

R.M. OF WEST ST. PAUL  
ZONING BY-LAW 2/99P  
ZONING BY-LAW AMENDMENT 2024-13“P”  
**PUBLIC HEARING**

We are  
Listening.

**Public  
Hearing**  
Thursday,  
October 10, 2024  
6:00 PM  
Council Chambers  
3550 Main Street  
West St. Paul, MB

Phone:  
(204) 669-8880  
1-800-876-5831

Fax:  
(204) 669-8882

E-Mail:  
info@rrpd.ca

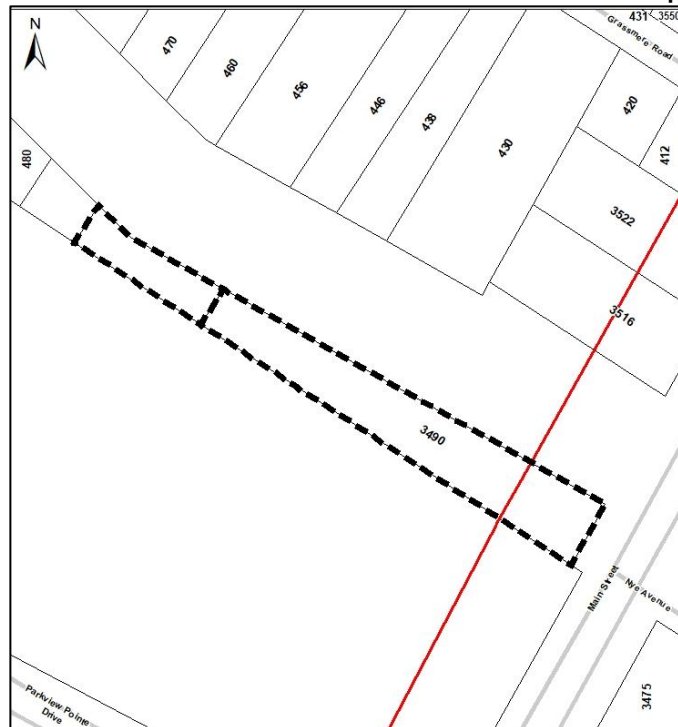
Website:  
redriverplanning.com



As per *The Planning Act*, any person can make representation on the matter at the meeting.

**What is BL 2024-13“P” about?**

This application is to rezone the subject land from “RRO” Rural Residential Overlay to “CH” Commercial Highway zone in order to allow future a commercial development.



3490 Main Street  
(Roll # 39400, 38325)

Please be advised that Public Hearing will be conducted in-person at the Council Chambers. Participants must register at the entrance on the day of the Public Hearing. If you require further information about attendance, please contact the municipality at [info@weststpaul.com](mailto:info@weststpaul.com) or by phone at 204 338-0306.

For more information, please contact the Red River Planning District.

Red River Planning District  
2978 Birds Hill Rd. East St. Paul, MB  
Mon-Fri\*  
8:30am-4:15pm

\*excludes all statutory holidays

Note: Property owners are responsible for notifying “Tenants”



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

**DATE:** September 11, 2024  
**TO:** RM of West St. Paul  
**FROM:** Derek Eno  
Manager of Planning Services  
**RE:** **Public Hearing Report**  
**Zoning By-Law Amendment No. 2024-13 “P”**  
RM of West St Paul Zoning By-law No. 2/99 “P”

Subject Property:  
3490 Main Street  
RM of West St. Paul

Roll Number:  
Roll# 39400 and 38325

Legal Description:  
Pt. of lot 28, 29, 34, Plan 1482 WLTO

**Appendix:**

- Appendix A – RRPD Maps
  - Appendix B – Information from Applicant
  - Appendix C – Government & Municipal Comments
  - Appendix D – Zoning Amendment By-law
- 

**1.0 APPLICATION**

The applicant wishes to amend the RM of West St. Paul Zoning By-law No. 2/99P by re-zoning the subject property:

From: “RRO” *Rural Residential Overlay zone*

To: “CH” *Commercial Highway zone*

The applicant has stated (within their submission) that the purpose of this application is to facilitate future commercial and multiple-family residential development.

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;

## **2.0 PROPOSED ZONE**

As noted, the applicant wishes to rezone the subject property to a “*CH*” *Commercial Highway zone*, in order to facilitate future development of the property. The purpose of the proposed zone, as described in the RM of West St. Paul Zoning By-law No. 2/99P, is outlined below.

*“CH” Commercial Highway zone* provides for appropriate commercial uses adjacent to the main highways for the purpose of servicing the travelling public and for providing commercial space for those businesses which, by their nature, require a highway location for access and/or display purposes.

