

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

RM of East St. Paul

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 204-668-8112

Tuesday
April 28th, 2026
5:30 PM

Council Chambers,
3021 Birds Hill Rd,
RM of East St. Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: ZBA BL 2026-04

Applicant: Waterside Development Corp.

Property Location: A portion of 3401, 643 Mowat Road, East St. Paul, MB.

Roll: 54203, 55800, 57300, 57400, 58460.

Legal: CT2043814/1; CT1992810/1; CT1992807/1; C3134971/1; CT1992729/01 respectively.

Application Purpose:

To amend the R.M. of East St. Paul Zoning By-law No. 2009-04 by rezoning the subject property zoned as "DR" Development Reserve into "RM"- Multiple Housing Dwelling, "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones and "PR" - Park and Recreation zones to allow future subdivision for single housing dwellings, two family housing dwellings, condominium development and Parks and Recreation areas.



Current Zone of Zoning By-law	Proposed Zones by Applicant
"DR" Development Reserve Zone	"RM"- Multiple Housing Dwelling, "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones and "PR" - Park and Recreation zones

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

RM OF EAST ST. PAUL
BY-LAW NO. 2026-04

BEING A BY-LAW OF THE RM OF EAST ST. PAUL TO AMEND
THE RM OF EAST ST PAUL ZONING BY-LAW NO. 2009-04, AS
AMENDED.

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

AND WHEREAS it is deemed necessary and expedient to amend the RURAL MUNICIPALITY OF EAST ST PAUL ZONING BY LAW 2009-04;

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

- i) That the Zoning Map attached to and being part of the RM of East St. Paul Zoning By-law 2009-04, is amended by rezoning:

3401 Mowat Rd (Roll No. 54203), ESP partially,
CT 2043814/1:

**PARCELS A, B, AND C PLAN 9590 WLTO EXC OUT OF PARCEL A, FIRSTLY:
ALL THAT PORTION OF ELY 440 FEET PERP WHICH LIES NORTH OF A LINE DRAWN
PARALLEL WITH THE NORTHERN LIMIT OF SAID PARCEL A, THROUGH A POINT IN
THE EASTERN LIMIT OF SAID PARCEL A, DISTANT SLY THEREON 297 FEET FROM
SAID NORTHERN LIMIT AND SECONDLY: SURVEY PLANS 12723, 19316 AND 19976 WLTO
AND FURTHER EXC OUT OF PARCEL B, FIRSTLY: DRAIN PLAN 11150 WLTO AND
SECONDLY: PLANS 20227 WLTO, 37449 WLTO AND 43107 WLTO IN RL 80 TO 89 PARISH
OF ST. PAUL;**

Mowat Road (Roll No. 55800),ESP
CT 1992810/1:

**ALL THOSE PORTIONS OF RL 90 AND 91 PARISH OF ST PAUL ACCORDING TO PLAN
13069 WLTO LYING TO THE WEST OF THE WESTERN LIMIT OF THE ROAD
ALLOWANCE ADJOINING ON THE WEST THE RIGHT OF WAY OF THE CANADIAN
PACIFIC RLY, PLAN 79 WLTO (S DIV); WHICH LIES TO THE EAST OF A STRAIGHT LINE
DRAWN FROM A POINT IN THE SOUTHERN LIMIT OF SAID RL 91, DISTANT ELY
THEREON 1068.46 FEET FROM THE EASTERN LIMIT OF ROAD, PLAN 2673 WLTO, TO A
POINT IN THE NORTHERN LIMIT OF SAID RL 90, DISTNT ELY THEREON 860.44 FEET
FROM SAID EASTERN LIMIT**

643 Mowat Road (Roll No. 57300),ESP
CT 1992807/1:

**ALL THAT PORTION OF RL 92 PARISH OF ST PAUL ACCORDING TO PLAN 13069 WLTO
LYING TO THE EAST OF THE EASTERN LIMIT OF ROAD,
PLAN 2673 WLTO WHICH LIES THE WEST OF A LINE DRAWN WEST OF, PARALLEL
WITH AND PERPENDICULARY DISTANT 1100 FEET FROM THE WESTERN LIMIT OF
ROAD ALLOWANCE WEST OF AND ADJOINING THE RIGHT OF WAY OF THE
CANADIAN PACIFIC RLY, PLAN 79 WLTO (S DIV)
EXC, ALL THAT PORTION OF THE SLY 140 FEET PERP WHICH LIES BETWEEN 2 LINES
DRAWN NLY AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID LOT, FROM
POINTS IN THE SAME, DISTANT ELY THEREON 1194 FEET AND 1350 FEET
ERSPECTIVELY FROM SAID EASTERN LIMIT OF SAID ROAD;
SUBJECT TH THE RESERVATIONS AND PROVISOES CONTAINED IN THE
CRANT FROM THE CROWN;**

**643 Mowat Road, (Roll No. 57400) ESP,
CT 3134971/1:**

ALL THAT PORTION OF SLY 140 FEET PERP OF RL 92 PARISH OF ST. PAUL WHICH LIES BETWEEN 2 LINES DRAWN NLY AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID RL FROM POINTS IN SAME DISTANT ELY THEREON 1194 FEET AND 1350 FEET RESPECTIVELY FROM THE EASTERN LIMIT OF ROAD PLAN 2673 WLTO SUBJECT TO THE RESERVATIONS AND PROVISOES CONTAINED IN THE GRANT FROM THE CROWN

**Mowat Road, (Roll No. 58460),ESP
CT 1992729/01:**

ALL THAT PORTION OF RL93 PARISH OF ST PAUL LYING EAST OF EASTERN LIMIT OF PUBLIC ROAD PLAN 2673 WLTO WHICH LIES WEST OF A LINE DRAWN AT RIGHT ANGLES TO SOUTHERN LIMIT OF SAID LOT FROM A POINT IN THE SAME DISTANT ELY THEREON 3106.75 FEET FROM THE SAID EASTERN LIMIT;

From:

“DR”– Development Reserve Zone

To:

“RM”– Multiple Housing Dwelling , “RT” – Two Housing Dwelling, “R1-8” – Single Housing Dwelling and “PR”- Parks and Recreation Zones

as illustrated in Schedule ‘A’

DONE AND PASSED in Council assembled in the Council Chambers of the RM of East St. Paul, in the Province of Manitoba, this _____ day of _____, A.D., 2026.

THE RM OF EAST ST. PAUL

MAYOR

CAO





GIVEN First Reading this _____ day of _____, A.D., 2026.
GIVEN Second Reading this _____ day of _____, A.D., 2026.
GIVEN Third Reading this _____ day of _____, A.D., 2026.


SCHEDULE 'A'
(Proposed Zoning Map)

Letter 8.5 x 11



Date: February, 2026

	R1-8 - Single Housing Dwelling Zone
	RT - Two Housing Dwelling Zone
	RM - Multiple Housing Dwelling Zone
	PR - Park and Recreation Zone



RED RIVER
PLANNING DISTRICT

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. Map content is not to scale.

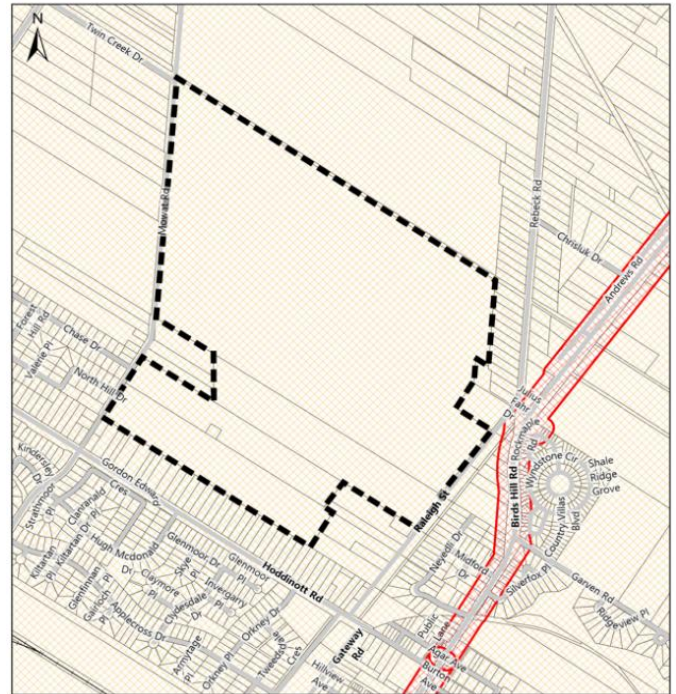
Zoning By-law Amendment BL 2026-04

Date prepared April 14th, 2026

Address 3401 Mowat Rd (54203)
partially, No Number Mowat
Road (Roll No.55800),
643 Mowat Road (57300),
643 Mowat Road (Roll No.
57400), No Number Mowat
Road (Roll No. 58460),
East St. Paul.

