

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

RM of St. Clements

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 204-482-3300

Tuesday
July 22nd, 2025
6:00 PM

Council Chambers,
1043 Kittson Road East Selkirk,
RM of St. Clements, MB

Note: property owners are responsible for notifying "tenants"

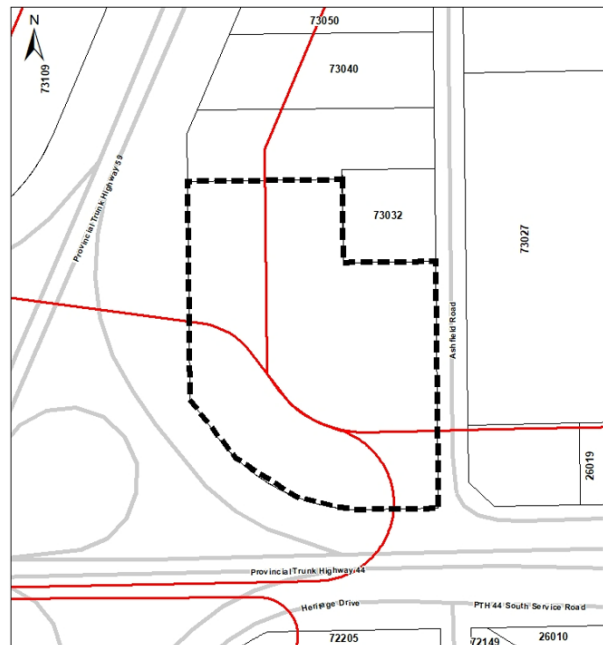
APPLICATION INFORMATION

Application File: BL 12/2025

Applicant: McGowan Russel Group Inc.

Property Location: Ashfield Road, RM of St. Clements
Roll No. 249875
Legal: LOT 4 PLAN 71535 WLTO IN SE ¼ 8-13-5 EPM

Application Purpose:
The applicant proposes to amend the RM of St. Clements Zoning By-law No. 5/2002 by rezoning the subject lands, which is currently zoned to "AR" Agriculture Restricted Zone to "CH" Commercial Highway Zone.



Zoning By-law Requirement	Proposed by Applicant
"AR" - Agriculture Restricted Zone	"CH"- Commercial Highway 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

R.M. OF ST. CLEMENTS

BY-LAW NO. 12-2025

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:

Ashfield Road, St. Clements, Roll No. 249875
LOT 4 PLAN 71535 WLTO IN SE ¼ 8-13-5 EPM

