

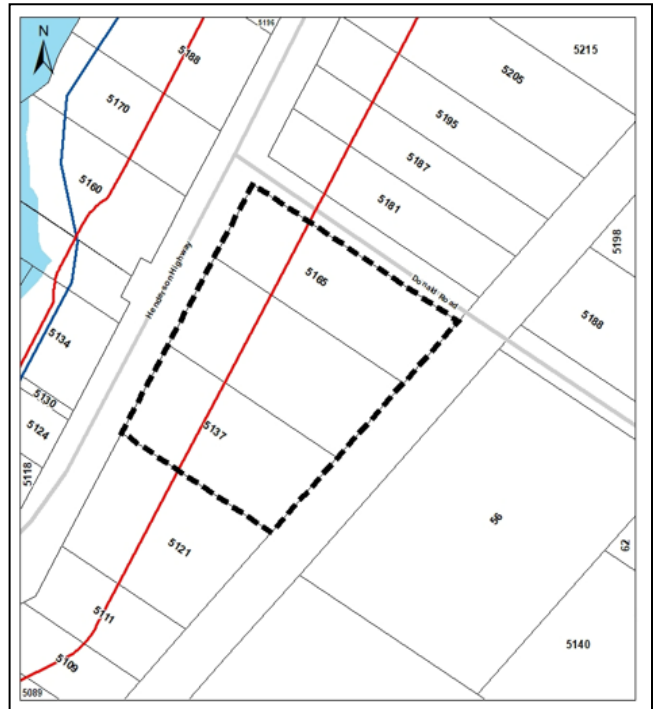
RM of St. Clements

Date: October 6, 2025

File: **BL 11-2025**
Zoning By-law Amendment
(Public Hearing Report updated)

To: Council
R.M. of St. Clements

From: Valentina Esman,
Community Planner,
Red River Planning District



Properties:

Civic Address	Certificate of Title	Legal Description*	Assessment Roll No.
5165 Henderson Highway corner Donald Rd	CT 3226704/1	Parcel F Plan 25056	21400
No address Survey 1-52256	CT 3206945/1	Lot 1 Plan 52256	21850
5137 Henderson Highway, RM of St. Clements	CT 3206943/1	Lot 2 Plan 52256	21800

Issue:

To amend R.M. of St. Clements Zoning By-law No. 5/2002 to rezone the subject properties from “RR” Rural Residential Zone to “RS” Serviced Residential Zone.

SECTION 1: INTRODUCTION, TIMELINE AND BACKGROUND INFORMATION

As per the letter of intent the applicant intends to rezone the subject properties from “RR” Rural Residential Zone to “RS” Serviced Residential Zone in order to establish approximately 80 units of Multiple-Family dwellings (1,2,3-bedroom suites). Multiple-Family dwelling use is Conditional Use in “RS” Serviced Residential Zone hence why additional approvals will be required.

It should be noted that the applicant has submitted an associated Conditional Use application (File No. CU 28, 2025) and this application has been circulated to government agencies for review and commenting.

This By-Law amendment application was brought forward to the Council on August 26th, 2025, for First Reading consideration. Upon receiving First Reading, the By-Law amendment was circulated for comments to provincial departments/agencies on September 4th, 2025.

SECITON 2: PLANNING ANALYSIS, DEVELOPMENT PLAN COMPATIBILIY AND SECONDARY PLANNING COMPATIBILITY

2.1 Subject Property and Surrounding Area

The total area of the currently vacant land to be rezoned is roughly 4.61 acres in size and ±510 in width. The area surrounding the proposed amendment is as follows:

To the North:	Donald Rd and 1.4 ac lot zoned “RR” Rural Residential Zone.
To the South:	1.63 ac lot zoned RR” Rural Residential Zone
To the West:	Henderson Highway, then 0.46-1.86 ac lot zoned RR” Rural Residential Zone
To the East:	Railway, then 4.97 ac lot zoned “AR” Agriculture Restricted.

