

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 204-7382264

**Tuesday
December 9th, 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: ZBA - BL 4423

Applicant: Leonard Naayer and Agnes Loutit

Property Location: No address portion of RL 34;
8 McLennan Road, RM of St. Andrews.
Roll # 13300, 13400

Application Purpose:

To rezone the subject property in order to subdivide the land into total 21 lots for the future single family residential development and sale properties.



Current Zoning	Zoning Proposed by Applicant
"RR" – Rural Residential zone	"RA" – Suburban Residential zone

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

Date: November 21st, 2025

File: **BL 4423**
Zoning By-law Amendment
(Public Hearing Report)

To: Council
R.M. of St. Andrews

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



Properties:

Civic Address	Certificate of Title	Legal Description*	Assessment Roll No.
1)No address portion of roll 34, St. Andrews	CT: 3338870/1	ALL THAT PORTION OF RL 34 PARISH OF SAINT ANDREWS BOUNDED AS FOLLOWS:ON THE NORTH BY THE SOUTHERN LIMIT OF PUBLIC ROAD PLAN 4459 WLTO: ON THE SOUTH BY SOUTHERN LIMIT OF SAID RL;ON THE WEST BY THE EASTERN LIMIT OF PUBLIC DRAIN PLAN 9389 WLTO;AND ON THE EAST BY THE WESTERN LIMIT OF THE RIVER ROAD PLAN 3404 WLTO,EXC OUT OF THE LAND ABOVE DESCRIBED FIRSTLY: ALL THAT PORTION WITCH LIES BETWEEN TWO LINES DRAWN SLY AT THE RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID PLAN 4459 WLTO FROM POINTS IN	13300

		THE SAME DISTANT WESTERLY THEREON 433 FEET AND RESPECTIVELY FROM THE SAID WESTERN LIMIT AND SECONDLY: PUBLIC ROAD PLAN 30081 WLTO ALL OF THE LAND ABOVE DESCRIBED BEING SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE CROWN LANDS ACT	
2)8 McLennan Road, St. Andrews	CT: 3338871/1	ALL THAT PORTION OF RL 34 PARISH OF ST. ANDREWS LYING SOUTH OF SOUTHERN LIMIT OF PUBLIC ROAD PLAN 4459 WLTO WHICH LIES BETWEEN 2 LINES DRAWN SLY AT RIGHT ANGLES TO SOUTHERN LIMIT OF SAID ROAD FROM POINTS IN SAME DISTANT WLY THEREON 433 FEET AND 563 FEET RESPECTIVELY FROM WESTERN LIMIT OF RIVER ROAD SHOWN ON PLAN NO. 3404 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE CROWN LAND ACT	13400

Issue:

To amend R.M. of St. Andrews Zoning By-Law N. 4066 by rezoning the subject property from “RR” Rural Residential Zone to “RA” Suburban Residential Zone in order to subdivide the land into total 21 lots for the future single family residential development and sale properties.

SECTION 1: INTRODUCTION, TIMELINE AND BACKGROUND INFORMATION

As per the letter of intent the applicant intends to rezone the subject properties from “RR” Rural Residential Zone to “RA” Suburban Residential Zone in order Zone in order to subdivide the land into total 21 lots for the future single family residential development and sale properties.

It should be noted that the applicant has submitted an associated Subdivision application (File No. S25-3120) and this application has been circulated to government agencies for review and commenting.

This By-Law amendment application was brought forward to the Council on October 14th , 2025, for First Reading consideration. Upon receiving First Reading, the By-Law amendment was circulated for comments to provincial departments/agencies on October 20th , 2025. The By-Law amendment was sent to be advertised within the Selkirk Record newspaper on November 13th, 2025 and November 20th ,2025 publication dates.

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

2.1 Subject Property and Surrounding Area

The total area of the currently vacant land to be rezoned is roughly 11.28 acres on titles CT 3338871/1 and 3338870/1. The area surrounding the proposed amendment is as follows:

- To the North – McLennan Rd, then 0.75-1 ac lots zoned “RR” Rural Residential
- To the South – 14.4 ac lot zoned “RR” Rural Residential
- To the East – River Road, then 1.38-2.67 ac lots zoned “RR” Rural Residential
- To the West – Undeveloped ROW, then 0.97 ac lot zoned “RR” Rural Residential

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

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

The land proposed for rezoning is currently designated as “GD” - General Development in the Red River Planning District’s Development Plan By-Law 272/19.

