

NOTICE OF PUBLIC HEARING

REZONING AMENDMENT APPLICATION

Rural Municipality of St Andrews

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204 738-2264.

Tuesday
April 8th, 2025
5:30pm

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: ZBA 4408

Applicant: Mikkel Grabinski

Property Location: 322 Parkdale Road, RM of St. Andrews
Roll No. 5920
LOT 3 PLAN 33856
WLTO IN RL PARISH OF ST ANDREWS

Application Purpose:

The applicant proposes to rezone the property land to establish a multi-use shop for trucking and construction industry.



Current Zoning	Zoning Proposed by Applicant
"AR" Agriculture Restricted	Re-Zoning to: "M1" General Industrial Zone

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

Date: March 24th , 2025

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

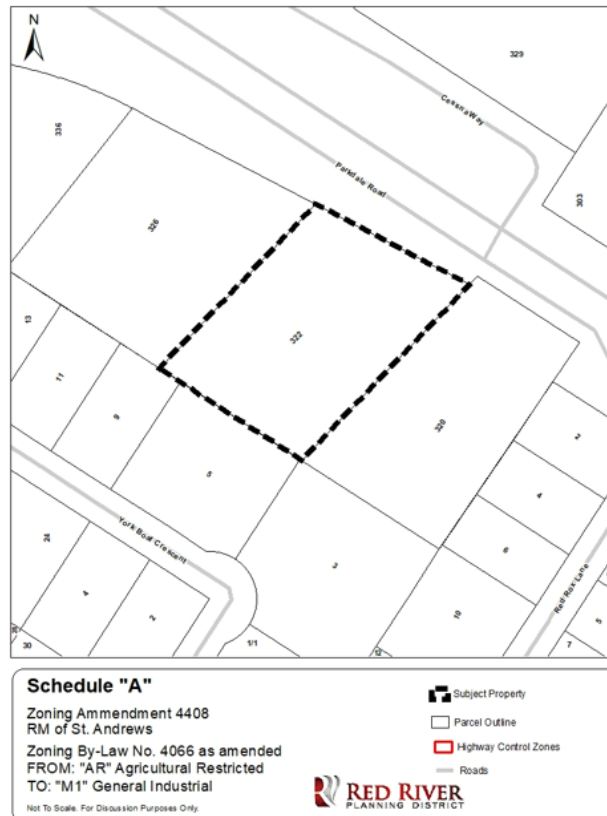
To: RM of St. Andrews

From: Valentina Esman
Community Planner, RRPD.

Location: 322 Parkdale Road, St. Andrews
Roll No: 5920

Legal Description: LOT 3 PLAN 33856 WLTO IN RL PARISH OF ST ANDREWS

Title No.: CT# 3301666/1



1.0 ISSUE:

The subject property is 4 acres (+/-) in area with frontage along Parkdale Road and is zoned “AR” Agriculture Restricted.

The applicant proposes to rezone a subject property, approximately 4 acres (+/-) from “AR” Agriculture Restricted to “M1” General Industrial Zone in order to establish a multi-use shop for trucking and construction industry.

2.0 BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on February 11th, 2025, and subsequently circulated to government agencies and neighboring municipalities, as required by *The Planning Act*. A public hearing has been advertised and scheduled for April 8th, 2025.

2.2 Subject Property and Surrounding Area

The 4 acres (+/-) portion of the subject property proposed for rezoning is surrounded by the following:

To the North	Parkdale Road and Cessna Way, then zoned “M1” General Industrial commercial properties.
To the South	0.93-1.84 ac lots with commercial/industrial property “M1” zoned and vacant land zoned “M1” as well.
To the East	3.64 ac lot zoned “AR” Agriculture Restricted with commercial property
To the West	4.2 ac lot zoned “AR” Agriculture Restricted with commercial property

2.3 Proposed Zone

As noted, the applicant is proposing to rezone the subject land as “M1” General Industrial Zone. The Zoning by-law outlines that this zone is intended to provide for “...for a limited range of low impact industrial uses dominantly within wholly enclosed buildings, including landscaped industrial parks, and accessory outside storage...”.