## **3.0 BACKGROUND INFORMATION**

### **3.1 Subject Property**

The subject property (Roll # 39400 and 38325) are located in the immediately west of Main Street and south of the Grassmere Drain. The land is approximately 1.5 acres (+/-) in area, is currently zoned “RRO” Rural Residential Overlay, and is development with a home and some accessory buildings.

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

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

In addition, the subject property is currently designated within the RM of West St. Paul Middlechurch Secondary Plan as *Highway Commercial Policy Area*. The purpose of the *Highway Commercial Policy Area* designation, as described in the RRPD Development Plan, is to "...encourage uses that principally serve the travelling public or that may involve significant truck traffic..." (Policy 2.5.4.1).

### 3.2 Surrounding Area

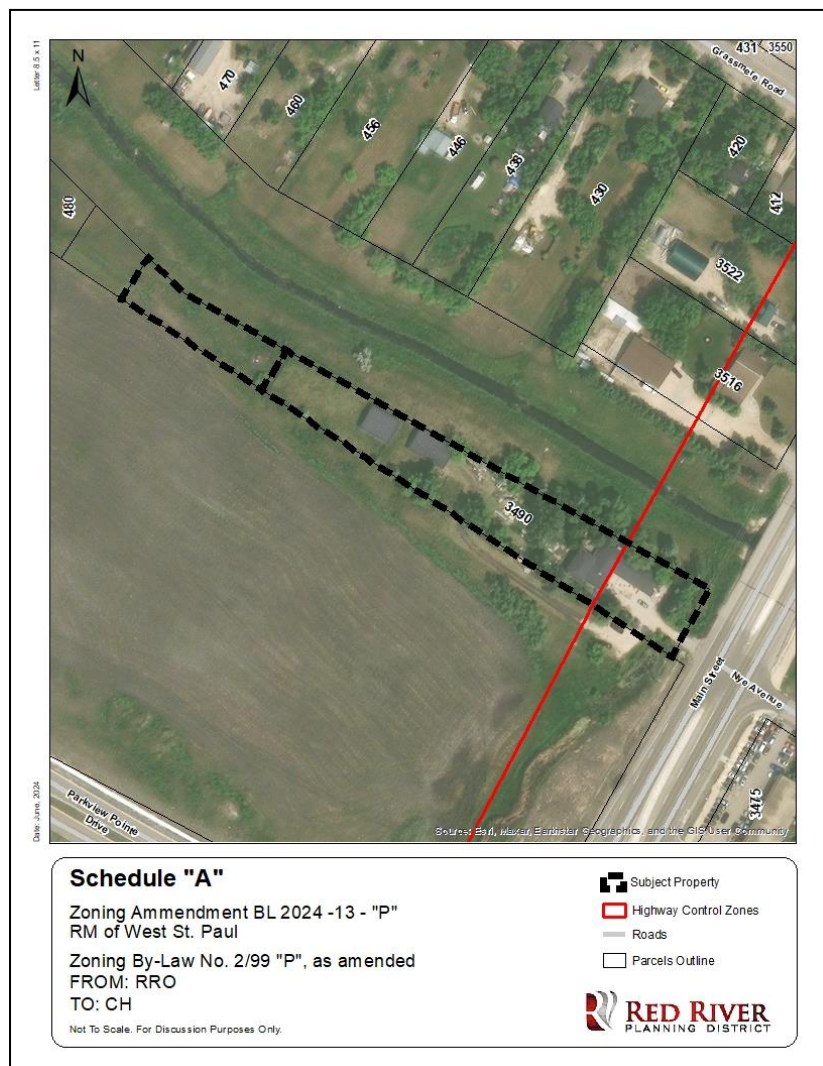
The subject property is surrounded by the following:

**North:** Grassmere Drain, then residential homes zoned "*RRO*" *Rural Residential Overlay*.

**South:** Undeveloped land zoned "*CH*" *Commercial Highway*, then Parkview Pointe Drive.

**East:** Main Street, then commercial businesses zoned "*CH*" *Commercial Highway*.

**West:** Undeveloped land zoned "*RRO*" *Rural Residential Overlay*, then railway tracks.



#### **4.0 RRPD Development Plan (By-law No. 272/19)**

The subject property falls within the *Settlement Centre* designation of the RRPD Development Plan (By-law No. 272/19), which serves as a guide for future development within the *Settlement Centre* area. The RRPD Development Plan (By-law No. 272/19) is reviewed to ensure the proposed amendment is generally consistent. An overview of applicable policies is provided below.

#### **Commercial Development Policies**

##### **Policy 4.5.4, 4.5.7, 4.5.9, 4.5.10**

The above-noted policies provide direction when considering commercial uses. In summary, they note that a mix of uses (including the provision of goods and services) will be provided to serve the local community. In addition, the policies outline that land uses shall be grouped to be compatible with existing or proposed land uses, and commercial uses should be located in commercial clusters.