“GD”- General development is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services is planned. Neighborhood commercial development that offers local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors (RRPD Development Plan, pg. 39).

“*...Significant residential development*” already exists North, West and East to the proposed rezoning land. As for section 4.6.2 of the DP: “*.... development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.*” Accordingly to RM there is existing low-pressure sewer system to the subject land as well as road approach for future water connection. The road connectivity issue will be addressed though an associated subdivision application conditions.

The proposed zoning by-law amendment is generally consistent with the objectives and policies of the Development Plan at the zoning by-law amendment stage. Furthermore, the proposed rezoning is compatible with the adjoining land uses in Residential zone area and no potential land use conflicts are identified at this point.

2.3 Compatibility with Secondary Plans

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

2.4 Further Required Approvals

Should Council approve this Zoning By-Law Amendment application it should also be noted that the applicant has submitted an associated Subdivision application (File No. S25-3120) to address the future land development.

If Council wishes to address development and infrastructure standards to ensure that any proposed development complies with applicable policies of the Development Plan and other applicable municipal policies, they could require a development agreement as part of the rezoning or subdivision.

SECTION 3: CIRCULATION FOR COMMENTS

This Zoning By-law amendment application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities with instructions to forward any comments to the Red River Planning District prior to the public hearing, and, that no response by the date of the public hearing will be interpreted as having no concerns. The application has been circulated in order to afford Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to afford adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. To date, our office has received comments from the following departments which are summarized as follows in TABLE 1 – AGENCY REMARKS. Please note: complete copies of the comments are attached (SEE APPENDIX B).

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch	No concerns with the ZBL (see full comment attached to Appendix B)
Manitoba Infrastructure Water Management, Planning and Standards	We have no concerns with this file.
Manitoba Conservation and Climate ,Environmental Compliance and Enforcement	Has no concerns at this time.
Water and Drainage 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 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.
Historic Resources Branch Manitoba Sport, Culture, Heritage and Tourism	Heritage Resource Impact Assessment (HRIA) must be conducted (see full comment attached to Appendix B)
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	No concerns from an agricultural perspective (see full comment attached to Appendix B)
Mines Branch	No concerns
Lands and Planning Branch Natural Resource Stewardship Division Department of Natural Resources and Indigenous Futures	The Land Branch has no comments.
Manitoba Municipal Relations Community Planning Services	No concerns with the rezoning. (see full comment attached to Appendix B)
R.M. of East St. Paul	Zoning By-law Amendment BL 4423, 2025 does not affect the RM of East St. Paul, therefore I have no comments.
MB Hydro and Gas	No comments received
BellMTS	No comments received

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

SECTION 4 – RECOMMENDATIONS:

This Zoning By-Law amendment generally meets the current Development Plan. The Red River Planning District Office **recommends** the Council give **Second Reading** to By-law No. BL-11-2025.