From: “AR” *Agriculture Restricted*

To: “CH” *Commercial Highway*

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

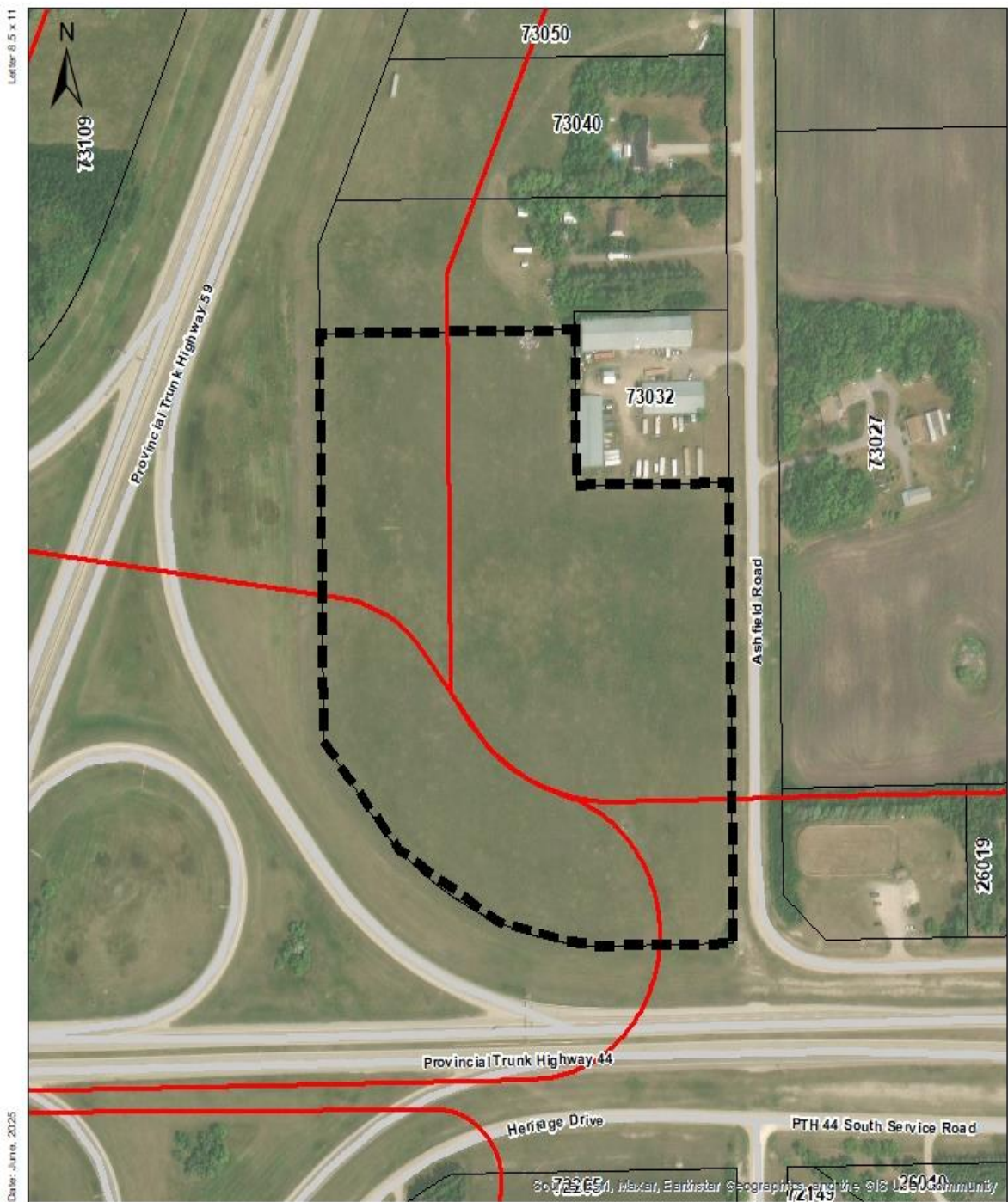
CAO

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)



Zoning Ammendment BL 12/2025 RM of St. Clements
Zoning By-Law No. 12/2025, as amended
FROM: "AR":Agriculture Restricted TO: "CH" Commercial Highway

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.



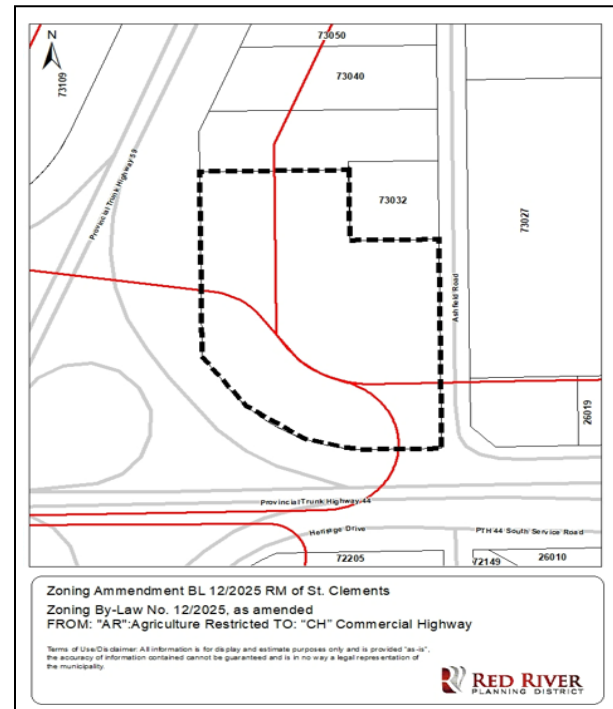
Date: July 21, 2025

File: **BL 12-2025**
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.
Ashfield Road, St. Clements	CT 3311473/1	LOT 4 PLAN 71535 WLTO IN SE ¼ 8-13-5 EPM	249875

Issue:

To amend R.M. of St. Clements Zoning By-law No. 5/2002 to rezone the subject properties from “AR” Agriculture Restricted Zone to “CH” Commercial Highway Zone.