Legal Description Portion of PARCELS A, B, AND C
PLAN 9590 WLTO EXC OUT OF
PARCEL A, FIRSTLY:
ALL THAT PORTION OF ELY 440
FEET PERP WHICH LIES NORTH OF
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ALL THAT PORTION OF RL93 PARISH OF ST PAUL LYING EAST OF

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OF A LINE DRAWN AT RIGHT
ANGLES TO SOUTHERN LIMIT OF
SAID LOT FROM A POINT IN THE
SAME DISTANT ELY THEREON
3106.75 FEET FROM THE SAID
EASTERN LIMIT (CT 1992729/01)
respectively.

**Roll
Numbers** Partially 54203, 55800,
57300, 57400, 58460
respectively.

**Report
Prepared
By:** Valentina Esman
Community Planner

EXECUTIVE SUMMARY:

The applicant is seeking approval to amend the R.M. of East St. Paul Zoning By-law No. 2009-04 by rezoning the subject property located at 3401 Mowat Rd (Roll No. 54203) partially, Mowat Road (Roll No. 55800), 643 Mowat Road (Roll No. 57300), 643 Mowat Road, (Roll No. 57400), Mowat Road, (Roll No. 58460), East St. Paul zoned as "DR" Development Reserve Zone into "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones, "RM"- Multiple Housing Dwelling and "PR" - Park and Recreation zones. The applicant notes (in their letter of intent) the proposed rezoning would allow future subdivision for single housing dwellings, two family housing dwellings and condominium development and Parks and Recreation areas.

RRPD notes that applicant has applied for a subdivision application S26-3137 on the subject property. The subdivision is part of the combined Public Hearing along with this Rezoning application. The subdivision proposed to create in total 482 single housing, two housing and multiple dwelling lots of 8,000-490,000 ft² that do not meet the acreage requirements of the current "DR" zone. Therefore, to meet the acreage and width requirements, the applicant wishes to rezone the property to "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling, "RM"- Multiple Housing Dwelling and "PR" Parks and Recreation zones.

This Zoning By-Law amendment generally meets the provisions of the current Development Plan. The Red River Planning District Office recommends Council give **Second Reading** to By-law No. 2026-04. If there are sufficient objections, 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.

1. ISSUE:

The applicant wishes to amend the RM of East St. Paul Zoning By-law No. 2009-04 by:

- Rezoning the subject property located at 3401 Mowat Rd (Roll No. 54203) partially, Mowat Road (Roll No. 55800), 643 Mowat Road (Roll No. 57300), 643 Mowat Road, (Roll No. 57400), Mowat Road, (Roll No. 58460), East St. Paul zoned as "DR" Development Reserve Zone into "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones, "RM"- Multiple Housing Dwelling and "PR" - Park and Recreation zones. The applicant notes (in their letter of intent) proposed rezoning would allow future subdivision for single housing dwellings, two family housing dwellings and condominium development and Parks and Recreation areas.

2. BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on February 24th, 2026, and subsequently circulated to government agencies and neighbouring municipalities, as required by *The Planning Act*. A public hearing has been advertised in the local newspaper twice on April 2nd and 9th, 2026 and scheduled for April 28th, 2026.

RRPD notes that applicant has applied for a subdivision application S26-3137 on the subject property. The subdivision is part of the combined Public Hearing along with this Rezoning application. The subdivision proposed to create in total 482 single housing, two housing and multiple dwelling lots of 8,000-490,000 ft² that do not meet the acreage requirements of the current “DR” zone. Therefore, to meet the acreage and width requirements, the applicant wishes to rezone the property to “R1-8”- Single Housing Dwelling, “RT”- Two Housing Dwelling zones, “RM”- Multiple Housing Dwelling and “PR” Park and Recreation areas.

2.2 Subject Property and Surrounding Area

The subject property comprises land of (+/-)248.5 acres under title 5 titles. Most of the subject land is vacant, except 2 households on lots 53700 and 57400. The applicant proposes the subject rezoning to allow future subdivision of 482 lots for single housing dwellings, two-family housing dwellings and condominium development and Parks and Recreation areas.

The area surrounding the proposed rezoning is as follows:

- To the North Vacant land - 145.05 ac lot zoned “RR-5” Rural Residential
- To the South Residential Development zoned “R1-17” Single Housing Dwelling
- To the East Raleigh St. and then Residential Development zoned “RR1” Rural Residential “Infill”, “R1-17” Single Housing Dwelling, “R1-10” Single Housing Dwelling.
- To the West Residential Development zoned “R1-17” Single Housing Dwelling and “RR-5” Rural Residential.

2.3 Proposed Zones

As previously noted, the applicant is proposing to rezone the subject property “R1-8”- Single Housing Dwelling, “RT”- Two Housing Dwelling, “RM”- Multiple Housing Dwelling zones and “PR” - Park and Recreation zones. The table below summarizes the general development standards for the proposed zone according to the RM of ESP Zoning By-law 2009-04 (see Proposed Zone Map attached in Appendix B).

“R1-8” Single Housing Dwelling zone								
Bulk Regulations (Main Use)						Site Requirements		
Front Yard	Side Yard	Side Yard Corner	Rear Yard	Height Max.	Max. Site Coverage	Min. Dwelling Unit Area	Site Area	Site Width
30 ft.	6ft.	10 ft.	25 ft.	35 ft.	30%	1000 sq. ft.	8000 sq. ft.	60 ft.

"RT" Two Housing Dwelling zone								
Bulk Regulations (Main Use)						Site Requirements		
Front Yard	Side Yard	Side Yard Corner	Rear Yard	Height Max.	Max. Site Coverage	Min. Dwelling Unit Area	Site Area	Site Width
30 ft.	10ft.	15 ft.	25 ft.	35 ft.	30%	800 sq. ft.	10,000 sq. ft.	100 ft.

"RM" Multiple Housing Dwelling zone								
Bulk Regulations (Main Use)						Site Requirements		
Front Yard	Side Yard	Side Yard Corner	Rear Yard	Height Max.	Max. Site Coverage	Min. Dwelling Unit Area	Site Area	Site Width
30 ft.	15ft.	15 ft.	25 ft.	35 ft.	50%	800 sq. ft.	10,000 sq. ft.*	100 ft.

*1,250 ft² for each additional dwelling unit

3. 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)

The land proposed for rezoning is designated as *Settlement Centre (SC)* within the Red River Planning District's Development Plan By-Law 272/19. The *Settlement Centre (SC)* designation is for areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality.

As already noted, not all of the policies in the Development Plan are relevant to the subject lands at the zoning by-law amendment application stage. The following analysis is only related to Development Plan topics identified to be applicable at the rezoning stage. Topics have been organized thematically for easy reference.

Infill Policy

As noted above, the *Settlement Centre* designation in the Development Plan allows for a range of development. RRPD Policy 4.5.2 promotes, "Infilling and revitalization of existing built-up areas as a means to accommodate new development in settlement centres". The majority of the subject land is vacant, and the development may revitalize the whole area with proposed infill development. Therefore, the proposal aligns with the intent of the infill policy as stated in the Development Plan.

Compatible Land Uses

The *Settlement Centre* policy 4.5.4 outlines that, “*Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.*” RRPD notes that the subject property abuts existing residential zone “R1-17” to the east and south (see Appendix B for the current zoning map). The existing zone incorporate different bulk requirements for single-family dwellings. RRPD notes that the RM may consider entering into a Development Agreement to address site design requirements, and land use buffering between the different zones / land uses in order to ensure compatibility and minimize any potential land use conflicts at the subdivision application stage.