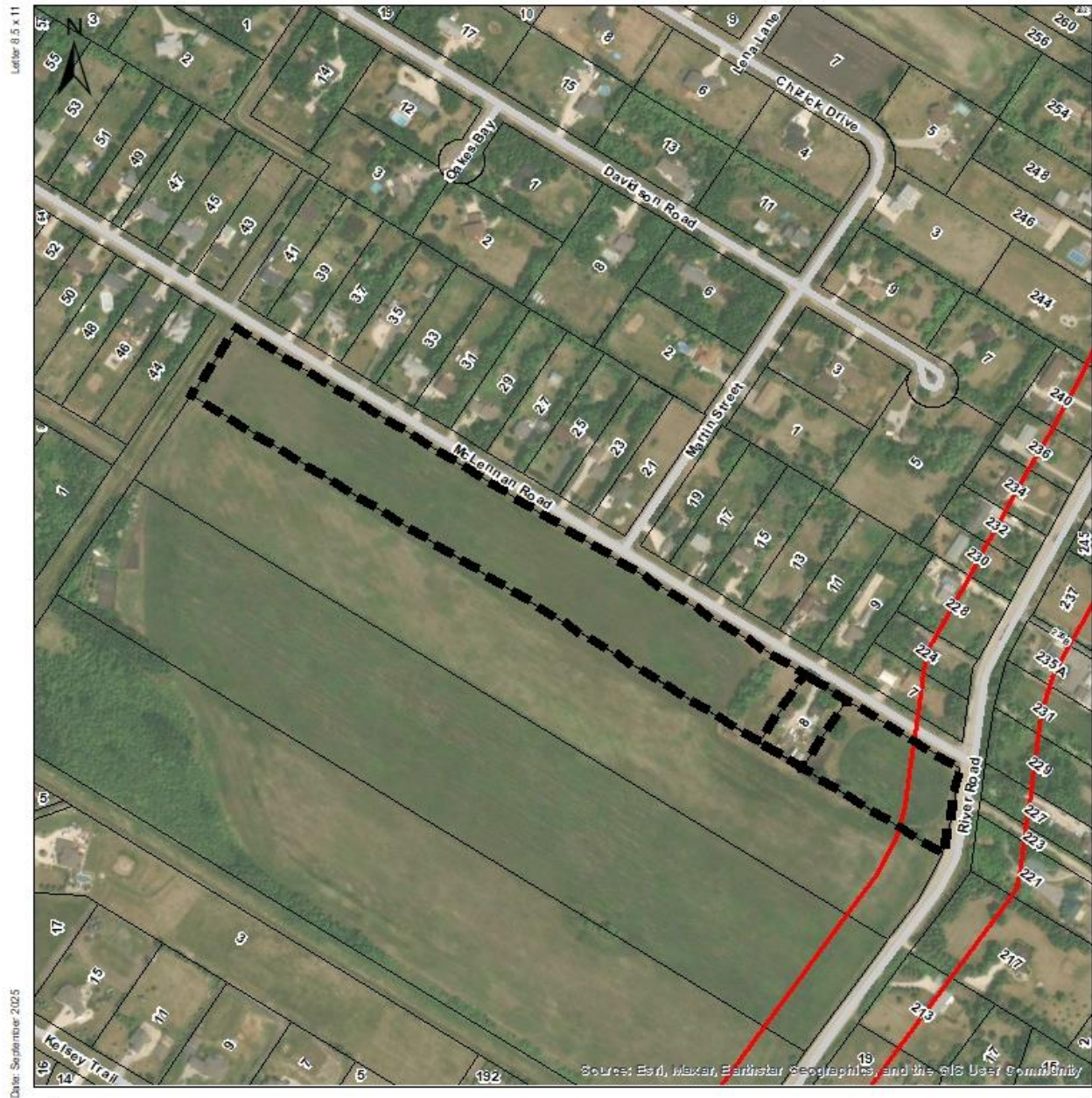
Should council wish to address development and infrastructure standards to ensure that any proposed development complies with applicable policies of the Development Plan and municipal policies, the RRPD recommends entering into a development agreement as condition of the subject rezoning application.

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

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

APPENDIX A:

1) RRPD LOCATION MAP



Schedule "A"

Zoning Amendment 4423
McLennan Road, RM of St. Andrews

Zoning By-Law No. 4423, as amended
FROM: "RR" Rural Residential TO: "RA" Suburban Residential

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

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



2) CURRENT ZONING MAP



Schedule "A"

Zoning Amendment 4423
McLennan Road, RM of St. Andrews

Zoning By-Law No. 4423, as amended
FROM: "RR" Rural Residential TO: "RA" Suburban Residential

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

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



APPENDIX B: AGENCY COMMENTS

Archived: November 21, 2025 2:03:39 PM

From: [Cook, Sheila](#)

Sent: Fri, 7 Nov 2025 17:46:23

To: [Valentina Esman](#)

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

Subject: RE: RM of St. Andrews ZBA BL 4423

Importance: Normal

Sensitivity: None

Hi Valentina,

I have reviewed this proposed Zoning By-law Amendment for the RM of St. Andrews on behalf of Manitoba Agriculture. The by-law proposes to rezone the subject property from "RR" Rural Residential to "RA" Suburban Residential Zone. The proposal appears to be consistent with the "GD" - General Development designation of this area under the Red River Planning District's Development Plan. No concerns from an agricultural perspective.