2.2 Compatibility with the Development Plan By-Law 272/19

The Planning Act (section 68) outlines that zoning by-laws are to be “*generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality*”. The current development, The Red River Planning District Development Plan (By-law No. 272/19) is reviewed to determine if the proposed “RS” Serviced Residential Zone rezoning of the subject properties is consistent with its policy direction.

The subject property designed as GD – General Development designation in the Development Plan (By-Law 272/19). “GD” General Development is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned.

Neighborhood commercial development that offers local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.

Please note, to the **south-west** of the subject area there are 3 areas along the Red River shore that are also currently zoned “RS” Serviced Residential in the current R.M. of St. Clements Zoning By-Law 5/2002

In addition, from section 4.6.6 of the Development Plan states: “*Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex to townhouse, to low-rise and high-rise apartments*”. The “RS” zone allows for a range of permitted uses including, but not limited to residential (single-family, multiple family), home occupations, public facilities and education facilities. As well as that, the proposed land is already serviced by the low-pressure sewer system and might be served with a piped water system too.

2.3 Compatibility with Secondary Plans

There are currently no adopted Secondary Plans that impact the rezoning of the subject properties.

2.4 Further Required Approvals

Should Council approve this Zoning By-Law Amendment application it should also be noted that the applicant has submitted an associated Conditional Use application (File No. CU 28,2025) to get approval for the property for the future multiple-family dwelling development.

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 policies, they could require a development agreement as part of the rezoning or conditional use approval.

SECTION 3: CIRCULATION FOR COMMENTS

This Zoning By-law 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 the 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. To date, our office has received comments from the following departments which are summarized as follows in TABLE 1 – AGENCY REMARKS. Please note: complete copies of the comments are attached (SEE APPENDIX B).

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch	No concerns
Manitoba Infrastructure Water Management, Planning and Standards	No concerns
Manitoba Conservation and Climate Environmental Compliance and Enforcement	The proponent must confirm the wastewater treatment facility has the capacity to treat the additional Wastewater. (see the full comments in Appendix B)
Manitoba Environment, Climate and Parks: Water Stewardship Division	The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation. (for the full comment see Appendix B).
Historic Resources Branch Manitoba Sport, Culture, Heritage and Tourism	No concerns
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	No concerns
Mines Branch	No concerns
Lands and Planning Branch Natural Resource Stewardship Division Department of Natural Resources and Indigenous Futures	No concerns
Manitoba Municipal Relations Community Planning Services	No concerns
R.M. of East St. Paul	No concerns
MB Hydro and Gas	No concerns
BellMTS	Blanket easement will be required (see full comment in APPENDIX B)

Please note: a FULL set of comments are attached to the package report for Council's review and consideration.

SECTION 4 – RECOMMENDATIONS:

The By-Law amendment was sent to be advertised within the Selkirk Record newspaper on October 2nd, 2025 and October 9th, 2025 publication dates.