SECTION 1: INTRODUCTION, TIME LINE AND BACKGROUND INFORMATION

The intent of this amendment is to rezone the subject properties to “CH” Commercial Highway Zone in order to accommodate a future subdivision. The subject property was recently redesigned to a Business Park (BP) designation in the *Development Plan (By-Law 272/19)*. The proposed “CH” Commercial Highway Zone does align with this *Development Plan* designation.

It should be noted that the applicant has submitted an associated multi-lot subdivision application (File No. S25-3108) and this application has been circulated to government agencies for review and commenting. The proposed “CH” - Highway Commercial Zone has a minimum site area requirement of 0.92 ac and a minimum site width requirement of 150 ft.

This By-Law amendment application was brought forward to the Council on June 18th , 2025 for first reading consideration. Upon receiving first reading, the By-Law amendment was circulated for comments to provincial departments/agencies on June 18, 2025.

The By-Law amendment was sent to be advertised within the Selkirk Record newspaper on June 23rd , 2025 and July 3rd , 2025 publication dates. In addition, notices within 100 meters of the subject properties were mailed by the Red River Planning District office and notices were placed on the subject properties.

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-12-2025. 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.

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 15.82 acres in size and ±795 ft in width. The area surrounding the proposed amendment is as follows:

- To the North: 2.07 and 4.2 ac lots zoned “CH” Commercial Highway and “AR” Agriculture Restricted respectively.

- To the South: Provincial Trunk Highway 44, then 24.27 ac lot zoned “CH” Commercial Highway

- To the West: Provincial Trunk Highway 56, then 39.92 ac lot zoned “AR” Agriculture Restricted.

- To the East: Ashfield Road and 2.13 and 17.3 ac lots zoned “A40” Agriculture Limited

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 “CH” Commercial Highway Zone rezoning of the subject properties is consistent with its policy direction. The proposed zone is supported by the objectives and policies of the current Business Park (BP) designation.

Please note, directly **north and south** of the subject area are properties that are currently zoned Commercial Highway in the current R.M. of St. Clements Zoning By-Law 5/2002 (See Appendix B for current zoning map information).

In addition, from section 4.0 of the Development Plan states, “BP is a designation reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses are found....”. The applicants of this By-Law amendment application are seeking the proposed “CH” Commercial Highway Zone to allow for a subdivision of the subject property with 1.35-2.01 acres lots in size and future development of wide range of commercial, industrial and professional activities such as construction companies, electrical contractors, plumbing operations and office-based enterprises can operate in close proximity. The minimum site area for “CH” - Highway Commercial zoned areas is 0.92 ac (min.) in site area and all business activities that listed before residing with Objectives and Policies of the Development Plan designation.

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 Subdivision application (File No. S25-3108) to subdivide the property for the future commercial and industrial uses.

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 subdivision 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 C).