Regards,
Sheila

Sheila Cook, P.Ag.

Agricultural Planning Specialist

Sheila.Cook@gov.mb.ca

T: 204-365-0923

From: Valentina Esman <valentina@rrpd.ca>

Sent: October 20, 2025 11:22 AM

To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraher@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com

Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca

Subject: RM of St. Andrews ZBA BL 4423

Good day to all,

On October 14th, 2025, the RM of St. Andrews Council gave First Reading to Zoning By-law Amendment BL 4423, 2025.

This Zoning By-law Amendment proposes to amend the RM of St. Andrews Zoning By-law No. BL 4066 by rezoning the subject property from "RR" *Rural Residential* to "RA" *Suburban Residential Zone* to subdivide the

land into total 21 lots for the future single family residential development and sale properties.

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

A Public Hearing with the municipal Council is tentatively planned for **December 9th, 2025, 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 **November 17th, 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

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

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: November 21, 2025 2:03:41 PM
From: +SEL1081 - Selkirk CRP
Sent: November 17, 2025 11:19:29 AM
To: [Valentina Esman](#)
Cc: +SEL1081 - Selkirk CRP
Subject: RE: RM of St. Andrews ZBA BL 4423
Importance: Normal
Sensitivity: None

Good morning Valentina,

I have reviewed Rural Municipality of St. Andrews Zoning By-law Amendment No. 4423 on behalf of the Community Planning Services branch of Manitoba Municipal and Northern Relations. By-law No. 4423 proposes to rezone approximately 13 acres from "RR" Rural Residential Zone to "RA" Suburban Residential Zone to accommodate a 21-lot residential subdivision. The land subject to rezoning is designated 'General Development Area' pursuant to the Red River Planning District Development Plan By-law No. 272/19. The proposed "RA" Suburban Residential Zone is generally consistent with the designation and as such, our office has no concerns with the rezoning.

Thank you for the opportunity to comment.

Best,
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: October 20, 2025 11:22 AM
To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraper@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com
Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca
Subject: RM of St. Andrews ZBA BL 4423

Good day to all,

On October 14th , 2025, the RM of St. Andrews Council gave First Reading to Zoning By-law Amendment BL 4423, 2025.

This Zoning By-law Amendment proposes to amend the RM of St. Andrews Zoning By-law No. BL 4066 by rezoning the subject property from “RR” *Rural Residential* to “RA” *Suburban Residential Zone* to subdivide the land into total 21 lots for the future single family residential development and sale properties.

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

A Public Hearing with the municipal Council is tentatively planned for **December 9th, 2025, 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 **November 17th , 2025**. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

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

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

DATE: 2025-11-04

TO: 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 No.: ZBA BL 4423
AAS File: AAS-25-24573
Proposal to Rezone land located at RL 0034-AD in the Parish of St. Andrews
8 McLennan Road RM of St. Andrews
Applicants: Leonard Naayer and Agnes Loutit

Concerns

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. Notably, the project is within a kilometer of the Red River and numerous known archaeological sites historic cart trails and parish buildings. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources; therefore, the Historic Resources Branch has concerns.

Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

HRIA Expectations

The Branch will work with the proponent/landowners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

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

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: November 21, 2025 2:03:43 PM

From: [Chabot, April](#)

Sent: Wed, 5 Nov 2025 15:22:43

To: [Valentina Esman](#)

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

Subject: RE: RM of St. Andrews ZBA BL 4423

Importance: Normal

Sensitivity: None

Attachments:

[AAS-25-24573_RRPD_BL 4423.pdf](#)  [AAS-25-24093_RRPD_S25-3120.pdf](#)  [RIA Process Flowchart.pdf](#)  [HRB Heritage Consultants List updated 2025-04-28.pdf](#) 

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

Good morning Valentina,

It appears that your office was missed in our email yesterday.