The “M1” zone allows for a range of permitted uses including, but not limited to, commercial businesses e.g. automobile sales, truck service and retail, trucking operation, professional offices, food processing & manufacturing etc.

The applicant is proposing a “M1” General Industrial zone be applied on the subject property in order to establish a multi-use shop for trucking and construction industry. It should be noted, that along rear side of the subject property already exist “M1” General Industrial Zone area of 123 acres with 0.8 - 8 acres lots and to the North of the subject land (across the Parkdale and Cessna Way roads) also established 121 ac area of “M1” General Industrial zone with 1.38-7.61 acres lots.

3.0 ANALYSIS:

The Planning Act (Section 68) outlines that zoning by-laws, and their amendments, are to be “...*generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality...*”. Therefore, the RRPD’s current Development Plan (Red River Planning District Development Plan By-law No. 272/19) is reviewed to determine if the proposed zoning by-law amendment application is consistent with the policy direction found in the document. It should be noted that not all of the policies in the Development Plan are relevant to the subject lands at the zoning by-law amendment application stage.

3.1 The Red River Planning District Development Plan (By-law No. 272/19)

Under the Red River Planning District’s Development Plan, the portion of the subject land proposed to be rezoned is designated as *Business Park* (BP). The *Business Park* designation is 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, pg. 39)

Proposed rezoning complies with Objectives (4.8.d, 4.8.e., 4.8.f.) under the *Business Park* designation that state:

“4.8.d To encourage industries with similar characteristics to cluster together to avoid land use incompatibilities with adjacent land uses and disruption of the established transportation system.

4.8.e To ensure that future business park development does not negatively impact on adjacent land uses.

4.8.f To reduce or eliminate land use conflicts between industry and other land uses both within the planning district and adjoining jurisdictions.”

As proposed “M1” zone placed in the middle of two existing “M1” clusters (123 and 121 acres in the South and to the North of the subject property respectfully) and adjourned to

Parkdale and Cessna Way as a transportation solution it will address/adhere to all three sections of Development Plan business Park Designation mentioned above.

As well as to Policies of the “BP” designation sections 4.8.5 and 4.8.6 by proposing “M1” General Industrial zone in the major area of existing industrial sector of RM of St. Andrews for predictable industrial expansion and preventing any land use conflicts in the future.

3.1.1 Secondary Plan - Airport

The subject land is located south of the St. Andrews Airport and adjacent to existing lands zoned “M1.” The St. Andrews Airport Area Secondary Plan designates the subject land for *Commercial/Industrial development*.

Contractor’s establishment and trucking operation are permitted uses in the RM of St. Andrews Zoning By-law No. 4066. Section 8.5 of the Zoning By-law as well as the proposed rezoning adheres to Secondary Plan – Airport area accordingly to policies outlined in S. 3.3.1.3.1 and 3.3.1.3.2 of the Secondary Plan. (see Map 1 attached as Appendix B.1)

3.2 Provincial and Municipal Comments

This application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities. This affords Provincial Departments an opportunity to ensure that the proposal conforms to provincial policies and provides adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. Recipients of the circulation have been made aware that no response will be interpreted as their office having no concerns.

Comments received by our office are summarized below. Note that any comments received after the date of this report will be noted at the public hearing. Complete copies of the comments can be found in the Appendix.

COMMENTING AGENCY	REMARKS
Provincial Agency / Municipality / Utility	
MB Municipal & Northern Relations (Community Planning Branch)	No concerns Notes ss a condition of approval, a development agreement may be required to address compatibility of the proposed use with the adjacent residential uses as outlined in the zoning by-law and standards for development set out in the St. Andrews Airport Area Secondary Plan.

MB Agriculture	No concerns
Bell MTS	No comments
Manitoba Transportation and Infrastructure Highway Design	No concerns
MB Sport Culture Heritage and Tourism Historical Resources Branch	No comments received
MB Hydro & Centra Gas	No concerns
MB Natural Resources and Indigenous Futures Lands and Planning Branch	No concerns
MB Business Mining trade and Job Creation Mines Branch	No concerns
City of Selkirk	No comments received
RM of St. Clements	No comments received
Village of Dunnottar	No comments received

3.4 Further Required Approvals

Should Council approve this zoning by-law amendment application, no other Council approvals are required to facilitate a multi-use shop for trucking and construction industry.

