmosphere conducive to business growth and collaboration.

The following report provides the rationale for the amendment of the subject property from Agricultural Restricted to Business Park to permit the development of this site into Commercial Highway properties. This report will demonstrate the following requirements are met under the Manitoba Provincial Planning Regulation 81/2011- Provincial Land Use Policies:

- a. Ensuring Compatibility Between Land Uses (Section 1.2)
- b. The proposed development will not interfere with Planning for Agriculture (Section 3.1)
- c. Strategic and Sustainable Infrastructure Investment (Section 6.1)
- d. Appropriate Water and Wastewater Facilities (Section 6.2)
- e. Transportation- Safe and Efficient Movement of Goods and People (Section 7.3)

## **2. Adherence to the Provincial Land Use Policies under the Provincial Planning Regulation**

### **2.1. Ensuring Compatibility Between Land Uses (Section 1.2 in the Provincial Planning Regulation)**

Under the current RRPD Development Plan, the subject property is designated as Agricultural Restricted and is zoned Agricultural Restricted under the RM of St. Clements Zoning By-Law. The Development Plan notes that limited highway commercial development is permitted under Agricultural Restricted, however the development of Commercial Highway lots is limited to a minimum of 4 acres in size and restricts the uses to be related to farming and residential activities. The proposed Business Park designation for the Ashfield Development will allow the site to be zoned as Commercial Highway and subdivided into lots smaller than 4 acres, which provides for a better opportunity for investment on the property without negatively impacted resource related uses. This aligns with the goal of section 1.2: *“To ensure the development of non-resource-related uses is efficient and orderly and occurs in the most strategic locations to maximize investments, without negatively impacting on resource-related uses”*.

The subject property is currently surrounded by the following:

To the North: Commercial buildings zoned “CH” Commercial Highway and residential homes on acreages or “AR” Agricultural Restricted.

To the South: PTH 44, then residential homes on acreages zoned “A40” or Agricultural Limited and commercial buildings zoned “CH” Commercial Highway

To the West: PTH 59 then undeveloped land “AR” Agricultural Restricted.

To the East: Residential homes on acreages zoned “A40” Agricultural Limited.

Policy 1.2.1 notes: *“Development must be compatible with its surroundings, with existing uses and with transportation systems”*.

The adjacent properties to the Northeast and South are currently zoned as Commercial Highway and used for a plumbing and heating business, auto tune up store and gas station. These existing commercial businesses surrounding the site support the compatibility of the proposed Business

Park designation for the development of future Commercial Highway properties for the Ashfield Development.

Policy 1.2.2 notes: *“The designation of land for non-resource-related uses should not be wasteful of land”.*

The proposed development is located on a smaller 16.47acre property that is located at a major intersection of Highway 59 and Highway 44 as well as commercial businesses or residential properties. The property is not currently used for agricultural purposes and would be a better use of land to be developed into small scale commercial properties due to its proximity to the two major highways and adjacent commercial uses.

2.2. The proposed development will not interfere with Planning for Agriculture (Section 3.1 in the Provincial Planning Regulation)

Policy 3.1.2 notes: *“Land designated for agricultural use must be protected for agricultural operations, and from encroachment by new non-agricultural development which might unduly interfere with the continued operation or future expansion of agricultural operations.”*

The subject property is not currently being used for agricultural purposes or food production, therefore, the development of this property for other uses will not be interfering with protecting agricultural land or the continued operation of agricultural operations. The proposed development will also not interfere with future expansion of agricultural operations as it is surrounded by two major highways, a roadway and a commercial property to the northeast.

2.3. Strategic and Sustainable Infrastructure Investment (Section 6.1 in the Provincial Planning Regulation)

Policy 6.1.2 notes: *“The provision of infrastructure should be planned and appropriate for the type, scale and location of both existing and potential development”.*

The Ashfield development infrastructure, including the proposed public road and site servicing will be designed to be appropriate for the type and scale of the proposed development. The development has a proposed single public road that extends from the existing Ashfield Road North into the development with a cul de sac. The site servicing for each of the sites will be either disposal fields or holding tanks suitable for the size of the development.

2.4. Appropriate Water and Wastewater Facilities (Section 6.2 in the Provincial Planning Regulation)

Policy 6.2.1 notes: *“Planning and development decisions must take into consideration water and wastewater infrastructure, and the need for water and wastewater services to be provided in a manner that a) protects health and safety; b) protects the environment from contaminants; c) does not exceed the capacity of the water upon which the services rely; and d) promotes water conservation and water use efficiency”.*

The proposed development site servicing plans to use either disposal fields or holding tanks that will be sized appropriately for the development on each proposed lot. As noted in 6.2.8a the lot sizes for a development with a disposal field will be at least 2 acres, the remaining lots will be considered for holding tanks.

2.5. Transportation- Safe and Efficient Movement of Goods and People (Section 7.3 in the Provincial Planning Regulation)

Policy 7.3.4 notes: *“Development should be directed to areas that have an existing improved intersection in place or rely on an internal road system”.*

Policy 7.3.6 notes: *“Expansion of existing development that is bordered on one side of a transportation corridor, such as a provincial highway, major road or rail line, should be kept to the developed side of the corridor so as not to jeopardize user safety and efficiency”.*

The proposed development will be accessed by a new public road that will connect to the existing Ashfield Road North, which can be access off of Highway 44 to the South and Highway 59 via Kirkness Road to the North. This proposed access to the site aligns with both policies to ensure an internal road system is used as well as to not jeopardize user safety and efficiency.