Please find our review and comments attached and with our apologies.

Best regards,

Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
t. 204.945.2118 | e. HRB.archaeology@gov.mb.ca

From: +WPG574 - HRB Archaeology

Sent: November 4, 2025 10:43 AM

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

Cc: +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>

Subject: RE: RM of St. Andrews ZBA BL 4423

Good morning,

Please find our review and comments attached.

An error was discovered on the previous memo sent out for file S25-3120 (AAS-25-24093). Please find and refer to the updated memo attached, with our apologies.

Best regards,

Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
t. 204.945.2118 | e. HRB.archaeology@gov.mb.ca

From: Valentina Esman <valentina@rrpd.ca>

Sent: October 20, 2025 11:22 AM

To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraper@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway

<kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com
Cc: +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>; Bell MTS Subdivisions
<subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org;
Real_EstateCanada@cpr.ca
Subject: RM of St. Andrews ZBA BL 4423

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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

This Consultant List contains the names of consultants who have identified themselves to Archaeological Assessment Services, Historic Resources Branch as being available to conduct heritage resource impact assessment and management studies, as well as consultants with expertise in associated fields. The list is not intended to be exhaustive as there may be other consultants eligible to conduct such work that do not appear on the Consultant List. It is the responsibility of those wishing to appear on this list to update their working status every year.

The Consultant List is provided for information purposes only. The Historic Resources Branch makes no recommendation with respect to this listing. It is not intended as a statement of professional qualifications. All firms in this listing have staff qualified to apply for a Heritage Permit. The Province of Manitoba is not responsible for any errors or omissions on the Consultant List, and assumes no responsibility or liability for the acts or omissions of any person or firm on the Consultant List contained herein.

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AECOM Canada ULC.
99 Commerce Dr
Winnipeg, Manitoba
R3P 0Y7
aecom.com

AECOM Canada ULC.	99 Commerce Dr Winnipeg, MB R3P 0Y7	Phone 204-477-5381
	300, 48 Quarry Park Boulevard SE Calgary AB T2C 5P2	Brent Murphy Brent.murphy@aecom.com 403-835-2958
	250 York St. London, ON N6A 6K2	Samantha Markham Samantha.markham@aecom.com 226-378-9069

AECOM is built to deliver a better world. We design, build, finance, maintain and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital.

The AECOM Cultural Resources Department, formed in 2007, provides archaeological, built heritage and cultural heritage landscape services to a wide variety of public and private sector clients across Canada. We have a multidisciplinary Cultural Heritage team of dedicated researchers, archaeologists, cultural heritage specialists, and heritage planners that offer a range of services. AECOM's Cultural Heritage team has the right mix of skill sets, experience, relationships, and understanding of cultural resource management and working with multiple stakeholders (notably Indigenous communities). AECOM provides a full range of cultural resource management services including:

- Heritage Resource Impact Assessment
- Desktop Heritage Resource Overview
- Heritage Resource Protection Plans
- Modelling and Constraints Mapping
- Historical and Archival Research
- Built Heritage
- Traditional Land and Resource Studies
- Indigenous Engagement

Agassiz-CRS
#3305-197 Victor Lewis Drive
Winnipeg, Manitoba
R3P 2A4

Contact:
Mark Paxton-MacRae
Owner
Phone : (204) 509-4757
Email : Paxton-macrae@agassiz-crs.ca
Website : <http://agassiz-crs.ca/>

Agassiz C.R.S. is a Manitoba based cultural heritage service company formed in 2015 to provide projects, developers, individuals, and First Nations of Manitoba with comprehensive and professional archaeological, anthropological and historic resource services. We have experience working on sites throughout Canada including Manitoba, Saskatchewan, and Ontario, as well as international experience. We can provide engagement with the public through professionally led public archaeological excavations and programming.

We offer First Nations consultation and engagement. We are interested in providing consultation to First Nations on archeology and heritage concerns relating to land development. Agassiz is currently working with Peguis First Nation on several projects.