If Council wishes to address development and infrastructure standards to ensure that any proposed development complies with applicable policies of the Development Plan and other applicable municipal polices, they can require a development agreement (DA) as part of the rezoning approval.

4.0 RECOMMENDATIONS:

The Planning Act (Section 68) outlines that Zoning By-law must be generally consistent with the development plan by-law. Based on the information noted within this report, the RRPD concludes that the proposed amendment application is consistent with a Secondary Plan and the Development Plan.

Please note that if Council does decide to give the application Second Reading, if there are sufficient objections Council may not give Third Reading to the by-law until the required timeframe has allowed for second objections to be confirmed, or until such time as an appeal hearing has denied the objection(s), as per *The Planning Act*.

**APPENDIX A
(RRPD Location Map)**



Date: December, 2024

Schedule "A"

Zoning Ammendment 4408
RM of St. Andrews

Zoning By-Law No. 4066 as amended
FROM: "AR" Agricultural Restricted
TO: "M1" General Industrial

Not To Scale. For Discussion Purposes Only.

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



**APPENDIX B
(RRPD Zoning Map)**



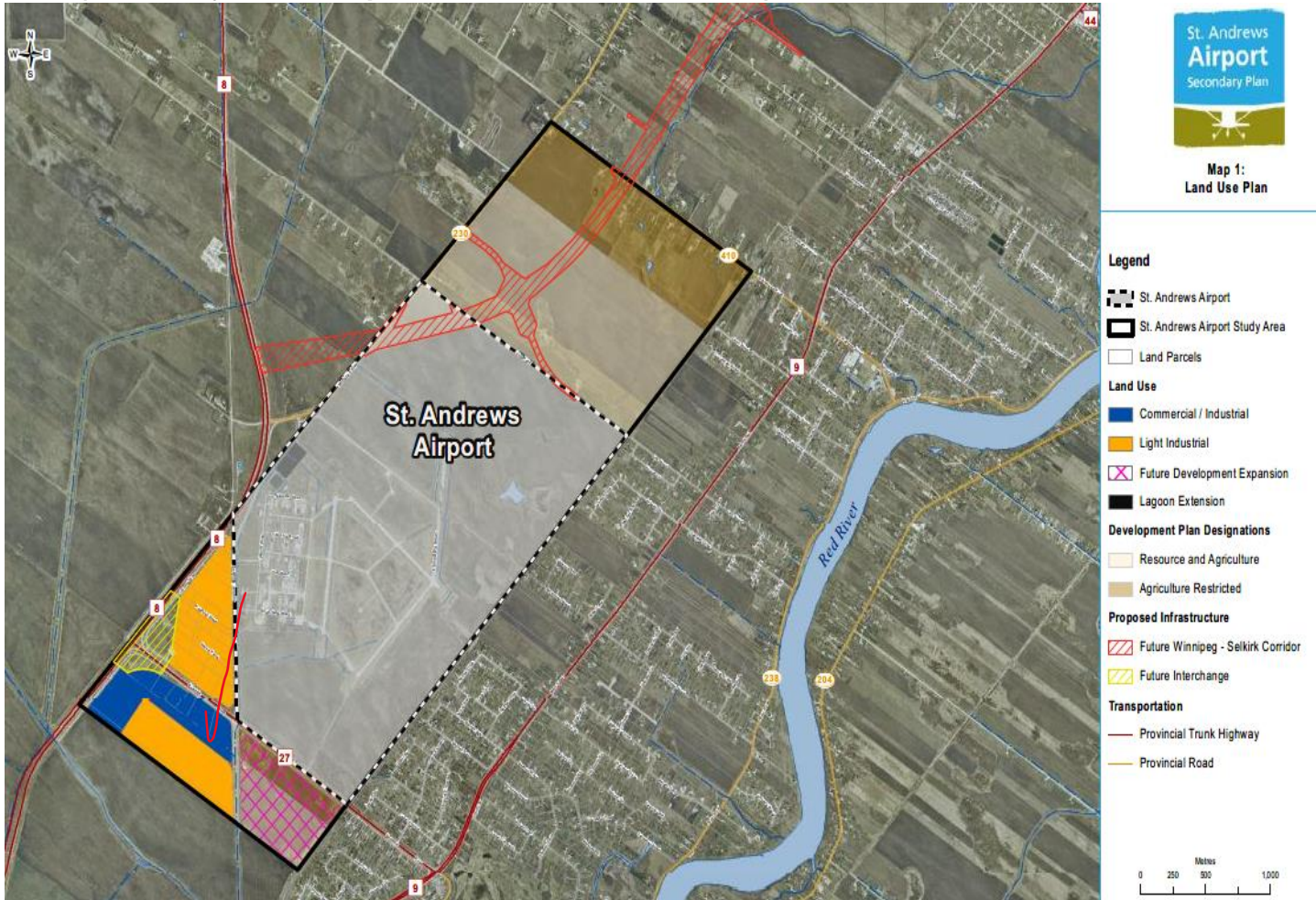
Schedule "A"
 Zoning Ammendment 4408
 RM of St. Andrews
 Zoning By-Law No. 4066 as amended
 FROM: "AR" Agricultural Restricted
 TO: "M1" General Industrial