Municipal Services:

Policy 4.5.1 of the *Settlement Centre* designation in the Development Plan promote growth in a manner that *piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.* In addition, Municipal & Site Services, Section 3.4.8 states that, “*New or expanded development, including subdivisions, shall be serviced with piped municipal water services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal water service is not available, the proponent for the development proposal shall demonstrate that the proposed development will have a sufficient supply of portable water without negatively affecting the supply or quality of portable water for existing adjacent development.*”

“Wastewater Moratorium” resolution # 2020-840 from September 22nd, 2020 suspended approval of any application for any new development and subdivision in ESP.

However, a “Water and wastewater moratorium” resolution # from July 15th, 2025 replaced the previous moratorium with a moratorium on development on a lot and connection to the water and wastewater services (“water and wastewater moratorium”) and allows considerations subdivision application and for development requiring municipal water or wastewater services (see attached in Appendix B).

RRPD notes that applicant/owner will provide water and wastewater solutions for the subject property as per agreement of RM of ESP with RM of St. Clements to provide future water and wastewater supply of the future development.

As per resolution of St. Clements and East St. Paul municipalities future water-sewer supply agreement from July 15, 2025, attached in Appendix B, the utility services development has been secured.

4. PROVINCIAL AND MUNICIPAL 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. The application has been circulated in order to provide Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to provide adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. 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 D).

COMMENTING AGENCY Provincial Agency / Municipality / Utility	REMARKS
Manitoba Municipal Relations (Community Planning Branch)	No concerns (see full comment in Appendix C)
Manitoba Transportation and Infrastructure (Highway Design Branch)	We have reviewed the RM of East St. Paul ZBL amendment 2026-04 and have no concerns. We refer to our comments for the related subdivision including a traffic impact and drainage study.
Bell MTS	<p>Bell MTS has requested that the landowner enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“Bell Canada”) for future telecommunications facilities on related File. No. S26-3137.</p> <p>If removal, relocation or adjustment of existing Bell MTS facilities is required, charges will be at the expense of the applicant and/or property owner.</p> <p>Any existing Bell MTS services, easement agreements and/or caveats affecting the land will be brought forward on the new plan unless otherwise specified.</p> <p>Developer responsibilities (Bell MTS Pre-Service Charges, Bell MTS Buried Crossings, etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca</p>
Manitoba Agriculture and Resource Development	The subject land comprises approximately 240 acres and is designated Settlement Centre under the Red River Planning District’s Development Plan By-law 272/19. The Settlement Centre designation is for areas where “a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable.” As such, the proposed re-zoning is generally consistent with the Settlement Centre land use designation. No objection.!
Drainage and Water Control	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

	<p>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.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p>
<p>Manitoba Environment, Climate and Parks (Environmental Compliance and Enforcement)</p>	<p>Approval is required for the development of new wastewater collection system or alteration of existing wastewater collection system pursuant to Sections 6 to 7 of the Water Works, Sewerage and Sewage Disposal Regulation For more information please visit: www.gov.mb.ca/sd/waste_management/wastewater/wastewater_collection/index.html.</p> <p>A copy of the application can be found here, www.gov.mb.ca/sd/eal/wastewater_collection/cert_approval.pdf.</p>
<p>Manitoba Sport Culture & Heritage (Historical Resources Branch)</p>	<p>No objection at this time, comments referred to related subdivision application (see full comments in the Appendix D).</p>
<p>Mines Branch</p>	<p>No Objections</p>
<p>Land Department</p>	<p>No comments</p>
<p>East Interlake Watershed District</p>	<p>No comments received at the time of this report</p>
<p>City of Selkirk</p>	<p>No Objections</p>
<p>Canada Post</p>	<p>No comments received at the time of this report (reflected in related subdivision S26-3137 report)</p>
<p>CPKC Rail</p>	<p>No objection (see full comment in Appendix D)</p>
<p>RM of East St. Paul (Administration)</p>	<p>CAO: I have reviewed the application and have no concerns. Servicing through the RM of St. Clements addresses capacity considerations.</p> <p>Planning: I have reviewed the application, and a Development Agreement will be required. The zones being proposed are from the existing Municipal Zoning By-law.</p> <p>Operations Manager: N/A</p> <p>Project Manager: No comments at this point.</p> <p>Fire Department: The Fire Department would need time to develop proper standard operating procedures for a development of this size and occupancy. If all fire codes are met, then we see no issues.</p>

4.1 Further Required Approvals

RRPD notes that If Council approves this rezoning application, additional planning application approvals (e.g. subdivision, variance etc.) will be required to develop the subject lands. The hearing for the subdivision and rezoning is combined as allowed under the Planning Act.

5. RECOMMENDATION:

As already noted in the report, *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*”. Based on the information provided in the application and the information noted within this report, the RRPD concludes that the proposed zoning by-law amendment application appears to be consistent with key portions of the Development Plan. Therefore, at this time, the RRPD recommends that this application **be approved subject to a Development Agreement.**

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). 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.

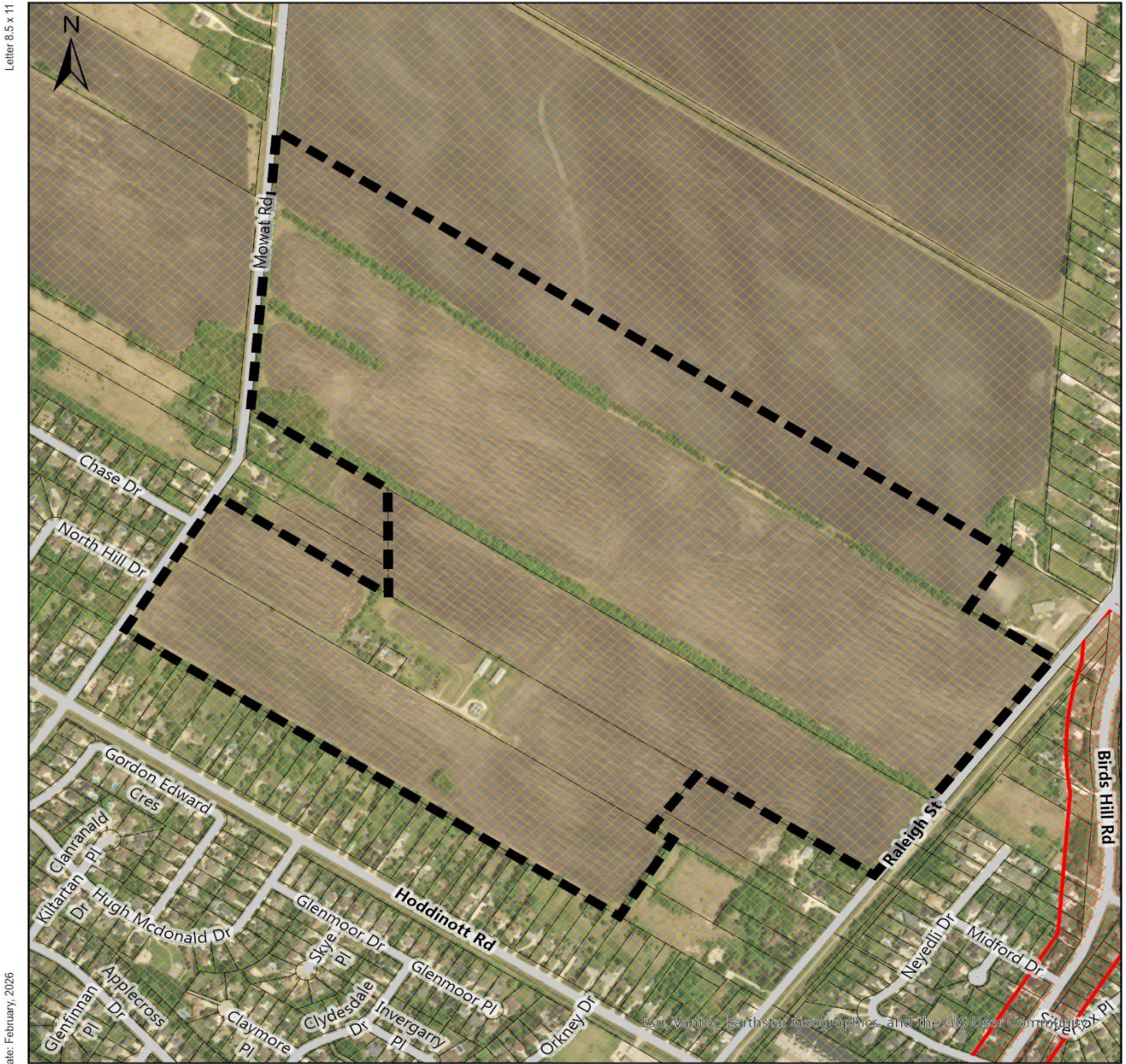
cc: Municipal Relations-Community Planning

