

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

RM of St. Andrews

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-668-8112.

**Monday
November 10th, 2025
5:30 PM**

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: BL 4419

Applicant: Rural Municipality of St. Andrews

Property Location: N/A

Application Purpose:

The municipality is proposing to amend the RM of St. Andrews Zoning By-law No. 4066 through refinements (improvements) aimed at aligning zoning regulations with recent amendments to the Building By-law. These changes support district-wide harmonization efforts across the Red River Planning District. These proposed updates include text amendments only. No changes to zoning designations or property rezoning are included. The proposed amendments include the topics of:

- Construction timing
- Permit application requirements
- Geotechnical Reports
- Pools and Hot Tubs

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



Date: October 21st, 2025

File: **BL 4419, 2025**
Zoning By-law Amendment
(Public Hearing Report)

To: Council
R.M. of St. Andrews

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



Properties: N/A

Issue:

To amend the RM of St. Andrews Zoning By-law No. 4066 through refinements (improvements) aimed at aligning zoning regulations with recent amendments to the Building By-law. These changes support district-wide harmonization efforts across the Red River Planning District. These proposed updates include text amendments only.

No changes to zoning designations or property rezoning are included.

SECTION 1: INTRODUCTION, TIMELINE AND BACKGROUND INFORMATION

Under this application, the Rural Municipality of St. Andrews is proposing a set of text amendments to its Zoning By-law in response to recent updates made to the Building By-law. These changes are part of a coordinated effort across the RRPD to ensure consistency between municipal zoning regulations and the updated building by-laws and standards.

This alignment will improve clarity for users, reduce regulatory conflicts, and promote streamlined development processes throughout the district, by;

- Removing outdated references (e.g. Buildings and Mobile Homes Act)
- Removing outdated regulations
- Refining text to reflect current requirements and practices

The proposed amendments include the topics of:

- Construction timing
- Permit application requirements
- Geotechnical Reports
- Pools and Hot Tubs

These updates will not change the zoning designation of any properties. These updates will modernize and harmonize regulatory language in line with the updated Building By-law.

This By-Law amendment application was brought forward to the Council on May 13th, 2025 for First Reading consideration. Upon receiving First Reading, the By-Law amendment was circulated for comments to provincial departments/agencies on September 8th, 2025.

The By-Law amendment was sent to be advertised within the Selkirk Record newspaper on October 23rd 2025 and October 30th, 2025 publication dates.

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

2.1 Subject Property and Surrounding Area

N/A

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

Development Plan policies and objects can be implemented, in part, through s Zoning By-Law. The proposed Zoning By-Law amendments relate to construction and implementing some aspects of the Development Plan.

2.3 Compatibility with Secondary Plans

N/A

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 A).

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch	No concerns (see full comments in Appendix A)
Manitoba Infrastructure Water Management, Planning and Standards	No concerns
Manitoba Conservation and Climate Environmental Compliance and Enforcement	No concerns. 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.
Manitoba Environment, Climate and Parks: Water Stewardship Division	No comments received
Historic Resources Branch Manitoba Sport, Culture, Heritage and Tourism	No concerns (see full comments in Appendix A)

Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	No concerns
Mines Branch	No concerns
Lands and Planning Branch Natural Resource Stewardship Division Department of Natural Resources and Indigenous Futures	No concerns
Manitoba Municipal Relations Community Planning Services	No comments received
MB Hydro and Gas	Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment (see full comments in Appendix A)
BellMTS	No comments received
R.M. of East St. Paul	No comments received
R.M. of Springfield	No concerns

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 300 eligible people, in order to be considered sufficient to trigger an Appeal Hearing .

APPENDIX A: AGENCY COMMENTS

Gillian Kolody

From: Cook, Sheila <Sheila.Cook@gov.mb.ca>
Sent: Wednesday, September 17, 2025 10:39 AM
To: Calvin So
Cc: +SEL1081 - Selkirk CRP; +WPG139 - Provincial Planning Services; +WPG112 - AGRLandUse
Subject: RE: BL 4419 - St. Andrews

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

Good morning,

I have reviewed proposed Zoning By-law Amendment BL 4419 for the RM of St. Andrews on behalf of Manitoba Agriculture.

No concerns from an agricultural perspective with amending Items 1 through 10 as proposed.

Regards,
Sheila

Sheila Cook, P.Ag.
Agricultural Planning Specialist
Sheila.Cook@gov.mb.ca
T: 204-365-0923

From: Calvin So <calvin@rrpd.ca>
Sent: September 8, 2025 12:01 PM
To: Braeden <braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +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 - EnvCEInterlake <EnvCEInterlake@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; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDrafer@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>
Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: BL 4419 - St. Andrews

Hello,

On May 13th, 2025, the R.M. of St. Andrews Council gave First Reading to Zoning By-law Amendment BL 4419.