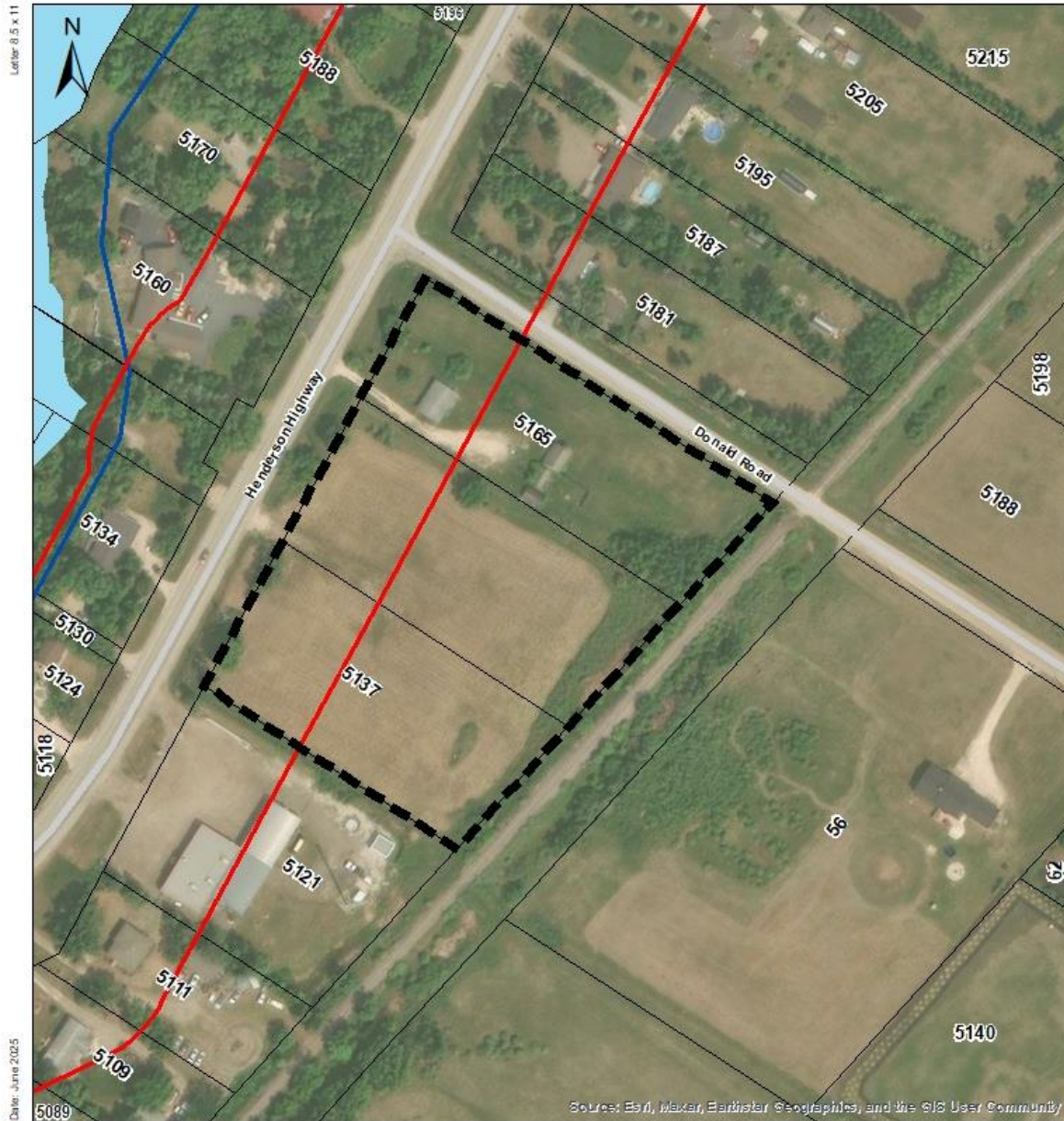
This Zoning By-Law amendment generally meets the current Development Plan. The Red River Planning District Office **recommends** the Council give **Second Reading** to By-law No. BL-11-2025. If there are sufficient objections, the Council may not give Third Reading to the By-law. A report outlining policy compliance, comments received, analysis, options and recommendations for the Council's consideration follow this summary.

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

For the purposes of an amendment to a zoning by-law, objections must be received from at least 300 eligible persons in order to be considered sufficient to trigger an Appeal Hearing.

APPENDIX A:

1) RRPD LOCATION MAP



Schedule "A"

Zoning Ammendment BL 11-2025
RM of St. Clements

Zoning By-Law No. 5-2002 as amended
FROM: "RR" Rural Residential TO: "RS" Serviced Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

- Subject Property
- Highway Control Zones
- Roads
- Designated Flood Area
- Parcel Outline
- Water Bodies



2) CURRENT ZONING MAP



Schedule "A"

Zoning Ammendment BL 11-2025
RM of St. Clements

Zoning By-Law No. 5-2002 as amended
FROM: "RR" Rural Residential TO: "RS" Serviced Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

- Subject Property
- Highway Control Zones
- Roads
- Designated Flood Area
- Parcel Outline
- Water Bodies



APPENDIX B: AGENCY COMMENTS

Archived: October 6, 2025 4:26:09 PM

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

Sent: Tue, 9 Sep 2025 19:51:00

To: [Valentina Esman](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Importance: Normal

Sensitivity: None

Good afternoon,

On behalf of the Land Branch, no comments on the RM of St. Clements Zoning By-law Amendment BL 11- 2025.