Attachments:

- Appendix A** - RRPD Location Maps
- Appendix B** - By-law 2023-04
- Appendix C** - information from the applicant
- Appendix D** - Agency Comments

APPENDIX A
(RRPD Location Map, Current Zoning and Designation Maps)

Letter 8.5 x 11



Date: February, 2026





Map created using Esri, Bentley, Earthstar Geographics, and the GIS User Community


Schedule "A"

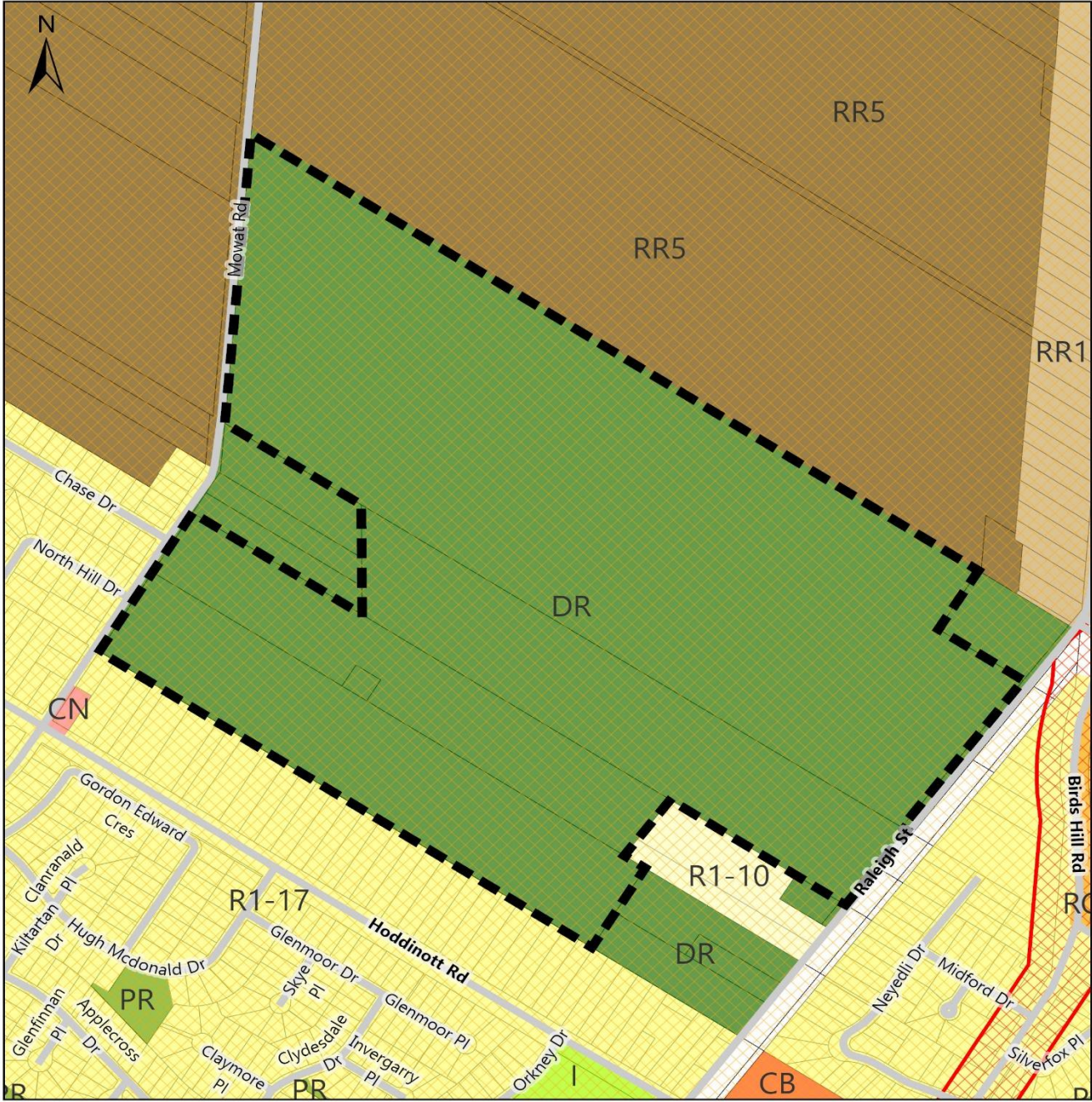
Zoning Amendment BL 2026-04
 RM of East St. Paul

Zoning By-Law No. BL 2026-4, as amended
 FROM: "DR" zone TO: "RM", "RT", "R1-8" and "PR" zones.

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-  Subject Property
-  Highway Control Zones
-  Parcel Outline
-  Hazard Lands - Airport

 **RED RIVER**
 PLANNING DISTRICT



Schedule "A"

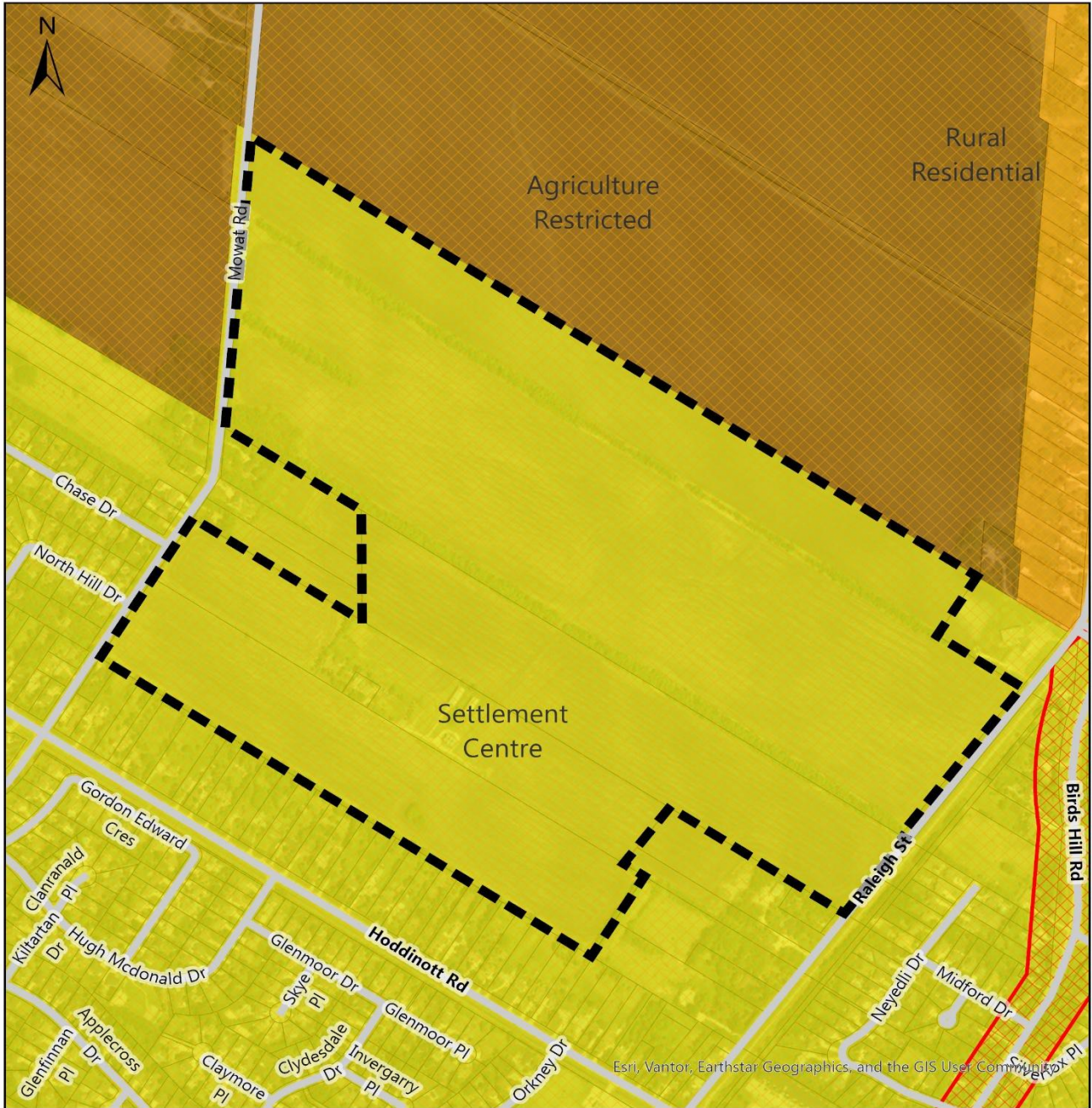
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-  Subject Property
-  Highway Control Zones
-  Parcel Outline
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APPENDIX B