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch	No concerns due to referring to their comments for subdivision file 25-3108.
Manitoba Infrastructure Water Management, Planning and Standards	No concerns
Manitoba Conservation and Climate Environmental Compliance and Enforcement	No comments for the day of this report
Historic Resources Branch Manitoba Sport, Culture, Heritage and Tourism	<p>No Concerns at this Time</p> <p>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.</p> <p>Please note, complete copies of the comments are attached (SEE APPENDIX C).</p>
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	<p>On behalf of Manitoba Agriculture, I have reviewed this proposed Re-zoning amendment for the RM of St. Clements. This amendment proposes to rezone the subject property from “AR” Agriculture Restricted to “CH” Commercial Highway Zone for future development.</p> <p>Given the recent re-designation of the subject lands to ‘Business Park’ (Red River Planning District Development Plan Amendment 289-2024), the re-zoning is consistent with the intended land use and our department does not express concerns.</p>
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 comments for the day of this report
R.M. of East St. Paul	No comments for the day of this report
MB Hydro and Gas	No concerns regarding By-Law 12-2025.
BellMTS	<p>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 Amendment No. 12-2025.</p> <p>A BLANKET easement for Ashfield Rd, Lot 4 Plan 71535 WLTO in SE ¼ 8-13-5 EPM is requested for this designated property.</p> <p>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 development plan, at the appropriate Land Titles Office (see full comment in APPENDIX C)</p>

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

SECTION 4 – RECOMMENDATIONS:

Based on the above-noted information, the proposed zoning by-law amendment is in compliance with the Development Plan, and **we recommend that 2nd Reading be given.**

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 25 eligible persons, or from 50% of the total number of owners of property located within 100 meters of the affected properties in order to be considered sufficient to trigger an Appeal Hearing (a person authorized in writing may make an objection on behalf of an owner within the 100m).

APPENDIX A: 1) RRPD LOCATION MAP



Zoning Ammendment BL 12/2025 RM of St. Clements

Zoning By-Law No. 12/2025, as amended

FROM: "AR":Agriculture Restricted TO: "CH" Commercial Highway

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the accuracy of information contained cannot be guaranteed and is in no way a legal representation of
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2) CURRENT ZONING MAP



Zoning Ammendment BL 12/2025 RM of St. Clements

Zoning By-Law No. 12/2025, as amended

FROM: "AR":Agriculture Restricted TO: "CH" Commercial Highway

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the municipality.



APPENDIX C: AGENCY COMMENTS

Archived: July 21, 2025 11:30:25 AM

From: [SM-Subdivision Circulars](#)

Sent: July 17, 2025 3:54:52 PM

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

Cc: [PROPERTY ACQUISITION](#) [Project Manager - Manitoba](#)

Subject: By-Law 12-2025 (RM of St. Clements) - Email to Planning - Hydro File #2025-1867

Importance: Normal

Sensitivity: None



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

RE: Application(s) **By-Law 12-2025 (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



Archived: July 21, 2025 11:30:27 AM

From: [DiNella, Jeff](#)

Sent: Wed, 9 Jul 2025 15:28:42

To: [Valentina Esman](#)

Cc: [Hong, Nhu](#) +[STE1000 - Easternutilities](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Importance: Normal

Sensitivity: None

Hi Valentina

We have reviewed the RM of St. Clements ZBL amendment 12-2025 which is part of subdivision file 25-3108 and have no further concerns. We refer to our comments for subdivision file 25-3108.

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: June 18, 2025 1:19 PM

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

Subject: FW: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Comments due July 17, 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: June 18, 2025 1:06 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; 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; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; cao@dunnottar.ca; Kayla Kozoway <kayla@rmofstclements.com>; edo@weststpaul.com; braeden@rmofstandrews.com; wrpd@rmalexander.com; jkennedy@rmofbrokenhead.ca; ldbplanning@lacdubonnet.com

Subject: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Good day,

On June 17th , 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 12-2025.

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 Ashfield Road, St. Clements from **“AR” Agriculture Restricted** to **“CH” Commercial Highway Zone** to subdivide and create professional environment for future construction companies, electrical contractors, plumbing operations, and office-based enterprises.

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 **July 22nd ,2025 at 18:00.**

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **July 17th , 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: July 21, 2025 11:30:28 AM

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

Sent: July 9, 2025 1:58:40 PM

To: [Valentina Esman](#)

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

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Importance: Normal

Sensitivity: None

Good afternoon Valentina,

I have reviewed Rural Municipality of St. Clements Zoning by-law Amendment No. 12-2025 on behalf of the Community Planning Services branch of Manitoba Municipal and Northern Relations. By-law 12-2025 proposes to rezone land legally described as Lot 4 Plan 71535 WLTO in the SE ¼ of Section 8-13-5 EPM from "AR" Agriculture Restricted Zone to "CH" Commercial Highway Zone.