Our services include:

Heritage assessments:

Project and regional mapping via GIS software and drone software,
HRIA (historic resource impact assessment),
HRO (historic resource overview),
Archaeological mitigation, monitoring and post impact assessment,

Research:

Archival research,
Historical research,
Site and region specific research,

Consultation:

First Nations engagement,
TLU (traditional land use),
ATK (Aboriginal traditional knowledge),
Public consultation.

We have experience in managing projects that range from one-day, two-person site surveys up to large regional studies and multi-year archaeological excavations employing a large work force. We also have considerable experience in coordinating archaeological research with industry requirements.



ATLHERITAGE SERVICES
Unit 10 – 3810 Burrton Avenue
Saskatoon, SK
S7P 0E4
www.atlheritage.ca

Contact: Mike Markowski
Title: Director, Principal Archaeologist
Phone : c. (306) 370-9972; o. (306) 242-2822
Email : mike.markowski@atlheritage.ca

Atlheritage has built a strong and respected reputation with helping our client's navigate the Heritage regulatory approval process. We understand and appreciate developments, which is why we work closely with our clients to ensure regulatory requirements (i.e., Heritage Resources Impact Assessments) are professionally and efficiently completed to ensure Heritage Clearance is achieved well in advance of construction schedules. **HRIAs are our expertise.** Most importantly, we pride ourselves in our commitment and customer service we provide to our clients while working closely with the Historic Resources Branch.

Atlheritage consists of a group of respected archaeologists with extensive heritage assessment experience across the Prairies. Our areas of expertise include:

- Heritage Desktop Studies
- Heritage Resource Reviews and Project submissions to the Historic Resources Branch.
- Heritage Resources Impact Assessments (HRIA)
- Archaeological Monitoring and Post-Impact Assessments
- Heritage Resources Impact Assessment – Mitigation (HRIA-Mitigation)
- Traditional Land Use Studies (TLU)
- Traditional Knowledge Studies (TEK)
- Cemetery Management (mapping marked and unmarked graves)
- Ground Penetrating Radar (GPR)

Atlheritage is a division of ATL Group of Companies Limited (ATL Group). ATL Group provides niche consulting services specializing in Heritage/Archaeology (Atlheritage Services), engagement, facilitation, and communications (Atlwest Communications), and GIS and AutoCad mapping services (Prairie Mapping Industries).

Big Muddy Heritage Consulting Ltd.

127 Centre St.
Coronach, SK S0H 0Z0
www.bigmuddyheritage.com
P. 306-265-7622

Contacts:

Dr. Dan Meyer – President and Senior Project Archaeologist
dan@bigmuddyheritage.com

Destiny McPeck – Senior Archaeologist
destiny@bigmuddyheritage.com

Big Muddy Heritage Consulting Ltd. (BMHC) is an archaeological, heritage, and historic resources consulting firm based in Saskatchewan, and offering services throughout western Canada. BMHC works with industrial proponents, government agencies, and Indigenous communities to meet requirements of Provincial, Territorial, and Federal regulations regarding the identification, assessment, protection, and investigation of heritage resources including archaeological and historic sites. At Big Muddy Heritage Consulting, we have the expertise and means to complete heritage resources projects throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, and Yukon. We do this by providing comprehensive consulting services focusing on heritage and archaeological impact assessments that are tailored to the unique needs of each client.

In Manitoba, we offer several services to help private, government, and Indigenous development proponents to meet the requirements of The Heritage Resources Act and the guidelines for Heritage Resources Impact Assessments and other applicable guidelines and legislation. These services include Heritage Resources Overviews (HRO), consultation with the Heritage Resources Branch (HRB) on Terms of Reference for HRIA work, Heritage Resources Impact Assessments, Heritage Resources Impact Mitigations, Indigenous Engagement and Traditional Use Studies, Construction Monitoring, and Expert Testimony.