(Proposed Zoning Map, SAM, Letter of Intent and RM of ESP resolutions)

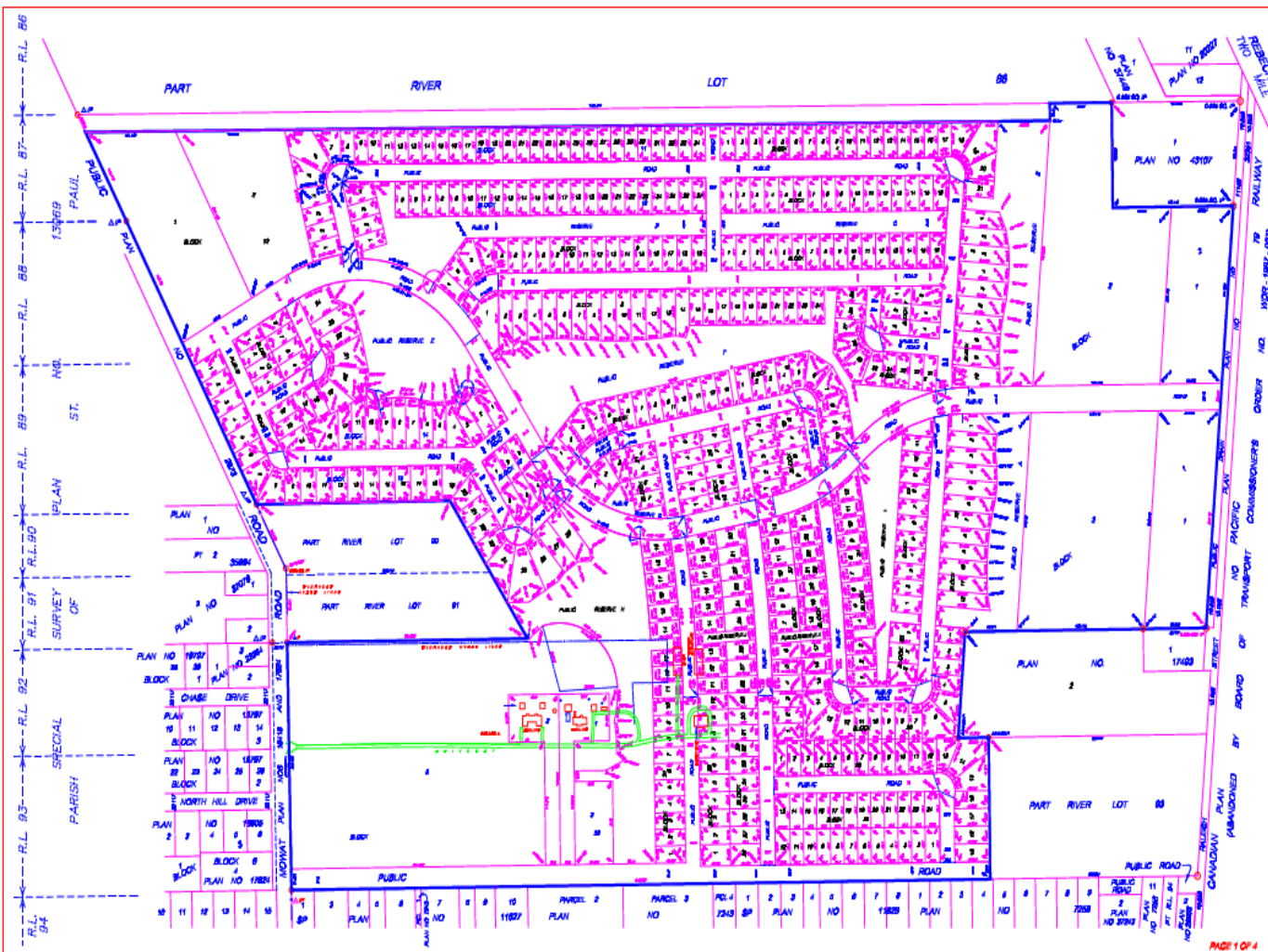
Letter 6.5 x 11



Date: February, 2026

	R1-8 - Single Housing Dwelling Zone	RED RIVER <small>PLANNING DISTRICT</small> 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. Map content is not to scale.
	RT - Two Housing Dwelling Zone	
	RM - Multiple Housing Dwelling Zone	
	PR - Park and Recreation Zone	

METRIC



- Albert G. Degner**
M.L.S., C.L.S.
- Jim G. Watling**
P.Reg., B.Sc., S.E., M.L.S., C.L.S.
- Daniel G. Degner**
M.L.S.
- Kerry R. Holberg**
M.L.S.
- Michael R. P. Kurylko**
M.L.S.
- Jake D. Burgenor**
M.L.S., C.L.S.

ASSOCIATION
OF MANITOBA
LAND SURVEYORS

PERMIT
POLLOCK & WRIGHT
MANITOBA LAND
SURVEYORS LTD.
No. 2016-4

OUR FILE No. 2008010
DATE: MARCH 17TH, 2008
SURVEYED FOR
FAHYS FARM LTD.
P.L.S. 2007 pg. 0479
DATE OF SURVEY:
SEPTEMBER 4 AND 5, 2008
SCALE: NOT TO SCALE

PAGE 1 OF 4

LETTER OF INTENT

TO: RRPD and The RM of East St. Paul

Dec. 19, 2025

RE: Rolls 57400,55800,57300,54203 and 58460; Titles 3134971, 1992810, 1992807, 2043814 and 1992729

The undersigned intends to subdivide in accordance with the attached SAM, and re-zone, as follows:

1. Lots 1 and 2, block 12, and lot 1 block 2, lot 1 block 1, are to be re-zoned to RM, for future development;
2. Lot 2, block 1 and Lot 2, block 2 are to be re-zoned to RT, to be developed as condominium dwellings.
3. All of the remaining lots will be re-zoned to R1-8 to be developed as single house dwellings;
4. There will be 10 Public Reserves, with a total area of 136,619.70 sm.
5. Lots 1,2 and 3, block 32 have 2 homes that will not immediately be demolished, and accordingly can not be developed at this time ;
6. The 2 grain bins and 1 storage structure that are presently situate where the future Blocks 30 and 31 will be, are to be demolished;
7. All lots will be fully serviced by the RM of St. Clements, and a shared servicing agreement has been entered into with the RM of East St. Paul, as per the attached Resolution of the RM of East St. Paul;


Bill McGarry, President.

Letter of Intent additional information

8. Block 3 lots 1-10 increased lot width to 65' which increased the overall area larger than the R1-8 zoning.
9. Block 8 Lots 3-13 increased lot width to 65' which increase the overall area larger than the R1-8 zoning.
10. Block 15 lots 1-7 increased lot width to 75' & lots 8-26 increased lot width to 70' which increased the overall area larger than the R18 zoning

RURAL MUNICIPALITY OF EAST ST. PAUL

Unit 1 - 3021 Birds Hill Rd , East St. Paul , Manitoba , R2E 1A7
Tel: (204) 668-8112
www.eaststpaul.com

July 15, 2025

RESOLUTION

Resolution # 2025-210

Agenda Item # 13.2.1 Planning/Council Meeting

Moved By : Councillor Posthumus

Seconded By : Councillor Duval

WHEREAS:

- A. Engineering studies commissioned by the Municipality concluded that the wastewater treatment plant was at capacity and, by Resolution No. 2020-840 dated September 22, 2020, Council suspended the approval of all new development and subdivision applications for developments requiring municipal wastewater services ("wastewater moratorium").
- B. The wastewater moratorium was to remain in place until the Municipality's application for funding for the wastewater treatment plant expansion has been approved on conditions acceptable to Council and Council decides to lift the wastewater moratorium.
- C. The capacity of the water supply and treatment systems were examined following the wastewater moratorium. Engineering studies commissioned by the Municipality concluded that the water supply and treatment systems are at or near capacity.
- D. The Municipality has therefore also applied for funding to improve the water supply and treatment systems. When the Municipality's applications for funding to improve the water supply and treatment systems and for the wastewater treatment plant expansion will be approved and construction may begin are unknown.
- E. Owners interested in subdividing their property and developers of residential subdivisions have in the meantime asked the Municipality to consider adjusting the wastewater moratorium to allow for the subdivision of their property, with restrictions on development.
- F. Council is prepared to consider changing the terms of the wastewater moratorium and to address the water supply and treatment systems upgrade.