Not To Scale. For Discussion Purposes Only.

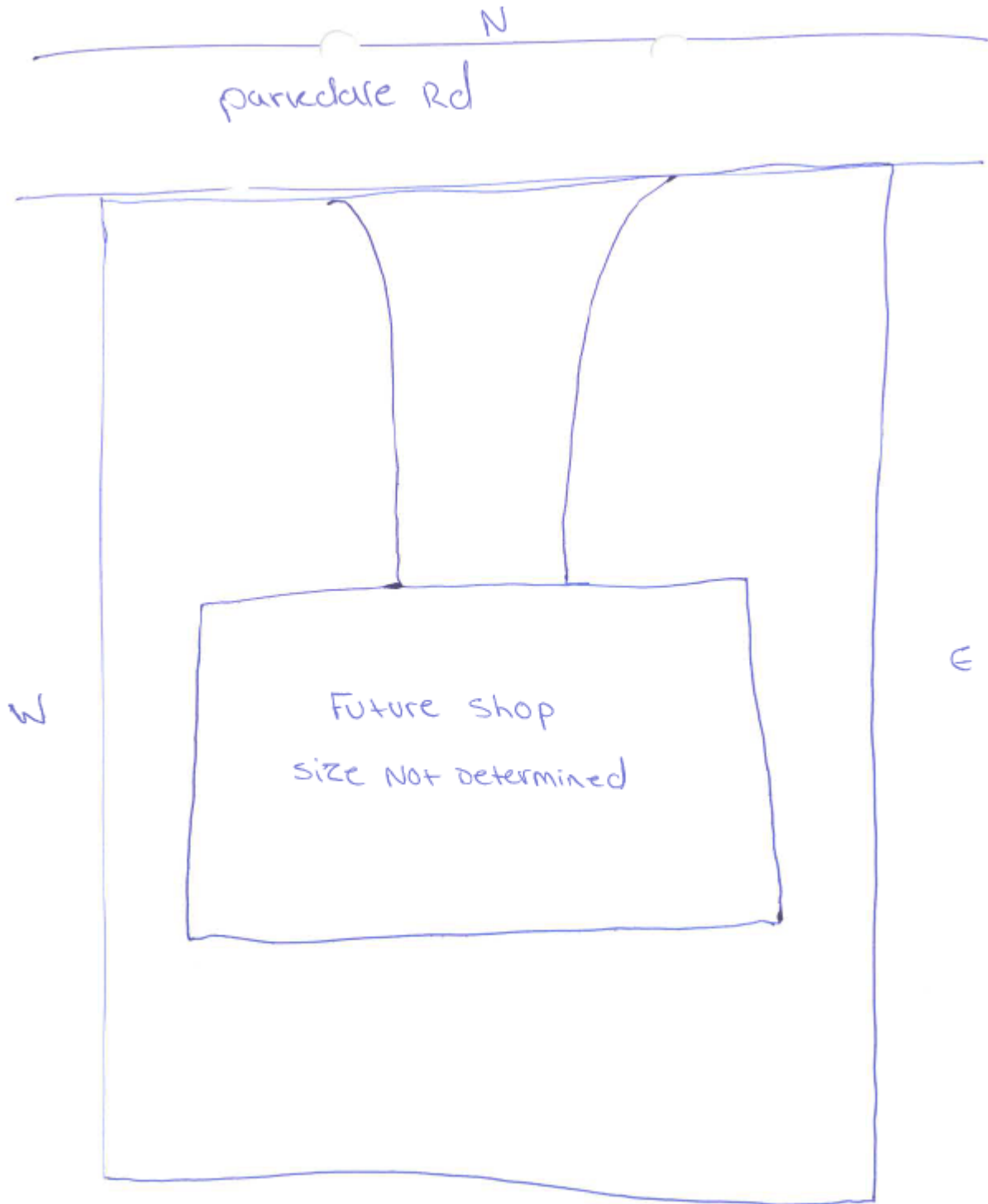
-  Subject Property
-  Parcel Outline
-  Highway Control Zones
-  Roads