The land subject to rezoning is undergoing redesignation under Red River Planning District Development Plan Amendment No. 289/2024, which proposes to redesignate the land from Agriculture Restricted to Business Park. The Minister of Municipal and Northern Relations approved the by-law on April 30, 2025. A copy of third reading has not been provided to our office. However, meeting minutes indicate the by-law received third reading on May 21, 2025. Please note that third reading of Zoning By-law Amendment No. 12-2025 should not be given until third reading of Development Plan Amendment No. 289/2024 has been given. Assuming Development Plan Amendment No. 289/2024 has received third reading, our office has no concerns with By-law No. 12-2025 as it is generally consistent with the policies of the Development Plan.

At your earliest convenience, please provide our office with the third reading package for Development Plan Amendment By-law No. 289/2024 so we may update our records.

Thank you for this opportunity to comment.

Jessie Russell-Edmonds, MCP (she/her)

Community Planner

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: June 18, 2025 1:06 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; 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; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

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

ldbplanning@lacdubonnet.com

Subject: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Good day,

On June 17th , 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 12-2025.

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 Ashfield Road, St. Clements from **“AR” Agriculture Restricted** to **“CH” Commercial Highway Zone** to subdivide and create professional environment for future construction companies, electrical contractors, plumbing operations, and office-based enterprises.

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 **July 22nd ,2025 at 18:00.**

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **July 17th , 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

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

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Archived: July 21, 2025 11:30:30 AM
From: [+WPG1166 - MIT Water Review](#)
Sent: Tue, 8 Jul 2025 20:03:39
To: [Valentina Esman](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: RM of St. Clements Zoning By-law Amendment BL 12- 2025
Importance: Normal
Sensitivity: None

Hello Valentina,

We have no concerns regarding this file.
Thank you,

Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure
Second Floor - 280 Broadway Ave
Winnipeg MB R3C 0R8

From: Valentina Esman <valentina@rrpd.ca>
Sent: June 18, 2025 13:06
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; 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; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>
Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; 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 12- 2025

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Best regards,



Valentina Esman
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Planning and Development Services for the Municipalities of:

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

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Archived: July 21, 2025 11:30:31 AM

From: [+WPG112 - AGRLandUse](#)

Sent: July 7, 2025 2:11:52 PM

To: [Valentina Esman](#)

Cc: [+WPG112 - AGRLandUse](#) [+SEL1081 - Selkirk CRP](#) [+WPG139 - Provincial Planning Services](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Importance: Normal

Sensitivity: None

Good afternoon,

On behalf of Manitoba Agriculture, I have reviewed this proposed Re-zoning amendment for the RM of St. Clements. This amendment proposes to rezone the subject property from "AR" Agriculture Restricted to "CH" Commercial Highway Zone for future development.

Given the recent re-designation of the subject lands to 'Business Park' (Red River Planning District Development Plan Amendment 289-2024), the re-zoning is consistent with the intended land use and our department does not express concerns.

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: June 18, 2025 1:06 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; 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; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; 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 12- 2025

Good day,

On June 17th, 2025 the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL 12-2025.

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 Ashfield Road, St. Clements from **"AR" Agriculture Restricted** to **"CH" Commercial Highway Zone** to subdivide and create professional environment for future construction companies, electrical contractors, plumbing operations, and office-based enterprises.

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 **July 22nd, 2025 at 18:00.**

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **July 17th, 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: July 21, 2025 11:30:33 AM

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

Sent: July 7, 2025 11:02:46 AM

To: [Valentina Esman](#) [+SEL1081 - Selkirk CRP](#)

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

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Importance: Normal

Sensitivity: None

Good day,

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.