Therefore, be it resolved that the wastewater moratorium is hereby rescinded and replaced with a moratorium on development on a lot and connection to the water and wastewater services ("water and wastewater moratorium") as follows:

1. Applications for subdivision and for development requiring municipal water or wastewater services may be received and considered by Council.
2. Any application approved by Council will be subject to the following conditions:
 - a. All levies, fees and costs payable must be paid, and security provided, at the time the development agreement is signed, or where there is no development agreement, at a time set by the Municipality.
 - b. While infrastructure may be installed (water and wastewater infrastructure, roads, drainage, etc.), no development may take place on a lot and no connections to the municipal water or wastewater services are permitted until:
 - i. The water supply and treatment systems improvement and wastewater treatment plant expansion funding applications have been approved on conditions acceptable to Council,
 - ii. Council has lifted the water and wastewater moratorium, and
 - iii. The Municipal Operations Department authorizes connection to the water and wastewater services.

c. A caveat shall be registered against the title of every lot approved for new development, indicating the conditions under which development and service connections may proceed.

3. The water and wastewater moratorium does not apply to applications for development that do not require a connection to the municipal water or wastewater services.

4. The water and wastewater moratorium does not apply to development approvals issued before the approval of Resolution No. 2020-840.

5. The wastewater moratorium remains in effect to the extent necessary to deal with applications made or approvals given before approval of the water and wastewater moratorium provided for by this Resolution.

Carried

I, Suzanne Ward, Chief Administrative Officer for the RM of East St. Paul, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Council of the Rural Municipality of East St. Paul at a meeting.



Suzanne Ward

July 15, 2025

RESOLUTION

Resolution # 2025-204

Agenda Item # 10.1.1.1 RESOLUTION: Regional Utility Infrastructure Partnership - RM of St. Clements

Moved By : Councillor Horschko

Seconded By : Deputy Mayor Imhoff

WHEREAS the Municipalities of St. Clements and East St. Paul have identified potential opportunities for regional infrastructure sharing;

AND WHEREAS collaboration on major infrastructure initiatives, including water and wastewater services, can result in more efficient, cost-effective, and environmentally responsible solutions for both municipalities;

AND WHEREAS regional infrastructure sharing supports broader municipal goals, including promoting economic growth, protecting the environment, increasing climate resilience, and addressing the servicing needs of growing populations;

AND WHEREAS both municipalities recognize that a shared approach to utility infrastructure planning and development will strengthen regional cooperation and maximize the use of public funds;

THEREFORE BE IT RESOLVED THAT the RM of East St. Paul commits to working in partnership with the RM of St. Clements on a shared utility infrastructure project;

AND BE IT FURTHER RESOLVED THAT the RM of East St. Paul formally expresses its interest in entering into a servicing agreement with the RM of St. Clements for the provision of low-pressure sewer and water infrastructure to service existing residents along Henderson Highway, north of Hoddinott Road;

AND BE IT FURTHER RESOLVED THAT this agreement shall also support future wastewater servicing needs in the north quadrant of the municipality, facilitating long-term planning and development in this currently underserved area;

AND BE IT FURTHER RESOLVED THAT the RM of East St. Paul is committed to working collaboratively with the RM of St. Clements to explore design options, cost-sharing models, and timelines to implement a regional solution that benefits both communities and supports sustainable growth.

Carried

**Mayor
Rural Municipality of East St.
Paul**

**APPENDIX C
(Agency Comments)**

Archived: April 9, 2026 12:10:03 PM

From: [Erb, Michelle](#)

Sent: Wed, 8 Apr 2026 15:43:10

To: [Valentina Esman](#)

Cc: [Gillian Kolody +WPG112 - AGRLandUse +SEL1081 - Selkirk CRP +WPG139 - Provincial Planning Services Szumigalski, Tony](#)

Subject: RE: ZBA BL 2026-04 - updated dates

Importance: Normal

Sensitivity: None

Some people who received this message don't often get email from michelle.erb@gov.mb.ca. [Learn why this is important](#)

Hi Valentina,

I have reviewed this proposed Zoning By-law Amendment for the RM of East St. Paul on behalf of Manitoba Agriculture. The intent of this by-law is to re-zone the subject property located at 3401 Mowat Rd (part of Roll No. 54203), Mowat Road (Roll No. 55800), 643 Mowat Road (Roll No. 57300), 643 Mowat Road, (Roll No. 57400), Mowat Road, (Roll No. 58460) from "DR" Development Reserve Zone to RM"- Multiple Housing Dwelling, "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones and "PR" - Park and Recreation zones to allow future subdivision for single housing dwellings, two family housing dwellings and condominium development and Parks and Recreation area. The lands in question are also subject of proposed subdivision S26-3137 to create 482 new serviced residential lots, 10 public reserve lots and public roadways.

The subject land comprises approximately 240 acres and is designated Settlement Centre under the Red River Planning District's Development Plan By-law 272/19. The Settlement Centre designation is for areas where "a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable." As such, the proposed re-zoning is generally consistent with the Settlement Centre land use designation. No objection.

Regards,

Michelle Erb

Michelle Erb, M.Sc., P.Ag.

Agricultural Planning Specialist

Sustainable Land Management

Michelle.Erb@gov.mb.ca

T: 204-794-1804

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

From: Valentina Esman <valentina@rrpd.ca>

Sent: March 10, 2026 10:03 AM

To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars

<subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraiper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>
Subject: ZBA BL 2026-04 - updated dates

Good day to all again,

Please, see my previous email as canceled.

On February 24th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment **BL 2026-04**.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law 2009-04 by partially rezoning the subject property located at 3401 and 643 Mowat Rd, RM of East St. Paul **zoned as** “DR” – Development Reserve **into** “RM” Multiple Housing Dwelling, “R1-8” Single Housing Dwelling, “RT – Two Housing Dwelling, “PR” – Parks and Recreation Zones.

Attached to this email are the copies 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 28th, 2026 at 5:30 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **April 6th, 2026**.

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,

Have a great day,



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

Bell MTS Subdivisions

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



March 12, 2026

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 East St. Paul Zoning By-law Amendment No. BL 2026-04
3401 Mowat Rd (Roll No. 54203) partially, Mowat Road (Roll No. 55800), 643 Mowat Road (Roll No. 57300),
643 Mowat Road, (Roll No. 57400), Mowat Road, (Roll No. 58460)
From “DR” Development Reserve Zone to “RM”- Multiple Housing Dwelling, “R1-8”- Single Housing
Dwelling, “RT”- Two Housing Dwelling zones and “PR” - Park and Recreation zones

Bell MTS has requested that the landowner enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“Bell Canada”) for future telecommunications facilities on related File. No. S26-3137.

If removal, relocation or adjustment of existing Bell MTS facilities is required, charges will be at the expense of the applicant and/or property owner.

Any existing Bell MTS services, easement agreements and/or caveats affecting the land will be brought forward on the new plan unless otherwise specified.

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

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

cc. Bell MTS Property Acquisitions



Archived: April 9, 2026 12:10:11 PM

From: [Real Estate Canada](#)

Sent: Tue, 10 Mar 2026 15:22:14

To: [Valentina Esman](#)

Cc: SelkirkCRP@gov.mb.ca

Subject: RE: ZBA BL 2026-04 - updated dates

Importance: Normal

Sensitivity: None

You don't often get email from real_estatecanada@cpkcr.com. [Learn why this is important](#)

Good Morning,

Comments on, within 500m of CPKC Rail line

CPKC is generally not opposed to Commercial/Industrial type developments adjacent to our right of way. Notwithstanding that statement, commercial developments should still meet certain recommendations based upon site specific conditions and intended use.