The applicant has stated (within their submission) that purpose of this application is to facilitate future commercial development. Further, the subjects lands will contribute to the larger area already zoned for commercial development. With this information in mind, the application does appear to be consistent with the noted Development Plan (By-law No. 272/19) policies.

#### **Municipal Servicing Policies**

##### **Policy 4.5.1, 4.5.18.5, 4.5.18.6, 4.5.18.7**

The above-noted policies provide direction when considering new development. In summary, they note that new development in the *Settlement Centre* area will have piped municipal services (e.g. water and sewer) and can be accommodate with other municipal services (e.g. garbage pickup, fire protection, etc.).

The subject property is part of a larger area already zoned for commercial development, and is centrally located where municipal services are available. With this information in mind, the application does appear to be consistent with the noted Development Plan (By-law No. 272/19) policies.

#### **5.0 Middlechurch Secondary Plan (By-law No. 2011-07)**

The subject property falls within the Middlechurch Secondary Plan (By-law No. 2011-07), which serves as a guide for future development within the Middlechurch area. The

Middlechurch Secondary Plan (By-law No. 2011-07) is reviewed to ensure the proposed amendment is generally consistent. An overview of applicable policies is provided below.

**Highway Commercial Policies**  
**Policy 2.5.4; Policy Map #1 – Land Use**

The above-noted policy provide direction when considering highway commercial development. In summary, the policy outlines that uses that serve the travelling public or may involve truck traffic are to locate in the *Highway Commercial Policy Area*, and, deals with access and site development standards (e.g. landscaping). In addition, the subject property is designated as *Highway Commercial Policy Area* on the Secondary Plan’s policy map.

The applicant proposes to rezone the subject land to a “CH” *Commercial Highway* zone in an area designated as *Highway Commercial Policy Area* in the Secondary Plan, in order to facilitate future commercial development. With this information in mind, the application does appear to be consistent with the noted Secondary Plan (By-law No. 2011-07).

**6.0 PROVINCIAL AND MUNICIPAL COMMENTS**

This Zoning 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.

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
<b>Manitoba Infrastructure</b> (Highway Design Branch)	No comments received at date of this report.
<b>MB Agriculture</b>	No concerns from an agricultural perspective.

(Sustainable Agriculture Branch)	
<b>Manitoba Municipal &amp; Northern Affairs</b> (Northern Affairs Branch)	No comments, issues or concerns.
<b>Manitoba Municipal &amp; Northern Affairs</b> (Community & Regional Planning Branch)	No concerns
<b>MB Sport Culture Heritage</b> (Historical Resource Branch)	No comments received at date of this report.
<b>MB Environment and Climate</b> (Environmental Compliance & Enforcement Branch – Interlake Region)	No comments received at date of this report.
<b>MB Environment &amp; Climate</b> (Drainage & Water Rights Licensing Branch)	No comments received at date of this report.
<b>MB Hydro &amp; Centra Gas</b>	No easements required.
<b>Bell / MTS</b>	No comments.
<b>RM of East St. Paul</b>	No comments. Does not affect East St Paul.