APPENDIX B.1
(Secondary Plan of Airport zone in RM of St. Andrews)



APPENDIX C
(Info from Applicant – Digital Scan)



S Building Locations Approximate
and subject to change.

Letter of Intent – 322 Parkdale Rd

To whom it may concern.

My name is Mikkell Grabinski, owner of 322 Parkdale Rd, applying to rezone the property to Industrial use on behalf of myself and co-owner Taylor Nemeth.

My intent with the property would be to construct a multi use shop in the future for use in the trucking and construction industry.

I am the owner of a local construction company, CanWest Construction, and would like this property to be our future home of operations.

I am unsure at this time whether the home currently located on the property would be moved off site to accommodate for the construction of the shop building, or if it would be used as office space for the business.

I feel that there is precedent for re-zoning, as there is a newly constructed industrial park directly to the rear of the property, as well as across Parkdale Rd to the North, along with the St. Andrews airport.

Thank you,

Mikkell Grabinski

Taylor Nemeth



APPENDIX D
(Circulation Comments)

Archived: March 19, 2025 9:35:53 AM

From: [+WPG1195 - Mines BR](#)

Sent: March 19, 2025 9:35:30 AM

To: [Valentina Esman](#)

Subject: RE: RM of St. Andrews Zoning By-law Amendment No. 4408.

Sensitivity: Normal

Original mail: [RM of St. Andrews Zoning By-law Amendment No. 4408..msg](#) 

Good morning,

No concerns from Mines Branch.

Thanks,

-Sahejpal S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

Confidentiality Notice

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

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

From: Valentina Esman <valentina@rrpd.ca>

Sent: February 20, 2025 11:44 AM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@gov.mb.ca; peter.mraz@gov.mb.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; regionalplanning@winnipeg.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; eipd@mymts.net; info@sipd.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>; info@winnipegbeach.ca

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; cao@dunnottar.ca; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com

Subject: RM of St. Andrews Zoning By-law Amendment No. 4408.

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

Good day,

On **February the 11th, 2025** the RM of St. Andrews Council gave First Reading to Zoning By-law **Amendment No. 4408**.

This Zoning By-law Amendment proposes to amend the R.M. of St. Andrews Zoning By-law No. 4066 by rezoning a portion of subject property located at 322 Parkdale Road from “AR” Agriculture Restricted to “M1” General Industrial Zone in order to establish a multi-use shop for trucking and construction industry.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for April 8th ,2025 at 17:30.

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by March 20th , 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,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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Archived: March 12, 2025 11:29:41 AM

From: [Valentina Esman](#)

Sent: March 5, 2025 10:38:00 AM

To: [Cook, Sheila](#)

Subject: RE: RM of St. Andrews Zoning By-law Amendment No. 4408.