Thank you

Oladipo Akinpelumi

Resource Planning Specialist

Lands 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



Natural Resources and Indigenous Futures

From: Valentina Esman <valentina@rrpd.ca>

Sent: September 3, 2025 4:29 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@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>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; eipd@mymts.net; info@sipd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Sarah Palson <cao@dunnottar.ca>; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com; braeden@rmofstandrews.com; wrpd@rmalexander.com; jkenedy@rmofbrokenhead.ca; ldbplanning@lacdubonnet.com

Subject: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Please, see the previous mail as canceled.

Good day,

On August 27th, 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 11-2025.

This Zoning By-law Amendment proposes to amend the R.M. of St. Clements Zoning By-law No. 5-2002 by rezoning subject property located at 5165 Henderson Highway corner Donald Road; No Address Survey 1-52256; 5137 Henderson Highway, St. Clements (Roll N. 21400, 21850, 21800 respectively), St. Clements from **“RR” Rural Residential to “RS” Serviced Residential Zone** in order to establish approximately 80 units of Multiple-Family dwellings (1,2,3-bedroom suites).

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 **October 28th, 2025 at 18:00** (see the PH Notice Attached)

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **October 1st, 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: October 6, 2025 4:26:13 PM

From: [+WPG1166 - MIT Water Review](#)

Sent: Thu, 4 Sep 2025 13:54:38

To: [Valentina Esman](#)

Cc: [+WPG1166 - MIT Water Review](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Importance: Normal

Sensitivity: None

Hello Valentina,

We have no concerns with this file.

Thanks,

Matthew Sebesteny

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

From: Valentina Esman <valentina@rrpd.ca>

Sent: September 3, 2025 16:29

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@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>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; eipd@mymts.net; info@sipd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Sarah Palson <cao@dunnottar.ca>; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com; braeden@rmofstandrews.com; wrpd@rmalexander.com; jkenedy@rmofbrokenhead.ca; ldbplanning@lacdubonnet.com

Subject: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Please, see the previous mail as canceled.

Good day,

On August 27th , 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 11-2025.

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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.

A Public Hearing with the municipal Council is tentatively planned for **October 28th ,2025 at 18:00** (see the PH Notice Attached)

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **October 1st , 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

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Bell MTS Subdivisions

Bell MTS, a division of Bell Canada
Winnipeg, Manitoba
subdivisions@bellmts.ca
www.bellmts.ca



September 10, 2025

Attention: Valentina Esman
Community Planner
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T. 204-661-7606 F.: 204-669-8882
valentina@rrpd.ca

RE: RM of St. Clements Zoning By-law Amendment BL 11- 2025

5165 Henderson Highway corner Donald Road; No Address Survey 1-52256; 5137 Henderson Highway, St. Clements (Roll N. 21400, 21850, 21800 respectively), from **“RR” Rural Residential to “RS” Serviced Residential Zone** to establish approximately 80 units of Multiple-Family dwellings (1,2,3-bedroom suites)

Bell MTS requests that the landowner enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“MTS”) for existing and/or future telecommunications facilities related to By-Law No. BL 11- 2025.

A **BLANKET easement** for 5165 Henderson Highway corner Donald Road; No Address Survey 1-52256; 5137 Henderson Highway, St. Clements (Parcel F Plan 25056 WLTO; Lot 1 Plan 52256 WLTO, Lot 2 Plan 52256 WLTO respectively) is requested for the designated property.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan to the attention of Mr. Gregory Sim - PROPERTYACQUISITION@bellmts.ca.

Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements. The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer’s expense.

Any existing BellMTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified.

The contact for proceeding with the Right-of-Way Agreement is:

Bell MTS Property Acquisition Department
Attention: Mr. Gregory Sim, Survey Coordinator
PROPERTYACQUISITION@bellmts.ca

Future telecommunication services can be obtained by submitting the online form on the [Bell MTS](#) website.