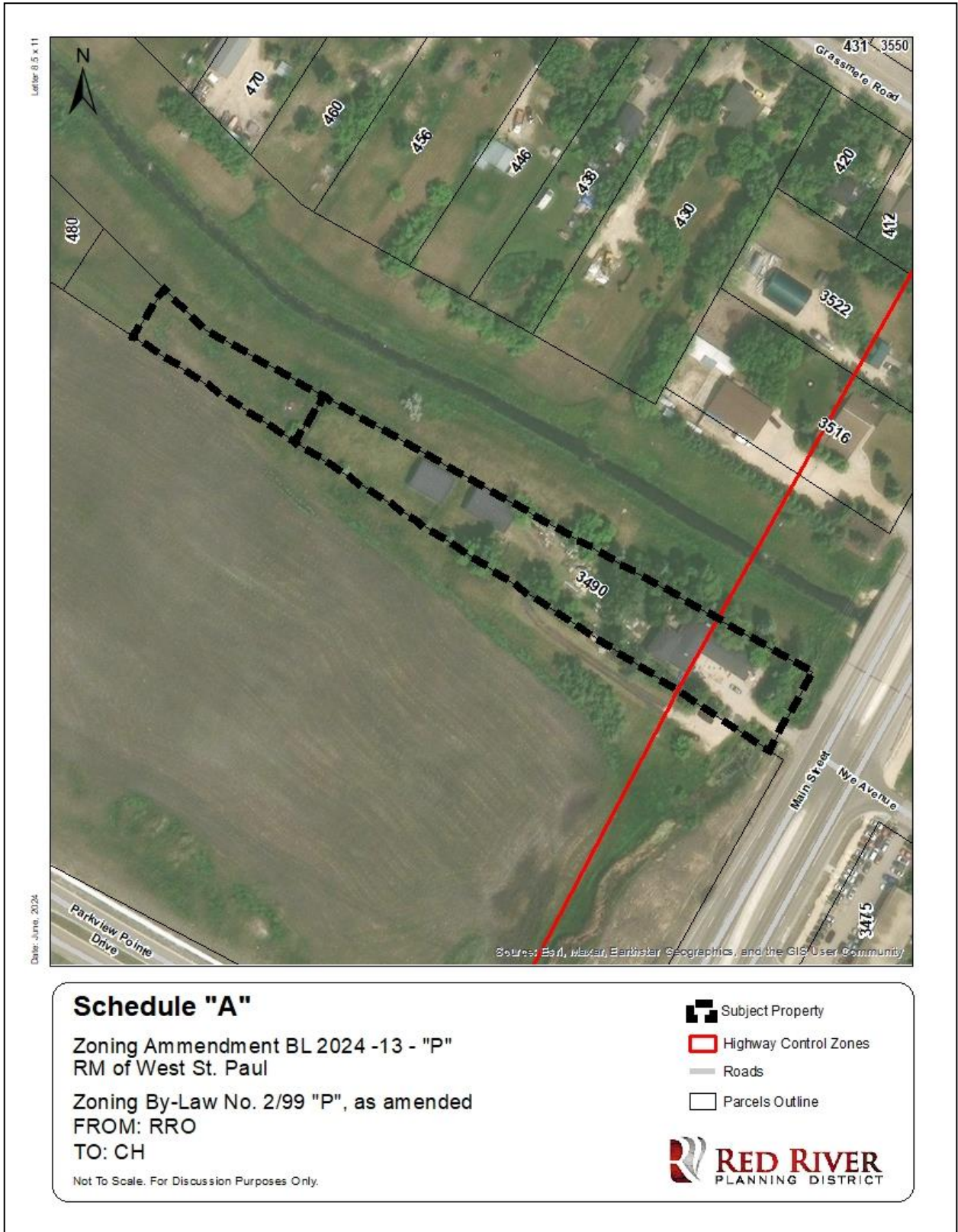
**7.0 ANALYSIS AND RECOMMENDATION:**

This Zoning Amendment application does adhere to applicable key RRPD Development and Middlechurch Secondary Plan Secondary Plan policies, including Secondary Plan’s land use map. One of the critical points of assessment for Zoning Amendment is to evaluate if the proposal adheres to RRPD Development and the applicable Secondary Plan. In summary, the applicant is proposing to re-zone the subject property to a “CH” *Commercial Highway* zone in an area that is identified for future *Highway Commercial Policy Area* in the municipality’s master plan (Secondary Plan). The Secondary Plan policy does note landscaping standards for parking, storage, and service areas. With that in mind, Council may want to consider requiring a Development Agreement as a condition of approval to ensure ongoing conformance to the Secondary Plan.

In addition, through circulation with the applicable provincial departments and agencies, and neighboring municipalities, no concerns were raised.

Based on our analysis of the information provided and gathered, along with RRPD Development and the Secondary Plan, our office recommends that this Zoning / Amendment **be approved**.

**APPENDIX A  
(RRPD Location Map)**





**APPENDIX B**  
***(Info from Applicant)***

LETTER OF INTENT


TO: RRPD and RM of West St. Paul

June 10, 2024

RE : Titles 3133083 and 3062390 ; rolls 38325, 38340 and 39400, West St Paul

The lands are zoned RRO and are designated Settlement Centre under the RRPD Development Plan and CH under the Middlechurch Secondary Plan.

The undersigned intends to re-zone the lands to CH and consolidate with title 3077809 in order to create one zoning designation for future development for various commercial and multi-family uses.



6937901 Manitoba Ltd.  
Waterside Development Corp.  
Per: Bill McGarry, President

**APPENDIX C**  
**(Provincial and Municipal Comments)**

## Derek Eno

---

**From:** Harms, Tina <Tina.Harms@gov.mb.ca>  
**Sent:** Tuesday, August 20, 2024 3:26 PM  
**To:** Derek Eno  
**Cc:** +SEL1081 - Selkirk CRP; +WPG112 - AGRLandUse  
**Subject:** RE: West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

Good afternoon,

I have reviewed proposed RM of West St. Paul Zoning By-law Amendment 2024-13 "P" on behalf of Manitoba Agriculture. The intent is to re-zone the subject lands from an "RRO" Rural Residential Overlay zone to a "CH" Commercial Highway zone to facilitate future highway commercial uses.

The proposed re-zoning is generally consistent with the intent of the Settlement Centre (SC) Area within the Red River Planning District's Development Plan By-Law 272/19. No concerns from an agricultural perspective.