Sensitivity: Normal

Original mail: [RM of St. Andrews Zoning By-law Amendment No. 4408..msg](#) 

Morning, thank you , Sheila
Have a perfect day,



Valentina Esman
Community Planner
Red River Planning District

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From: Cook, Sheila <Sheila.Cook@gov.mb.ca>

Sent: March 5, 2025 10:24 AM

To: Valentina Esman <valentina@rrpd.ca>

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>

Subject: RE: RM of St. Andrews Zoning By-law Amendment No. 4408.

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

Good morning,

The proposed re-zoning to “M1” General Industrial Zone is consistent with the Business Park designation of the RRPD Development Plan. No concerns from and agricultural perspective.

Regards,
Sheila

Sheila Cook, P.Ag.

Agricultural Planning Specialist

Sheila.Cook@gov.mb.ca

T: 204-365-0923

From: Valentina Esman <valentina@rrpd.ca>

Sent: February 20, 2025 11:36 AM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@gov.mb.ca; peter.mraz@gov.mb.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; regionalplanning@winnipeg.ca; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; eipd@mymts.net; info@sipd.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>; info@winnipegbeach.ca

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; cao@dunnottar.ca; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com

Subject: RM of St. Andrews Zoning By-law Amendment No. 4408.

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Good day,

On **February the 11th, 2025** the RM of St. Andrews Council gave First Reading to Zoning By-law **Amendment No. 4408**.

This Zoning By-law Amendment proposes to amend the R.M. of St. Andrews Zoning By-law No. 4066 by rezoning a portion of subject property located at 322 Parkdale Road from "AR" Agriculture Restricted to "M1" General Industrial Zone in order to establish a multi-use shop for trucking and construction industry.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for April 8th, 2025 at 17:30.

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by March 20th, 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

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

Archived: March 19, 2025 10:00:13 AM

From: [Dixon, Heather](#)

Sent: March 19, 2025 10:01:42 AM

To: [Valentina Esman](#)

Cc: subdivisioncirculars@hydro.mb.ca; [PROPERTY ACQUISITION](#)

Subject: RE: RM of St. Andrews Zoning By-law Amendment No. 4408.

Sensitivity: Normal

Attachments:

[First Reading Report-BL 4408 \(RM of St. Andrews\).pdf](#) [Zoning By-Law-4408.pdf](#) [2025-02-11 ZBL Amendment No. 4408](#)
[First Read_Cert Res 2025-51.pdf](#)

Original mail: [RM of St. Andrews Zoning By-law Amendment No. 4408..msg](#)

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

No comment.

Heather Dixon

BellMTS

Network Services Associate

M. 204-430-4483

Heather.Dixon@bellmts.ca

From: Valentina Esman <valentina@rrpd.ca>

Sent: Thursday, February 20, 2025 11:44 AM

To: AGRLandUse@gov.mb.ca; concirculars@gov.mb.ca; drainage@gov.mb.ca; mwsreviews@gov.mb.ca; psfb@gov.mb.ca; peter.mraz@gov.mb.ca; mines_br@gov.mb.ca; roadsidedevelopment@gov.mb.ca; MITWaterReview@gov.mb.ca; hrb.archaeology@gov.mb.ca; regionalplanning@winnipeg.ca; subdivisioncirculars@hydro.mb.ca; NETENG CONTROL CENTRE <neteng.control@bellmts.ca>; eipd@mymts.net; info@sipd.ca; gimli@rmgimli.com; info@rockwood.ca; info@winnipegbeach.ca

Cc: selkirkcrp@gov.mb.ca; cao@dunnottar.ca; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com

Subject: [EXT]RM of St. Andrews Zoning By-law Amendment No. 4408.

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Attached to this email is a copy of the First Reading Report, First Reading Council resolution, 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,



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

Archived: March 20, 2025 12:02:47 PM

From: [Sveinson, Larissa](#)

Sent: March 20, 2025 9:58:08 AM

To: [Valentina Esman](#)

Cc: [+SEL1081 - Selkirk CRP](#)

Subject: RM of St. Andrews Zoning By-law Amendment No. 4408

Sensitivity: Normal

Original mail: [RM of St. Andrews Zoning By-law Amendment No. 4408.msg](#) 

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Good Morning,

I have reviewed RM of St. Andrews Zoning By-law Amendment No. 4408 on behalf of Community Planning, Manitoba Municipal and Northern Relations. The By-law proposes to rezone 322 Parkdale Road (Roll No. 5920) from AR Agriculture Restricted to M1 General Industrial Zone to accommodate the construction of a multi-use shop for trucking and construction.