Kind regards,

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: June 18, 2025 1:06 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; 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; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; 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 12- 2025

Good day,

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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 Ashfield Road, St. Clements from **“AR” Agriculture Restricted** to **“CH” Commercial Highway Zone** to subdivide and create professional environment for future construction companies, electrical contractors, plumbing operations, and office-based enterprises.

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 **July 22nd, 2025 at 18:00.**

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **July 17th, 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: July 21, 2025 11:30:34 AM

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

Sent: Fri, 27 Jun 2025 18:36:38

To: [Valentina Esman](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Importance: Normal

Sensitivity: None

Good afternoon,

No comments or 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: June 18, 2025 1:06 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; 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; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; 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 12- 2025

Good day,

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enterprises.

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 **July 22nd ,2025 at 18:00.**

Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by **July 17th , 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: July 21, 2025 11:30:36 AM

From: [SM-Subdivision Circulars](#)

Mail received time: Tue, 24 Jun 2025 17:15:13

Sent: Tue, 24 Jun 2025 17:14:55

To: [Valentina Esman](#)

Subject: RRPD - Missing comments from Manitoba Hydro

Importance: Normal

Sensitivity: None

Attachments:

[S25-3096 - Email to planning - Hydro File #2025-1030.msg](#) [S25-3109 - Email to Planning - Hydro File #2025-1650.msg](#)

Hi Valentina,

Joyelle informed me regarding your conversation involving missing comments on circulations from Hydro to RRPD. I've attached our comments for the applications that were forwarded to Joyelle today that we've sent our responses for. S24-3092 (revision), S25-3110, and S25-3111 are all still circulating internally on our end but I will get those responses to you as soon as I can.

We have no concerns regarding By-Law 982-2025 and By-Law 12-2025.

I've been directing our comments/concerns to info@rrpd.ca as that email is still listed as our contact point for your office in our system. Was that updated/is there a more appropriate place to direct our responses?

Thanks for your understanding,

Madelin Pineau BSc (she/her)

Subdivision Coordinator

Manitoba Hydro, Property Department

12th Floor – 360 Portage Ave

Winnipeg, MB

R3C 0G8 Canada



Bell MTS Subdivisions

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



June 25, 2025

By-law Amendment No. 12-2025

Application File: BL 12/2025

Attention: 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

valentina@rrpd.ca

RE: Rural Municipality of St. Clements By-law Amendment No. 12-2025

Ashfield Rd, Lot 4 Plan 71535 WLTO in SE ¼ 8-13-5 EPM

From "AR" Agriculture Restricted Zone to "CH" Commercial Highway Zone

Applicant: McGowan Russel Group Inc.

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 Amendment No. 12-2025.

A **BLANKET easement** for Ashfield Rd, Lot 4 Plan 71535 WLTO in SE ¼ 8-13-5 EPM is requested for this 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 development plan, at the appropriate Land Titles Office.

If the development 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 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 Bell MTS services, easement agreements and/or caveats affecting the land to be developed will be brought forward on the titles generated by the new plan unless otherwise specified. If there are any existing facilities which require removal or relocation as a result of the subdivision, the costs will be at the expense of the developer.

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

Developer responsibilities (Bell MTS Pre-Service Charges etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca.

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

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

cc. Bell MTS Property Acquisitions



Archived: July 21, 2025 11:30:46 AM

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

Sent: Fri, 20 Jun 2025 19:41:47

To: [Valentina Esman](#)

Subject: RE: RM of St. Clements Zoning By-law Amendment BL 12- 2025

Importance: Normal

Sensitivity: None

Good afternoon,

On behalf of the Land and Planning Branch, there are no concerns on the RM of St. Clements Zoning By-law Amendment BL 12- 2025.

Thank you.

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



Natural Resources and Indigenous Futures

From: Valentina Esman <valentina@rrpd.ca>

Sent: June 18, 2025 1:06 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; 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; subdivisioncirculards@hydro.mb.ca; neteng.control@bellmts.ca; eipd@mymts.net; info@sipd.ca; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>

Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; 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 12- 2025

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Best regards,



Valentina Esman
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