Regards,  
Tina

**Tina Harms, M.Sc., P.Ag.**  
Land Use Specialist  
Sustainable Agriculture Branch  
[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)  
T: 204-761-0701

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**Upcoming vacation: August 26 to September 12.**

**From:** Derek Eno <deno@rrpd.ca>  
**Sent:** Thursday, August 1, 2024 1:12 PM  
**To:** +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Conservation\_Circulars <ConCirculars@gov.mb.ca>; Erb, Michelle <Michelle.Erb@gov.mb.ca>; +THO407 - Northern Affairs Branch <NAB.General@gov.mb.ca>; CAR.General@gov.mb.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; Roberts, Dan <Dan.Roberts@gov.mb.ca>; Nicklin, Darren <Darren.Nicklin@gov.mb.ca>; mwsreviews@gov.mb.ca; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; SubdivisionCirculars@hydro.mb.ca; neteng.control@bellmts.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>  
**Cc:** info@sipd.ca; info@rmofstandrews.com; info@eaststpaul.com; Rosser, R.M. <info@rmofrosser.com>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>  
**Subject:** West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

On July 11, 2024 the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment No. ZBA 2024-13 "P". With this Zoning By-law Amendment the applicant proposes to re-zone land within the RM of West St. Paul from a

*“RRO” Rural Residential Overlay zone, to a “CH” Commercial Highway zone, in order to facilitate future construction of a commercial development. Attached to this email is a copy of the First Reading Report (including the applicants info), and the Zoning By-law Amendment By-law.*

A Public Hearing with the RM Council is tentatively planned for September 12<sup>th</sup>, 2024 at 6:00pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to [selkirkCRP@gov.mb.ca](mailto:selkirkCRP@gov.mb.ca) by August 26<sup>th</sup>, 2024. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

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

Best regards,



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

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

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

[www.redriverplanning.com](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:** Sveinson, Larissa <Larissa.Sveinson@gov.mb.ca>  
**Sent:** Monday, August 26, 2024 7:33 AM  
**To:** Derek Eno  
**Cc:** +SEL1081 - Selkirk CRP  
**Subject:** RE: West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

Good Morning,

I have reviewed proposed R.M. of West St. Paul Zoning Amendment By-law 2024-13 "P" on behalf of Manitoba Municipal and Northern Relations, Community Planning Branch. The by-law proposes to rezone Rolls 38325 and 39400 from "RRO" Rural Residential Overlay Zone to "CH" Commercial Highway Zone to accommodate commercial development.

The proposed rezoning is generally consistent with the Settlement Centre Area designation pursuant to the Red River Planning District Development Plan By-law 272/19 and to the Highway Commercial Policy Area designation of the Middlechurch Secondary Plan By-law 2011-07 and, as such, Community Planning has no concerns.

Thank you,

**Larissa Sveinson**, MCIP, RPP, CMMA  
Regional Manager, Community Planning Branch  
Manitoba Municipal and Northern Relations  
[larissa.sveinson@gov.mb.ca](mailto:larissa.sveinson@gov.mb.ca) / Cel: 204-904-7617

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**From:** +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>  
**Sent:** Thursday, August 1, 2024 1:59 PM  
**To:** Sveinson, Larissa <Larissa.Sveinson@gov.mb.ca>  
**Subject:** Due AUG 26- West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

**From:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Sent:** Thursday, August 1, 2024 1:12 PM  
**To:** +WPG139 - Provincial Planning Services <[provincialplanning@gov.mb.ca](mailto:provincialplanning@gov.mb.ca)>; Kaletzke, Greg <[Greg.Kaletzke@gov.mb.ca](mailto:Greg.Kaletzke@gov.mb.ca)>; Coleman, Roberta <[Roberta.Coleman@gov.mb.ca](mailto:Roberta.Coleman@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; Erb, Michelle <[Michelle.Erb@gov.mb.ca](mailto:Michelle.Erb@gov.mb.ca)>; +THO407 - Northern Affairs Branch <[NAB.General@gov.mb.ca](mailto:NAB.General@gov.mb.ca)>; [CAR.General@gov.mb.ca](mailto:CAR.General@gov.mb.ca); +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; Roberts, Dan <[Dan.Roberts@gov.mb.ca](mailto:Dan.Roberts@gov.mb.ca)>; Nicklin, Darren <[Darren.Nicklin@gov.mb.ca](mailto:Darren.Nicklin@gov.mb.ca)>; [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@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); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>  
**Cc:** [info@sipd.ca](mailto:info@sipd.ca); [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@eaststpaul.com](mailto:info@eaststpaul.com); Rosser, R.M. <[info@rmofrosser.com](mailto:info@rmofrosser.com)>; PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>  
**Subject:** West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

On July 11, 2024 the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment No. ZBA 2024-13 "P". With this Zoning By-law Amendment the applicant proposes to re-zone land within the RM of West St. Paul from a "RRO" Rural Residential Overlay zone, to a "CH" Commercial Highway zone, in order to facilitate future construction of a commercial development. Attached to this email is a copy of the First Reading Report (including the applicants info), and the Zoning By-law Amendment By-law.