CPKC is not in favour of residential uses that are not compatible with rail operations as the safety and welfare of residents can be adversely affected by rail operations. CPKC freight trains operate 24/7 and schedules/volumes are subject to change.

CPKC's approach to any development or expansion in the vicinity of rail operations is encapsulated by the recommended 2013 Proximity Guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. CPKC continues to recommend that all proposed developments (whether residential, commercial, or industrial) follow the 2013 Proximity Guidelines. It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <https://www.proximityinitiative.ca/>

CPKC's drainage infrastructure, including ditches and culverts, is designed exclusively to manage railway stormwater. These systems are not engineered to accommodate flows from adjacent developments. Developers must not incorporate or rely on CPKC drainage systems as part of their stormwater management plans, all stormwater management strategies must remain fully independent of CPKC property.

In addition, all construction, continued maintenance, access, and egress must be done without entering the railroad right of way. This includes but is not limited to maintenance of any equipment, lawn care, snow plowing and emergency exits via windows or doors.

CPKC recommends that the below conditions be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):

"CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

We would appreciate being circulated with all future correspondence related to developments adjacent to our right of way.

Thank you,

Real Estate Canada

Real_EstateCanada@cpkcr.com
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9



From: Valentina Esman <valentina@rrpd.ca>

Sent: Tuesday, March 10, 2026 9:03 AM

To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>

Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>

Subject: ZBA BL 2026-04 - updated dates

! ?Caution: This Message Is From an External Sender ! ?

This email did not originate from CPKC. If the sender is unfamiliar, avoid opening links or attachments.

Good day to all again,

Please, see my previous email as canceled.

On February 24th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment **BL 2026-04**.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law 2009-04 by partially rezoning the subject property located at 3401 and 643 Mowat Rd, RM of East St. Paul **zoned as** “DR” – Development Reserve **into** “RM” Multiple Housing Dwelling, “R1-8” Single Housing Dwelling, “RT – Two Housing Dwelling, “PR” – Parks and Recreation Zones.

Attached to this email are the copies 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 28th, 2026 at 5:30 PM** (see Public

Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **April 6th , 2026**.

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,

Have a great day,



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

Archived: April 9, 2026 12:10:13 PM

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

Sent: April 2, 2026 12:47:13 PM

To: [Valentina Esman](#)

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

Subject: RE: ZBA BL 2026-04 - updated dates

Importance: Normal

Sensitivity: None

Good afternoon Valentina,

I have reviewed East St. Paul Zoning By-law Amendment No. 2026-04 on behalf of the Community Planning Services branch of Manitoba Municipal and Northern Relations. By-law No. 2026-04 proposes to rezone parts of River Lots 87, 88, 89, 90, 91, 92 and 93, Parish of St. Paul from "DR" Development Reserve Zone to one of four zones: "RM" Multiple Housing Dwelling, "RT" Two Housing Dwelling, "R1-8" Single Housing Dwelling and "PR" Parks and Recreation. The land subject to rezoning is designated "Settlement Centre" in the Red River Planning District Development Plan and being contemplated in conjunction with Subdivision Application S26-3137.

The by-law is generally consistent with the Red River Planning District Development Plan and as such, Community Planning Services does not object to the approval of this by-law. We advise that the municipality may wish to require a development agreement as a condition of rezoning to address matters such as sewer and water servicing and connections, among others permitted under Section 150 of The Planning Act.

Please note that in the by-law's legal description of the southerly most title (Roll 58460), the reference to the specific river lot ("93") is missing.

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: March 10, 2026 10:03 AM

To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>

Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrrpd@rmalexander.com;

ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>

Subject: ZBA BL 2026-04 - updated dates

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

Thank you,

Have a great day,



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

Archived: April 9, 2026 12:10:15 PM
From: [Goldstone, Sean](#)
Sent: Fri, 13 Mar 2026 15:55:21
To: [Valentina Esman](#)
Cc: [+SEL1081 - Selkirk CRP](#)
Subject: RE: ZBA BL 2026-04 - updated dates
Importance: Normal
Sensitivity: None

Hello,

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

- Approval is required for the development of new wastewater collection system or alteration of existing wastewater collection system pursuant to Sections 6 to 7 of the [Water Works, Sewerage and Sewage Disposal Regulation](#) For more information please visit, www.gov.mb.ca/sd/waste_management/wastewater/wastewater_collection/index.html. A copy of the application can be found here, www.gov.mb.ca/sd/eal/wastewater_collection/cert_approval.pdf.

Take care,

Sean Goldstone
Environment Officer
Environmental Compliance and Enforcement
Environment and Climate Change
Box 36 – 14 Fultz Blvd, Winnipeg, MB R3Y 0L6
sean.goldstone@gov.mb.ca - 431-844-6900

24hr Environmental Emergency Response Line: 1-204-944-4888 Toll Free in Manitoba 1-855-944-4888

Documents are available in alternate formats upon request.

Ce document est également disponible en d'autres formats, sur demande

From: Valentina Esman <valentina@rrpd.ca>
Sent: March 10, 2026 10:03 AM
To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrrpd@rmalexander.com;

ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>

Subject: ZBA BL 2026-04 - updated dates

Good day to all again,

Please, see my previous email as canceled.

On February 24th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment **BL 2026-04**.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law 2009-04 by partially rezoning the subject property located at 3401 and 643 Mowat Rd, RM of East St. Paul **zoned as** “DR” – Development Reserve **into** “RM” Multiple Housing Dwelling, “R1-8” Single Housing Dwelling, “RT – Two Housing Dwelling, “PR” – Parks and Recreation Zones.

Attached to this email are the copies 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 28th, 2026 at 5:30 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **April 6th, 2026**.

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,

Have a great day,



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

Archived: April 9, 2026 12:10:17 PM

From: [DiNella, Jeff](#)

Sent: April 8, 2026 2:04:49 PM

To: [Valentina Esman](#)

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

Subject: RE: ZBA BL 2026-04

Importance: Normal

Sensitivity: None

Hi Valentina

We have reviewed the RM of East St. Paul ZBL amendment 2026-04 and have no concerns. We refer to our comments for the related subdivision include a traffic impact and drainage study.

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: March 10, 2026 8:40 AM

To: Hong, Nhu <Nhu.Hong@gov.mb.ca>

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

Subject: FW: ZBA BL 2026-04

Good morning,

For your review and comments.

Comments due April 28, 2026

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: March 9, 2026 3:50 PM

To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb_surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>

Cc: Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>

Subject: ZBA BL 2026-04

Good day to all,

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This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law 2009-04 by partially rezoning the subject property located at 3401 and 643 Mowat Rd, RM of East St. Paul **zoned as** “DR” – Development Reserve **into** “RM” Multiple Housing Dwelling, “R1-8” Single Housing Dwelling, “RT – Two Housing Dwelling, “PR” – Parks and Recreation Zones.

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Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **April 28th, 2026**.

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,

Have a great day,

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

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Planning and Development Services for the Municipalities of:

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

DATE: 2026-03-20

TO: Valentina Esman
Community Planner
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3
T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: File: BL 2026-04
AAS File: AAS-25-25313
Part of 643 and 3401 Mowat Road in the RM of East St. Paul
Review of Zoning By-law Amendment BL 2026-04

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.

If you have any questions, please contact as above for proper assignment and queueing.

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: April 9, 2026 12:11:18 PM
From: [+WPG569 - Conservation Circulars](#)
Sent: March 11, 2026 4:30:54 PM
To: [Valentina Esman](#)
Cc: [+SEL1081 - Selkirk CRP](#)
Subject: RE: ZBA BL 2026-04 - updated dates
Importance: Normal
Sensitivity: None

Hello,

The Lands Branch has no comments on the RM of East St. Paul Zoning By-law Amendment BL 2026-04.

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



From: Valentina Esman <valentina@rrpd.ca>
Sent: March 10, 2026 10:03 AM
To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraiper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>
Subject: ZBA BL 2026-04 - updated dates

Good day to all again,

Please, see my previous email as canceled.

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Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **April 6th , 2026**.