Gillian Kolody

From: +WPG569 - Drainage <drainage@gov.mb.ca>
Sent: Thursday, September 11, 2025 1:18 PM
To: Calvin So
Subject: RE: BL 4419 - St. Andrews

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: Calvin So <calvin@rrpd.ca>
Sent: September 8, 2025 12:01 PM
To: Braeden <braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +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 - EnvCEInterlake <EnvCEInterlake@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; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>
Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: BL 4419 - St. Andrews

Hello,

On May 13th, 2025, the R.M. of St. Andrews Council gave First Reading to Zoning By-law Amendment BL 4419.

Gillian Kolody

From: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Sent: Monday, September 29, 2025 3:05 PM
To: Calvin So
Subject: RE: BL 4419 - St. Andrews

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Calvin

We have reviewed the RM of St. Andrews ZBL textual amendment 4419 and have no concerns.

Thank You

Jeff DiNella

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

1420-215 Garry Street
Winnipeg, MB R3C 3P3



From: Calvin So <calvin@rrpd.ca>
Sent: September 8, 2025 12:01 PM
To: Braeden <braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +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 - EnvCEInterlake <EnvCEInterlake@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; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>
Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: BL 4419 - St. Andrews

Hello,

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: Thursday, October 2, 2025 11:49 AM
To: Red River Planning District; Valentina Esman; Calvin So
Cc: +SEL1081 - Selkirk CRP; PROPERTYACQUISITION@bellmts.ca; Project Manager - Manitoba
Subject: By-law #4419 (RM of St Andrews) - Email to Planning - Hydro File #2025-2293



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

RE: Application(s) By-law #4419 (RM of St Andrews)

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



Gillian Kolody

From: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>
Sent: Wednesday, September 10, 2025 12:09 PM
To: Calvin So
Cc: +SEL1081 - Selkirk CRP
Subject: RE: BL 4419 - St. Andrews

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

The Land Branch has no comments on the RM of St. Andrews Zoning By-law Amendment BL 4419.

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: Calvin So <calvin@rrpd.ca>
Sent: September 8, 2025 12:01 PM
To: Braeden <braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +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 - EnvCEInterlake <EnvCEInterlake@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; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraiper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>
Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: BL 4419 - St. Andrews

Hello,

Gillian Kolody

From: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: Thursday, September 25, 2025 2:45 PM
To: Calvin So
Cc: Gallagher, Shaun
Subject: RE: BL 4419 - St. Andrews

Good afternoon,

No comments from Mines Branch.

Thanks,
-Sahej 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: Calvin So <calvin@rrpd.ca>
Sent: September 8, 2025 12:01 PM
To: Braeden <braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +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 - EnvCEInterlake <EnvCEInterlake@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; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDrafer@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>
Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: BL 4419 - St. Andrews

Hello,

Gillian Kolody

From: +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>
Sent: Monday, September 8, 2025 12:53 PM
To: Calvin So
Cc: +WPG1166 - MIT Water Review
Subject: RE: BL 4419 - St. Andrews

Hello Calvin,

We have no concerns for the proposed changes, as the relevant sections pertaining to hazard lands and geotechnical reports appear more diligent.

Thanks,

Matthew Sebesteny

Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure

From: Calvin So <calvin@rrpd.ca>
Sent: September 8, 2025 12:01
To: Braeden <braeden@rmofstandrews.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +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 - EnvCEInterlake <EnvCEInterlake@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; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraiper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>; Rockwood, R.M. <info@rockwood.ca>
Cc: Gillian Kolody <gillian@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: BL 4419 - St. Andrews

Hello,

On May 13th, 2025, the R.M. of St. Andrews Council gave First Reading to Zoning By-law Amendment BL 4419.

This Zoning By-law Amendment proposes to amend the R.M. of St. Andrews Zoning By-Law 4066, to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

This application is not associated with a property.

.....

DATE: 2025-09-09

TO: Community & Regional Planning
Municipal Relations
select email

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

SUBJECT: BL 4419 – St. Andrews

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned By-law revision and has no comments or concerns at this time.

DATE: 2025-09-17

TO: Red River Planning District
c/o Calvin So
Community Planning Assistant
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Manitoba Sport, Culture, Heritage and Tourism
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3

CC: SelkirkCRP@gov.mb.ca

T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: File: BL 4419
AAS File: AAS-25-24018
RM of St. Andrews – Zoning By-law Amendment

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*



Rural Municipality of Springfield

Planning & Development Department

Unit 1 – 686 Main Street

P.O. Box 219

Oakbank, Manitoba

R0E 1J0

Ph: (204) 444-3824

Fax: (204) 444-7440

September 16, 2025

Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB, R2E 1J5

Email: calvin@rrpd.ca
cao@rmofstandrews.com

RE: Zoning By-law Amendment By-law 4419

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

Our office has reviewed the proposed Zoning By-law Amendment By-law 4419, being considered on November 10, 2025, 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
ddoucet@rmofspringfield.ca