A Public Hearing with the RM Council is tentatively planned for September 12<sup>th</sup>, 2024 at 6:00pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to [selkirkCRP@gov.mb.ca](mailto:selkirkCRP@gov.mb.ca) by August 26<sup>th</sup>, 2024. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

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

Best regards,



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

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

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

[www.redriverplanning.com](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:** Bushi, Grace <Grace.Bushi@bellmts.ca>  
**Sent:** Thursday, August 15, 2024 9:46 AM  
**To:** Derek Eno  
**Subject:** FW: Week 32 FW: West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

Hi Derek

No comments regarding West St Paul Zoning By-law Amendment ZBA 2024-13 "P".

Thanks



### Grace Bushi, PMP

Access Provisioner (N&FS)  
191, Pioneer Avenue (G300A), Winnipeg R3C 3N8  
T: 204 958-1959 M: 204 918-8191  
Email: [Grace.Bushi@bellmts.ca](mailto:Grace.Bushi@bellmts.ca)  
[bellmts.ca](http://bellmts.ca)

**From:** Bushi, Grace <Grace.Bushi@bellmts.ca>  
**Sent:** Friday, August 09, 2024 10:01 AM  
**To:** +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>  
**Subject:** RE: Week 32 FW: West St Paul Zoning By-law Amendment ZBA 2024-13 "P"



### Grace Bushi, PMP

Access Provisioner (N&FS)  
191, Pioneer Avenue (G300A), Winnipeg R3C 3N8  
T: 204 958-1959 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:** Friday, August 09, 2024 8:37 AM  
**To:** Bushi, Grace <Grace.Bushi@bellmts.ca>  
**Cc:** PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>  
**Subject:** Week 32 FW: West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

Hi Grace,

Please see email below and attached.

Thanks!



Anna Deloli  
Network Engineering Control Centre  
[Neteng.control@bellmts.ca](mailto:Neteng.control@bellmts.ca)

**From:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>

**Sent:** Thursday, August 1, 2024 1:12 PM

**To:** +WPG139 - Provincial Planning Services <[provincialplanning@gov.mb.ca](mailto:provincialplanning@gov.mb.ca)>; Kaletzke, Greg <[Greg.Kaletzke@gov.mb.ca](mailto:Greg.Kaletzke@gov.mb.ca)>; Coleman, Roberta <[Roberta.Coleman@gov.mb.ca](mailto:Roberta.Coleman@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; Erb, Michelle <[Michelle.Erb@gov.mb.ca](mailto:Michelle.Erb@gov.mb.ca)>; +THO407 - Northern Affairs Branch <[NAB.General@gov.mb.ca](mailto:NAB.General@gov.mb.ca)>; [CAR.General@gov.mb.ca](mailto:CAR.General@gov.mb.ca); +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; Roberts, Dan <[Dan.Roberts@gov.mb.ca](mailto:Dan.Roberts@gov.mb.ca)>; Nicklin, Darren <[Darren.Nicklin@gov.mb.ca](mailto:Darren.Nicklin@gov.mb.ca)>; [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@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); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); NETENG CONTROL CENTRE <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>

**Cc:** [info@sipd.ca](mailto:info@sipd.ca); [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@eaststpaul.com](mailto:info@eaststpaul.com); Rosser, R.M. <[info@rmofrosser.com](mailto:info@rmofrosser.com)>; PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>

**Subject:** [EXT]West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

On July 11, 2024 the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment No. ZBA 2024-13 "P". With this Zoning By-law Amendment the applicant proposes to re-zone land within the RM of West St. Paul from a "RRO" Rural Residential Overlay zone, to a "CH" Commercial Highway zone, in order to facilitate future construction of a commercial development. Attached to this email is a copy of the First Reading Report (including the applicants info), and the Zoning By-law Amendment By-law.

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

Best regards,



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

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

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

[www.redriverplanning.com](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*



## Derek Eno

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**From:** Cara Nichols <planning@eaststpaul.com>  
**Sent:** Monday, August 12, 2024 9:52 AM  
**To:** Derek Eno  
**Subject:** RE: West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