If existing Bell MTS facilities need to be removed or relocated, the cost will be the responsibility of the developer and/or customer.

Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

cc. Bell MTS Property Acquisitions / Hydro SM-Subdivision Circulars



Archived: October 6, 2025 4:25:50 PM

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

Sent: September 26, 2025 12:47:44 PM

To: [Valentina Esman](#)

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

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Importance: Normal

Sensitivity: None

Good afternoon Valentina,

I have reviewed the Rural Municipality of St. Clements Zoning By-law Amendment No. 11-2025 on behalf of the Community Planning Services branch of Manitoba Municipal and Northern Relations. By-law No. 11-2025 proposes to rezone the land legally described as Lot 1 and 2 Plan 52256 WLTO and Parcel F Plan 25056 WLTO in River Lot 253-255 Parish of St. Andrews from "RR" Rural Residential to "RS" Serviced Residential to allow for the development of multi-family dwellings in a Planned Unit Development.

The land subject to rezoning is designated 'General Development' pursuant to the Red River Planning District Development Plan By-law No. 272/19. The 'General Development' designation is *for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with good and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.* The purpose of the "RS" Zone is to accommodate single family dwellings and associated compatible uses that are serviced by municipal water and/or municipal sewer. Conditional approval may also be given for multiple family housing developments. A Planning Unit Development is a conditional use in the "RS" Zone, as is a Multiple-Family Dwelling. The proposed rezoning to "RS" Serviced Residential appears to be generally consistent with the 'General Development' designation and therefore our office has no concerns.

Thank you for the opportunity to comment.

Jessie Russell-Edmonds, MCP (she/her)

Acting Regional Manager

Community Planning Services Branch

Manitoba Municipal & Northern Relations

103 – 235 Eaton Avenue | Selkirk, MB R1A 0W7

O: (204) 785-5090 | M: (204) 785-5131

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From: Valentina Esman <valentina@rrpd.ca>

Sent: September 3, 2025 4:29 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@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>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; eipd@mymts.net; info@sipd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Sarah Palson <cao@dunnottar.ca>; Kayla Kozoway <kayla@rmofstclements.com>;

edo@weststpaul.com; braeden@rmofstandrews.com; wrrpd@rmalexander.com; jkennedy@rmofbrokenhead.ca; ldbplanning@lacdubonnet.com

Subject: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Good day,

On August 27th , 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 11-2025.

This Zoning By-law Amendment proposes to amend the R.M. of St. Clements Zoning By-law No. 5-2002 by rezoning subject property located at 5165 Henderson Highway corner Donald Road;
No Address Survey 1-52256; 5137 Henderson Highway, St. Clements (Roll N. 21400, 21850,21800 respectively), St. Clements from **“RR” Rural Residential to “RS” Serviced Residential Zone** in order to establish approximately 80 units of Multiple-Family dwellings (1,2,3-bedroom suites).
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 **October 28th ,2025 at 18:00** (see the PH Notice Attached)

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **October 1st , 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

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Archived: October 6, 2025 4:25:56 PM

From: +WPG569 - Drainage

Sent: September 5, 2025 1:07:54 PM

To: [Valentina Esman](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Importance: Normal

Sensitivity: None

The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer

Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: Valentina Esman <valentina@rrpd.ca>

Sent: September 3, 2025 4:29 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@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>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; eipd@mymts.net; info@sipd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Sarah Palson <cao@dunnottar.ca>; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com; braeden@rmofstandrews.com; wrpd@rmalexander.com; jkenedy@rmofbrokenhead.ca; ldbplanning@lacdubonnet.com

Subject: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Please, see the previous mail as canceled.

Good day,

On August 27th , 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 11-2025.

This Zoning By-law Amendment proposes to amend the R.M. of St. Clements Zoning By-law No. 5-2002 by rezoning subject property located at 5165 Henderson Highway corner Donald Road; No Address Survey 1-52256; 5137 Henderson Highway, St. Clements (Roll N. 21400, 21850,21800 respectively), St. Clements from “RR” Rural Residential to “RS” Serviced Residential Zone in order to establish approximately 80 units of Multiple-Family dwellings (1,2,3-bedroom suites).