THE RM OF ST. ANDREWS
BY-LAW NO. 4419

BEING A BY-LAW OF THE RM OF ST. ANDREWS TO
AMEND THE RM OF ST. ANDREWS
ZONING BY-LAW NO. 4066, 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 ST. ANDREWS ZONING BY LAW 4066, as amended;

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

1. Amend *Section 1.3 Intent and Purpose* by replacing:

1.3.1.3. define and prescribe development standards including, but not limited to the following:

- buildings and structures constructed and located hereafter, in accordance with the Buildings and Mobile Homes Act;

with the following revision:

1.3.1.3. define and prescribe development standards including, but not limited to the following:

- buildings and structures constructed and located hereafter, in accordance with the Buildings Act;

2. Amend *Section 1.4 Interpretation* by replacing:

1.4.2. Reference to the "Board" shall refer to the Selkirk & District Planning Area Board.

with the following revision:

1.4.2. Reference to the "Board" shall refer to the Red River Planning District Board.

3. Amend *Section 2.0 Contents* by replacing:

2.1. Selkirk & District Planning Area Board Responsibilities

with the following revision:

2.1. Red River Planning District Board Responsibilities

4. Amend *Section 3.2 Accessory Uses, Buildings and Structures*, by replacing:

3.2.2. Construction Prior to Principal Building

Accessory buildings or structures may not be constructed prior to obtaining a building permit for the principal building, notwithstanding 3.30 (BL 4280).

with the following revision:

3.2.2. Construction Prior to Principal Building

No accessory building or structure shall be located on any zoning site without the principal building to which it is accessory, except as otherwise permitted herein.

5. Amend *Section 3.8.1 Application Requirements*, by replacing:

3.8.1.3. The applicant shall provide 2 complete sets of blueprints of proposed construction illustrating:

3.8.1.4. Proposals on flood prone or hazard prone land shall not be issued permits prior to submission as per 3.8.1.1., 3.8.1.2., 3.12., and the following:

- cross section through proposed building or structure or fill area;
- cross section through riverbank or the like, indicating geodetic elevations; and
- geotechnical engineering report as per 3.14.1., stating that proposed development will not:
 - impede surface or subsurface water flow;
 - de-stabilize land including waterway bed; or
 - adversely alter waterway channels.

with the following revision:

3.8.1.3. The applicant shall provide complete sets of blueprints of proposed construction illustrating:

3.8.1.4. Proposals on flood prone or hazard prone land shall not be issued permits prior to submission as per 3.8.1.1., 3.8.1.2., 3.12., and the following:

- cross section through proposed building or structure or fill area;
- cross section through riverbank or the like, indicating geodetic elevations; and
- geotechnical engineering report as per 3.14.1., stating that proposed development will not:
 - impede surface or subsurface water flow;
 - de-stabilize land, including the waterway bed; or
 - adversely alter waterway channels or bank stability.

6. Amend *Section 3.8 Development Permits* by removing:

3.8.2. Combined Permit

A development permit may include a building permit and an occupancy permit.

7. Amend *Section 3.8.4 Development Permits Not Required*, by replacing:

3.8.4.4. patios and decks that are accessory to a development and detached from the main or principal dwelling, provided that they are less than 2 ft. above normal grade;

with the following revision:

3.8.4.4. patios and decks that are accessory to a development and detached from the main or principal dwelling, provided that they are less than 1.97 ft. above normal grade;

8. Amend *Section 3.14 Geotechnical Reports* by adding:

3.14.2 The Geotechnical Report shall confirm that the proposed development will not:

- a) Impede surface or subsurface water flow;
- b) De-stabilize land, including the waterway bed; or
- c) Adversely alter waterway channels or bank stability.

3.14.4. The authority having jurisdiction may exempt the requirement for a Geotechnical Report if:

- a) There is an existing roadway between the bank and the proposed development requiring a building permit, or;
- b) If confirmed by a Geotechnical Engineer in writing that acceptable

information on subsurface conditions already exists, the investigation may not require further physical subsurface exploration or testing.

9. Amend *Section 3.25 Pools, Hot Tubs and Ponds* by removing:

- 3.25.3. Fencing
Private swimming pools and hot tubs shall be completely enclosed in compliance with the Manitoba Building Code.
- 3.25.4. Gates
Gates shall be a minimum height of 5 ft. and shall be self-closing with a lockable latch to prevent unauthorized entry.

10. Amend table of contents, policy, illustration, and table numbering or ordering throughout, to maintain sequential system, as required.

DONE AND PASSED in Council assembled in the Council Chambers of the RM of St. Andrews, in the Province of Manitoba, this ____ day of _____, A.D., 20__.

THE RM OF ST. ANDREWS

MAYOR

CAO

GIVEN First Reading this 13th day of May, A.D., 2025.
GIVEN Second Reading this day of _____, A.D., 20__.
GIVEN Third Reading this day of _____, A.D., 20__.