Hi Derek,

There are no comments regarding By-law amendment 2024-13 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:** Thursday, August 1, 2024 1:12 PM  
**To:** +WPG139 - Provincial Planning Services <[provincialplanning@gov.mb.ca](mailto:provincialplanning@gov.mb.ca)>; Kaletzke, Greg <[Greg.Kaletzke@gov.mb.ca](mailto:Greg.Kaletzke@gov.mb.ca)>; Coleman, Roberta <[Roberta.Coleman@gov.mb.ca](mailto:Roberta.Coleman@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; Erb, Michelle <[Michelle.Erb@gov.mb.ca](mailto:Michelle.Erb@gov.mb.ca)>; +THO407 - Northern Affairs Branch <[NAB.General@gov.mb.ca](mailto:NAB.General@gov.mb.ca)>; [CAR.General@gov.mb.ca](mailto:CAR.General@gov.mb.ca); +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; Roberts, Dan <[Dan.Roberts@gov.mb.ca](mailto:Dan.Roberts@gov.mb.ca)>; Nicklin, Darren <[Darren.Nicklin@gov.mb.ca](mailto:Darren.Nicklin@gov.mb.ca)>; [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@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); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>  
**Cc:** [info@sipd.ca](mailto:info@sipd.ca); [info@rmofstandrews.com](mailto:info@rmofstandrews.com); Administration Department <[administration@eaststpaul.com](mailto:administration@eaststpaul.com)>; Rosser, R.M. <[info@rmofrosser.com](mailto:info@rmofrosser.com)>; PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>  
**Subject:** West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

On July 11, 2024 the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment No. ZBA 2024-13 "P". With this Zoning By-law Amendment the applicant proposes to re-zone land within the RM of West St. Paul from a "RRO" Rural Residential Overlay zone, to a "CH" Commercial Highway zone, in order to facilitate future construction of a commercial development. Attached to this email is a copy of the First Reading Report (including the applicants info), and the Zoning By-law Amendment By-law.

A Public Hearing with the RM Council is tentatively planned for September 12<sup>th</sup>, 2024 at 6:00pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to [selkirkCRP@gov.mb.ca](mailto:selkirkCRP@gov.mb.ca) by August 26<sup>th</sup>, 2024. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

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

Best regards,



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

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

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

[www.redriverplanning.com](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

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**From:** SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>  
**Sent:** Tuesday, August 27, 2024 10:51 AM  
**To:** +SEL1081 - Selkirk CRP; Derek Eno  
**Cc:** municipalplanning@valleyfiber.ca; PROPERTYACQUISITION@bellmts.ca  
**Subject:** RE: By-Law 2024-13P - West St. Paul - Email to planning - Hydro File #2024-1898

My apologies, this should have also been sent to Red River Planning.

Please let me know if you require anything further.

Thank you,

**Kristin Whent** (she/her)  
Land Information Technologist  
Manitoba Hydro, Property Department  
12<sup>th</sup> Floor – 360 Portage Ave  
Winnipeg, MB  
R3C 0G8 Canada  
[kwhent@hydro.mb.ca](mailto:kwhent@hydro.mb.ca)



**From:** SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>  
**Sent:** Tuesday, August 27, 2024 10:48 AM  
**To:** +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>  
**Cc:** municipalplanning@valleyfiber.ca; PROPERTYACQUISITION@bellmts.ca  
**Subject:** By-Law 2024-13P - West St. Paul - Email to planning - Hydro File #2024-1898



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

RE: Application(s) **By-Law 2024-13P**

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

1. **No easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements
2. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.

3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca).

Thank you,

Subdivision Coordination Team, Property Department  
Manitoba Hydro  
12<sup>th</sup> Floor - 360 Portage Ave  
Winnipeg MB  
R3C 0G8 Canada  
[hydro.mb.ca](http://hydro.mb.ca)



## Derek Eno

---

**From:** +THO407 - Northern Affairs Branch <NAB.General@gov.mb.ca>  
**Sent:** Thursday, August 08, 2024 11:16 AM  
**To:** Derek Eno; +WPG139 - Provincial Planning Services; Kaletzke, Greg; Coleman, Roberta; +WPG969 - Roadside Development; +WPG569 - Conservation\_Circulars; Erb, Michelle; CAR.General@gov.mb.ca; +WPG574 - HRB Archaeology; Roberts, Dan; Nicklin, Darren; mwsreviews@gov.mb.ca; +WPG1166 - MIT Water Review; Mraz, Peter; psfb@gov.mb.ca; PPD-RegionalPlanning; SubdivisionCirculars@hydro.mb.ca; neteng.control@bellmts.ca; +SEL1081 - Selkirk CRP  
**Cc:** info@sipd.ca; info@rmofstandrews.com; info@eaststpaul.com; Rosser, R.M.; PPD-RegionalPlanning  
**Subject:** RE: West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

Northern Affairs Branch has no comments, issues or concerns.