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 **October 28th, 2025 at 18:00** (see the PH Notice Attached)

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **October 1st , 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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DATE: 2025-09-08

TO: Red River Planning District

FROM: Environmental Compliance and Enforcement
Environment and Climate Change
EnvCEInterlake@gov.mb.ca

SUBJECT: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision proposal and has the following comments:

- The proponent must confirm the wastewater treatment facility has the capacity to treat the additional wastewater.

Archived: October 6, 2025 4:26:01 PM

From: [+WPG574 - HRB Archaeology](#)

Sent: September 25, 2025 9:30:05 AM

To: [Valentina Esman](#)

Cc: [+WPG574 - HRB Archaeology](#) [+SEL1081 - Selkirk CRP](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Importance: Normal

Sensitivity: None

Good morning,

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of the Heritage Resources Act (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

All the best,

Gordon Wallace

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism

213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3

T. (204) 599-2000 | F. 204.945.2384 | e. Gordon.Wallace@gov.mb.ca

From: Valentina Esman <valentina@rrpd.ca>

Sent: September 3, 2025 4:29 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; mwsreviews@gov.mb.ca; psfb@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>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; eipd@mymts.net; info@sipd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Sarah Palson <cao@dunnottar.ca>; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com; braeden@rmofstandrews.com; wrpd@rmalexander.com; jkenedy@rmofbrokenhead.ca; ldbplanning@lacdubonnet.com

Subject: RM of St. Clements Zoning By-law Amendment BL 11- 2025

Please, see the previous mail as canceled.

Good day,

On August 27th , 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 11-2025.

This Zoning By-law Amendment proposes to amend the R.M. of St. Clements Zoning By-law No. 5-2002 by rezoning subject property located at 5165 Henderson Highway corner Donald Road; No Address Survey 1-52256; 5137 Henderson Highway, St. Clements (Roll N. 21400, 21850, 21800 respectively), St. Clements from **“RR” Rural Residential to “RS” Serviced Residential Zone** in order to establish approximately 80 units of Multiple-Family dwellings (1,2,3-bedroom suites).

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 **October 28th ,2025 at 18:00** (see the PH Notice Attached)

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **October 1st , 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
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Archived: October 6, 2025 4:26:05 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 2 Oct 2025 16:30:00

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#)

Cc: [+SEL1081 - Selkirk CRP PROPERTYACQUISITION@bellmts.ca](#) [Project Manager - Manitoba](#)

Subject: By-law #11-2025 (RM of St Clements) - Email to Planning - Hydro File #2025-2270

Importance: Normal

Sensitivity: None



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

RE: Application(s) **By-law #11-2025 (RM of St Clements)**

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 Zoning By-Law amendment.
2. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to 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.

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada



R.M. OF ST. CLEMENTS

BY-LAW NO. BL-11-2025

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF ST. CLEMENTS to amend the RM of St. Clements Zoning By-law No. 5-2002, as amended.

WHEREAS Section 80(1) of the Act provides that a Zoning By-Law may be amended;

AND WHEREAS it is deemed necessary and expedient to amend the RM of St. Clements Zoning By-law No. 5-2002, as amended;

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

- i) That Zoning Map attached to and being part of the RM of St. Clements Zoning By-law No. 5-2002, is amended by re-zoning the lands:

5165 Henderson Highway corner Donald Road; No Address Survey 1-52256;
5137 Henderson Highway, St. Clements (Roll N. 21400, 21850, 21800
respectively).

From: “RR” *Rural Residential*

To: “RS” *Serviced Residential*.