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,

Have a great day,



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

Archived: April 9, 2026 12:11:20 PM
From: [+WPG569 - Conservation Circulars](#)
Sent: March 11, 2026 4:30:54 PM
To: [Valentina Esman](#)
Cc: [+SEL1081 - Selkirk CRP](#)
Subject: RE: ZBA BL 2026-04 - updated dates
Importance: Normal
Sensitivity: None

Hello,

The Lands Branch has no comments on the RM of East St. Paul Zoning By-law Amendment BL 2026-04.

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: March 10, 2026 10:03 AM
To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraiper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>
Subject: ZBA BL 2026-04 - updated dates

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Thank you,

Have a great day,



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

Archived: April 9, 2026 12:11:21 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Mon, 9 Mar 2026 21:43:40
To: [Valentina Esman](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: ZBA BL 2026-04 - updated dates
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: Monday, March 9, 2026 16:18
To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>
Subject: ZBA BL 2026-04 - updated dates

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Thank you,

Have a great day,



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

Archived: April 9, 2026 12:11:23 PM
From: [Leonen, Leonardo](#)
Sent: April 1, 2026 1:37:01 PM
To: [Valentina Esman](#)
Cc: [+SEL1081 - Selkirk CRP Curtis, Jasmine](#)
Subject: RE: ZBA BL 2026-04 - updated dates
Importance: Normal
Sensitivity: None

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

Petroleum has no concerns

Leo

From: Valentina Esman <valentina@rrpd.ca>
Sent: Tuesday, March 10, 2026 10:03 AM
To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Cc: : Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>
Subject: ZBA BL 2026-04 - updated dates

Good day to all again,

Please, see my previous email as canceled.

On February 24th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment **BL 2026-04**.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law 2009-04 by partially rezoning the subject property located at 3401 and 643 Mowat Rd, RM of East St. Paul **zoned as** “DR” – Development Reserve **into** “RM” Multiple Housing Dwelling, “R1-8” Single Housing Dwelling, “RT – Two

Housing Dwelling, "PR" – Parks and Recreation Zones.

Attached to this email are the copies 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 28th , 2026 at 5:30 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **April 6th , 2026**.

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,

Have a great day,



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

Archived: April 14, 2026 1:16:24 PM
From: [Cara Nichols](#)
Sent: Mon, 13 Apr 2026 13:31:35
To: [Valentina Esman](#)
Cc: [Santan Singh](#)
Subject: Public Hearing Packages for April - Municipal Comments
Importance: High
Sensitivity: None

Subdivision application S26-3137 & BL 2026-04 – Mowat Rd. – Fahr Lands

CAO: I have reviewed the application and have no concerns. Servicing through the RM of St. Clements addresses capacity considerations.

Planning: I have reviewed the application, and a Development Agreement will be required. The zones being proposed are from the existing Municipal Zoning By-law.

Operations Manager: N/A

Project Manager: No comments at this point.

Fire Department: The Fire Department would need time to develop proper standard operating procedures for a development of this size and occupancy. If all fire codes are met, then we see no issues.

CU 7, 2026 – 3391 Henderson Hwy.

CAO: I have reviewed the application and have no concerns. The proposal does not appear to create any issues for the surrounding area.

Planning: I have reviewed the conditional use application and have no concerns. The secondary suite will have to adhere to the regulations in the Zoning By-law.

Operations Manager: N/A

Project Manager: Grading and site servicing plan will be reviewed upon permit application.

Fire Department: The Fire Department has no issues.

VO 25, 2026 - 3331 Henderson Hwy.

CAO: I have reviewed the application and have no concerns.

Planning: I have reviewed the variance application and have no comments or concerns.

Operations Manager: N/A

Project Manager: No comments.

Fire Department: The Fire Department has no issues.

VO 27, 2026 – 593 Saddleridge Lane

CAO: I have reviewed the application and have no concerns with the proposed variance. The request is minor and, based on the information provided, does not appear to result in any negative impacts or precedent concerns.

Planning: I have reviewed the variance application and have no comments or concerns.

Operations Manager: N/A

Project Manager: No comments at this point

Fire Department: The Fire Department has no issues.

VO 30, 2026 - 3780 Rebeck Road

CAO: I have no concerns with the application, as it represents a refinement of the previously approved proposal.

Planning: I have reviewed the variance application and have no comments or concerns.

Operations Manager: N/A

Project Manager: No comment

Fire Department: The Fire Department has no issues.



Cara Nichols B.Env.D, Architecture

Community Development Planner

Unit 1 - 3021 Birds Hill Road

East St. Paul, MB R2E 1A7

Office: (204) 668-8112 Fax: (204) 668-1987

Website: <http://www.eaststpaul.com/>



Rural Municipality of Springfield

Planning & Development Department

Unit 1 – 686 Main Street

PO. Box 219

Oakbank, Manitoba

R0E 1J0

Ph: (204) 444-3824

Fax: (204) 444-7440

March 10, 2026

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB, R2E 1J5
Attn: Valentina Esman

Email: valentina@rrpd.ca
cao@eaststpaul.com

RE: Zoning By-law Amendment By-law 2026-04

Thank you for your circulation of the above noted proposal for comment.

Our office has reviewed the proposed Zoning By-law Amendment By-law 2026-04, being considered on April 28th, 2026, and would like to advise that we have no concerns.

Dan Doucet, C.E.T., C.B.C.O.
Director of Planning and Development
Development Officer

Cc: Colleen Draper, CAO (Springfield)

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

RM of East St. Paul

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 204-668-8112

Tuesday
April 28th, 2026
5:30 PM

Council Chambers,
3021 Birds Hill Rd,
RM of East St. Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

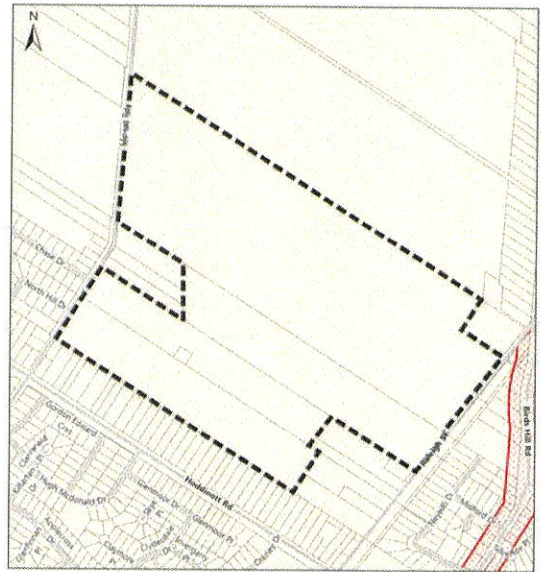
Application File: ZBA BL 2026-04

Applicant: Waterside Development Corp.
(Robert Doolan)

Property Location: A portion of 3401, 643 Mowat Road, East St. Paul, MB.

Roll #: 54203, 55800, 57300, 57400, 58460.

Legal: CT2043814/1; CT1992810/1; CT1992807/1; C3134971/1; CT1992729/01 respectively.



Application Purpose:

To amend the R.M. of East St. Paul Zoning By-law No. 2009-04 by rezoning the subject property zoned as "DR" Development Reserve into "RM"- Multiple Housing Dwelling, "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones and "PR" - Park and Recreation zones to allow future subdivision for single housing dwellings, two family housing dwellings, condominium development and Parks and Recreation areas.

Current Zone of Zoning By-law	Proposed Zone by Applicant
"DR" Development Reserve Zone	"RM"- Multiple Housing Dwelling, "R1-8"- Single Housing Dwelling, "RT"- Two Housing Dwelling zones and "PR" - Park and Recreation zones

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

Archived: April 9, 2026 12:10:01 PM

From: +WPG569 - Drainage

Sent: March 10, 2026 9:05:00 AM

To: [Valentina Esman](#)

Subject: RE: ZBA BL 2026-04

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: March 9, 2026 3:50 PM

To: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; edowney@retsd.mb.ca; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>

Cc: Braeden <braeden@rmofstandrews.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; edo@weststpaul.com; Chelsey McColl <accounts@dunnottar.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraiper@rmofspringfield.ca; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Sarah Palson <cao@dunnottar.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>

Subject: ZBA BL 2026-04

Good day to all,

On February 24th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment **BL 2026-04**.

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Attached to this email are the copies 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 **March 24th, 2026, at 5:30 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **April 28th, 2026**.

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,

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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