Thank you,

*Jo Ziehlke*  
*Administrative Asst.*  
*Municipal and Northern Relations*  
*Northern Affairs*  
*North Central Region*  
*Box 15, Room 428*  
*27-2<sup>nd</sup> Avenue S.W.*  
*Dauphin MB R7N 3E5*  
*Ph. # 204-622-2110 Fax # 204-622-2305*  
[Joanne.Ziehlke@gov.mb.ca](mailto:Joanne.Ziehlke@gov.mb.ca)

*Sent from Treaty 5 Territory, traditional lands of the Cree, Anishinaabeg, Oji-Cree, and Dene Nations and the homeland of the Red River Métis Nation.*

**From:** Derek Eno <deno@rrpd.ca>  
**Sent:** Thursday, August 1, 2024 1:12 PM  
**To:** +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Conservation\_Circulars <ConCirculars@gov.mb.ca>; Erb, Michelle <Michelle.Erb@gov.mb.ca>; +THO407 - Northern Affairs Branch <NAB.General@gov.mb.ca>; CAR.General@gov.mb.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; Roberts, Dan <Dan.Roberts@gov.mb.ca>; Nicklin, Darren <Darren.Nicklin@gov.mb.ca>; mwsreviews@gov.mb.ca; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; SubdivisionCirculars@hydro.mb.ca; neteng.control@bellmts.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>  
**Cc:** info@sipd.ca; info@rmofstandrews.com; info@eaststpaul.com; Rosser, R.M. <info@rmofrosser.com>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>  
**Subject:** West St Paul Zoning By-law Amendment ZBA 2024-13 "P"

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

On July 11, 2024 the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment No. ZBA 2024-13 "P". With this Zoning By-law Amendment the applicant proposes to re-zone land within the RM of West St. Paul from a "RRO" Rural Residential Overlay zone, to a "CH" Commercial Highway zone, in order to facilitate future construction of a

commercial development. Attached to this email is a copy of the First Reading Report (including the applicants info), and the Zoning By-law Amendment By-law.

A Public Hearing with the RM Council is tentatively planned for September 12<sup>th</sup>, 2024 at 6:00pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to [selkirkCRP@gov.mb.ca](mailto:selkirkCRP@gov.mb.ca) by August 26<sup>th</sup>, 2024. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

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

Best regards,



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

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

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**APPENDIX D**  
(Zoning Amendment By-law)

**RM OF WEST ST. PAUL**  
**BY-LAW NO. 2024-13”P”**

BEING A BY-LAW OF THE RM OF WEST ST. PAUL TO  
AMEND THE RM OF WEST ST PAUL ZONING BY-LAW NO.  
2/99P, AS AMENDED.

WHEREAS Section 80(1) of *The Planning Act*, and amendments thereto (the “Act”) provides that a Zoning By-Law may be amended;

AND WHEREAS it is deemed necessary and expedient to amend the RURAL MUNICIPALITY OF WEST ST PAUL ZONING BY LAW 2/99P;

NOW THEREFORE, the Council of the RM of West St. Paul, in a meeting duly assembled, enacts as follows:

- i) That the Zoning Map attached to and being part of the RM of West St. Paul Zoning By-law 2/99P, is amended by rezoning a portion of:

PARCEL 1: ALL THAT PORTION OF LOT 29 PLAN 1482 WLTO WHICH LIES SOUTH OF THE SOUTHERN LIMIT OF WATER CONTROL WORK PLAN 8313 WLTO IN RL 16 AND 17 PARISH OF ST PAUL

PARCEL 2: LOT 34 PLAN 1482 WLTO  
EXC OUT OF SAID LTO 34 FIRSTLY: WATER CONTROL WORK PLAN 8313 WLTO AND  
SECONDLY: ROAD PLAN 52181 WLTO IN RL 16 AND 17 PARISH OF ST PAUL

(CT 3062390/1, 3490 Main Street; Roll # 39400)  
in the RM of West St. Paul

ALL THAT PORTION OF LOT 28 PLAN 1482 WLTO LYING TO THE SOUTH OF THE NORTHERN LIMIT OF WATER CONTROL WORKS PLAN 8313 WLTO  
EXC FIRSTLY: THE WLY 97 FEET  
SECONDLY: WATER CONTROL WORKS PLAN 8313 WLTO  
IN RL 16 AND 17 PARISH OF ST PAUL

(CT 3133083/1; Roll # 38325)  
in the RM of West St. Paul

**From: “RRO” Rural Residential Overlay Zone**

**To: “CH” Commercial Highway Zone**

as illustrated in Schedule ‘A’

**DONE AND PASSED** in Council assembled in the Council Chambers of the RM of West St. Paul, in the Province of Manitoba, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

**THE RM OF WEST ST. PAUL**



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MAYOR

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CAO

GIVEN First Reading this \_\_\_\_ day of \_\_\_\_\_, A.D., 2024.  
GIVEN Second Reading this \_\_\_\_ day of \_\_\_\_\_, A.D., 2024.  
GIVEN Third Reading this \_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

**SCHEDULE 'A'**  
(Location Map)