As illustrated in Schedule “A”

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

Mayor

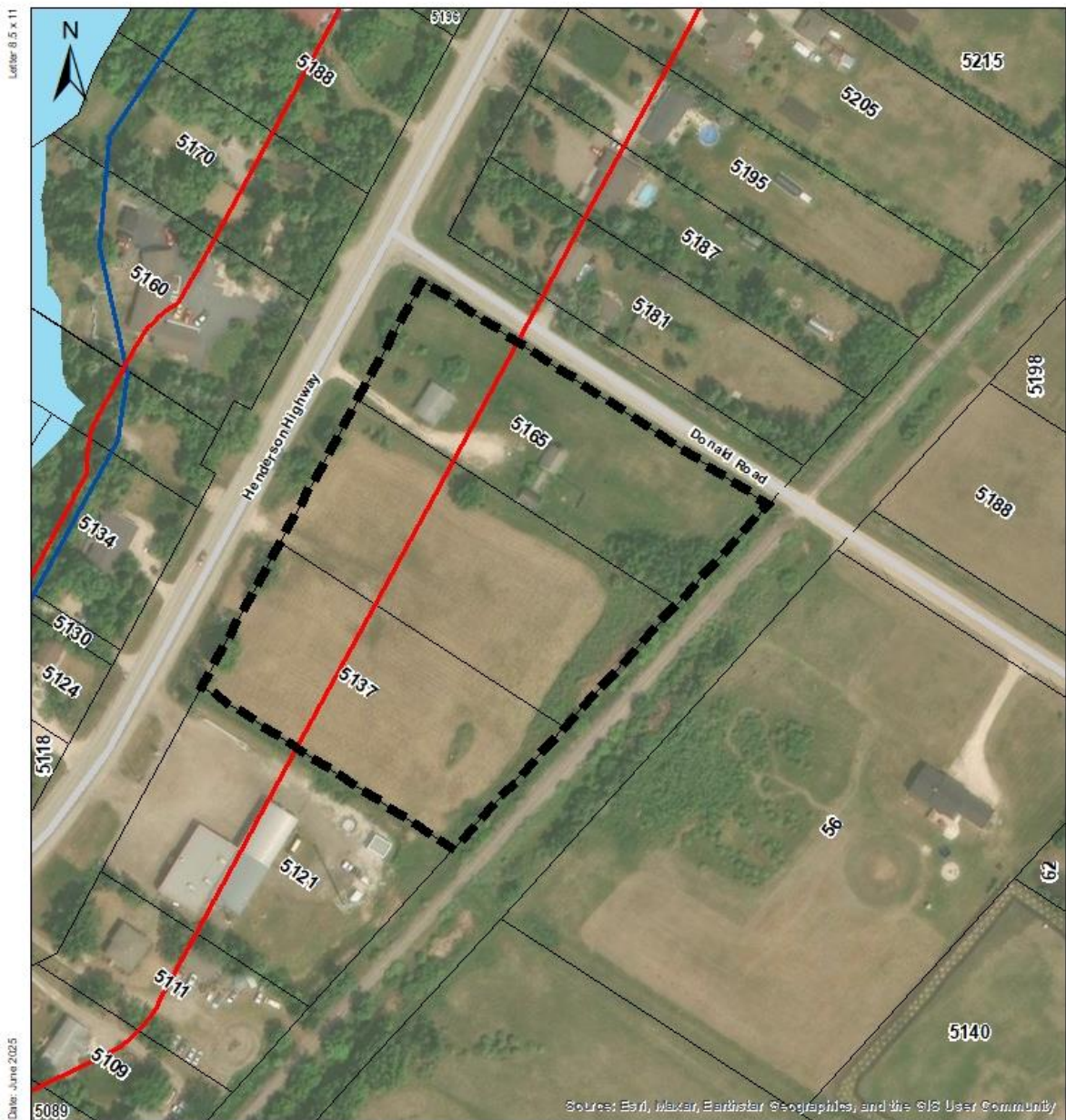
CAO

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"
(Location Map)



Schedule "A"

Zoning Ammendment BL 11-2025
RM of St. Clements

Zoning By-Law No. 5-2002 as amended
FROM: "RR" Rural Residential TO: "RS" Serviced Residential

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is".
the accuracy of information contained cannot be guaranteed and is in no way a legal representation of
the municipality.

- Subject Property
- Highway Control Zones
- Roads
- Designated Flood Area
- Parcel Outline
- Water Bodies

RED RIVER
PLANNING DISTRICT