The subject lands are designated "Business Park" pursuant to the Red River Planning District Development Plan. This designation supports employment opportunities including a mix of manufacturing, processing and commercial businesses. The proposed "M1" zoning is generally consistent with the development plan designation and as such, Community Planning has no objection to the proposed rezoning.

The subject lands are located south of the St. Andrews Airport and adjacent to lands zoned "M1." The St. Andrews Airport Area Secondary Plan designates the land for Commercial/Industrial development, subject to policies outlined in S. 3.3.1.3 of the secondary plan. Contractor's establishment and trucking operation are permitted uses in the RM of St. Andrews Zoning By-law No. 4066. Section 8.5 of the Zoning By-law provides standards for industrial developments adjacent to residential uses. As a condition of approval, a development agreement may be required to address compatibility of the proposed use with the adjacent residential uses as outlined in the zoning by-law and standards for development set out in the St. Andrews Airport Area Secondary Plan.

Thank you for the opportunity to comment.

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

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From: Valentina Esman <valentina@rrpd.ca>

Sent: February 20, 2025 11:44 AM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@gov.mb.ca; peter.mraz@gov.mb.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; regionalplanning@winnipeg.ca; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; eipd@mymts.net; info@sipd.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M.

<info@rockwood.ca>; info@winnipegbeach.ca

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; cao@dunnottar.ca; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com

Subject: RM of St. Andrews Zoning By-law Amendment No. 4408.

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

Best regards,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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Archived: March 12, 2025 10:13:04 AM

From: [DiNella, Jeff](#)

Sent: March 12, 2025 10:14:00 AM

To: [Valentina Esman](#)

Cc: [+STE1000 - MI.Utilities.Capital](#)

Subject: RE: RM of St. Andrews Zoning By-law Amendment No. 4408.

Sensitivity: Normal

Original mail: [RM of St. Andrews Zoning By-law Amendment No. 4408..msg](#) 

Hi Valentina

We have reviewed the RM of St. Andrews ZBL amendment 4408 and have no concerns.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*
Cell: (204) 430-7176

1420-215 Garry Street
Winnipeg, MB R3C 3P3



From: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

Sent: February 28, 2025 11:48 AM

To: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>

Subject: FW: RM of St. Andrews Zoning By-law Amendment No. 4408.

Comments due March 20th, 2025

Juanita Mowbray

Roadside Development Support Technician
Highway Design | Engineering and Technical Services
1420-215 Garry St, Winnipeg MB R3C 3P3



Transportation and Infrastructure

From: Valentina Esman <valentina@rrpd.ca>

Sent: February 20, 2025 11:36 AM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@gov.mb.ca; peter.mraz@gov.mb.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB

Archaeology <HRB.archaeology@gov.mb.ca>; regionalplanning@winnipeg.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; eipd@mymts.net; info@sipd.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>; info@winnipegbeach.ca
Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; cao@dunnottar.ca; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com
Subject: RM of St. Andrews Zoning By-law Amendment No. 4408.

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

Good day,

On **February the 11th, 2025** the RM of St. Andrews Council gave First Reading to Zoning By-law **Amendment No. 4408**.

This Zoning By-law Amendment proposes to amend the R.M. of St. Andrews Zoning By-law No. 4066 by rezoning a portion of subject property located at 322 Parkdale Road from "AR" Agriculture Restricted to "M1" General Industrial Zone in order to establish a multi-use shop for trucking and construction industry.

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Best regards,



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

Archived: March 21, 2025 1:24:31 PM

From: +SEL1081 - Selkirk CRP

Sent: March 21, 2025 12:52:56 PM

To: [Valentina Esman](#)

Cc: [MB Hydro \(subdivisioncirculars@hydro.mb.ca\)](mailto:subdivisioncirculars@hydro.mb.ca)

Subject: FW: RM of St. Andrews Zoning By-law Amendment No. 4408 - Email to planning - Hydro File #2025-1236

Sensitivity: Normal

Original mail: [RM of St. Andrews Zoning By-law Amendment No. 4408 - Email to planning - Hydro File #2025-1236.msg](#)

Forwarding to Red River Planning District office.

Attention Hydro please note selkirkcrp@gov.mb.ca is a provincial office email which is copied but you need to also sending the planning district office as advised in their circulation email.

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>

Sent: March 19, 2025 1:42 PM

To: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>

Cc: municipalplanning@valleyfiber.ca; PROPERTY ACQUISITION <PROPERTYACQUISITION@bellmts.ca>

Subject: RM of St. Andrews Zoning By-law Amendment No. 4408 - Email to planning - Hydro File #2025-1236



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

RE: By-law(s) **RM of St. Andrews Zoning By-law Amendment No. 4408**

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

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

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

Thank you,

Subdivision Coordination Team Property Department

Manitoba Hydro

12th Floor - 360 Portage Ave

Winnipeg MB

R3C 0G8 Canada

hydro.mb.ca



Archived: March 11, 2025 2:45:20 PM

From: [+WPG569 - Conservation Circulars](#)

Sent: March 11, 2025 2:45:48 PM

To: [Valentina Esman](#)

Subject: RE: RM of St. Andrews Zoning By-law Amendment No. 4408.

Sensitivity: Normal

Original mail: [RM of St. Andrews Zoning By-law Amendment No. 4408..msg](#) 

Good afternoon,

On behalf of the Land and Planning Branch, there are no concerns on the RM of St. Andrews Zoning By-law Amendment No. 4408.

Thanks

Oladipo Akinpelumi

Resource Planning Specialist

Lands and Planning Branch

Natural Resource Stewardship Division

Department of Natural Resources and Indigenous Futures

Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6

Cell: 204-583-0355

From: Valentina Esman <valentina@rrpd.ca>

Sent: February 20, 2025 11:44 AM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@gov.mb.ca; peter.mraz@gov.mb.ca; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; regionalplanning@winnipeg.ca; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; eipd@mymts.net; info@sipd.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>; info@winnipegbeach.ca

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; cao@dunnottar.ca; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com

Subject: RM of St. Andrews Zoning By-law Amendment No. 4408.

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Good day,

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Tel: 204-661-7606 Fax: 204-669-8882

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R.M. OF ST. ANDREWS

BY-LAW NO. 4408

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF ST. ANDREWS to amend the R.M. of St. Andrews Zoning By-Law 4066, as amended.

WHEREAS Sections 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 ST. ANDREWS ZONING BY-LAW NO. 4066 as amended;

NOW THEREFORE, the Council of the R.M. of St. Andrews, in meeting duly assembled, enacts as follows:

1. That the Zoning Map attached to and being part of the R.M. of St. Andrews Zoning By-Law No. 4066, is amended by rezoning portion of:

LOT 3 PLAN 33856 WLTO IN RL 9 PARISH OF ST ANDREWS

**322 Parkdale Road (Roll No. 5920)
CT # 3301666/1**

as indicated on attached map hereto and marked as Schedule "A" of this By-Law

From: AR" Agriculture Restricted

To: "M1" General Industrial Zone

DONE AND PASSED by the Council of the R.M. of St. Andrews, assembled at Clandeboye, in the Province of Manitoba this ____ day of _____, A.D. 2025.

Mayor

Chief Administrative Officer

Read a First time this _____ day of _____ A.D. 2025.

Read a Second time this _____ day of _____, A.D. 2025.

Read a Third and Final time this _____ day of _____, A.D. 2025.

Schedule "A"



Schedule "A"
 Zoning Amendment 4408
 RM of St. Andrews
 Zoning By-Law No. 4066 as amended
 FROM: "AR" Agricultural Restricted
 TO: "M1" General Industrial

Not To Scale. For Discussion Purposes Only.

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