Our President and Senior Project Archaeologist, Dr. Dan Meyer (RPA 17246), has over 30 years of experience in heritage resources management. He has directed and participated in numerous Heritage Resource Studies or Archaeological Impact Assessments as a Project Archaeologist throughout the northern Plains, Boreal Forest, Sub-Arctic, and Eastern Slopes since 2001, in addition to his other experience across North America including Alberta, British Columbia, Manitoba, Northwest Territories, Saskatchewan, Chiapas (Mexico), New Mexico, Colorado, Wyoming, North Dakota, Vermont, and Yellowstone National Park. In Manitoba, Dan has undertaken HRIA work on behalf of clients such as Manitoba Hydro, Parks Canada, Shared Health Manitoba (with Architecture49). Dan has expertise in directing regional surveys and large-scale excavations of complex, multi-component sites, has conducted extensive surveys for forestry and mining clients, has produced predictive models, and authored Heritage Resources Protection Plans. Dan has supervised over 100 field assessment projects that have recorded over one thousand five hundred archaeological sites in the last twenty-three years. Many of the projects with which he has been involved have had Indigenous consultation or traditional use components. Dr. Meyer is assisted in HRIA work by Senior Archaeologist Destiny McPeck, whose 8-year career has seen involvement in heritage projects for the oil and gas industry, forestry, and mineral exploration throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, British Columbia, and Ontario. Destiny worked on Enbridge's Line 5 Replacement project in Manitoba. Destiny has strong historical family ties to the Red River Métis community.

Canada North Environmental Services
211 Wheeler Street
Saskatoon, Saskatchewan
S7P 0A4

Contact:

Karmen VanderZwan

Heritage Division Manager / Senior Archaeologist

Phone: 306-652-4432 (office); 306-227-8182 (cell)

Email: karmen.vanderzwan@cannorth.com

Website: <https://cannorth.com/>

Canada North Environmental Services (CanNorth) is a multidisciplinary and comprehensive heritage, engagement, and environmental consulting company. We are 100% First Nations owned. We offer specialized and expert services that are geared towards helping clients achieve regulatory compliance under heritage and environmental legislation. We have the capacity to handle both large and small projects.

Since 1997, CanNorth has provided high quality environmental and heritage services to a diversity of clients for a wide range of project types. Our experienced, interdisciplinary team offers the technical skills and knowledge to protect the environment, satisfy regulatory requirements, benefits our clients, and support local communities.

Heritage services are provided through CanNorth's Heritage Division. We provide to our clients a wide range of services, including:

- Heritage Resource Impact Assessment and Mitigation (HRIA, HRIA-M),
- Archaeological monitoring and post-impact assessments,
- Project referrals,
- Archaeological consulting,
- Traditional Land Use studies (TLU),
- Archival and historical research, and
- Indigenous engagement.

Our heritage programs are delivered with the same high-quality commitment to service and excellence that have made CanNorth a proven leader in environmental programs and consulting services.

Circle CRM Group Inc.
4807 32 St, SE
Calgary Alberta
T2B 2X3
Tel: (403) 984 8189
Website: <http://www.circleconsulting.ca>

Contacts:

Margarita de Guzman	Kristin McKay
Managing Director	Senior Manager
c: 403 891 5617	c: 780 977 3157
marg@circleconsulting.ca	kristin@circleconsulting.ca

Circle CRM Group is a heritage resource consulting company with offices in Calgary and Edmonton, Alberta, as well as a seasonal office in Williams Lake, BC. We are professional archaeologists who share a common mission: to protect and promote understanding of heritage resources. We believe in a balance of practical growth and development while preserving our cultural resources for future generations. Through great teamwork and collaboration, we deliver consistent, quality heritage resource services that exceed our client's expectations.

In its 25-year span, Circle CRM Group has completed archaeological assessments in BC, Alberta, Saskatchewan, Manitoba, the Yukon, and the Northwest Territories. Circle's managers and senior permit holders have extensive experience in all matters relating to heritage resources; each have over 20 years of archaeological experience, the majority of which are as a permit-holding archaeologists in western Canada.

Circle CRM Group has extensive experience in providing the following list of services across western Canada.

- Heritage Resources Impact Assessments (HRIAs)
- Heritage Resources Impact Mitigations (HRIMs)
- Heritage Resource Overviews (Desktop Assessments)
- Construction Monitoring and Post-Impact Assessments
- GIS Services
- Palaeontological services
- Traditional Land Use
- Traditional Ecological Knowledge

Circle CRM Group is also committed to an Indigenous Inclusion Strategy and Work Plan that strives to support the rising presence of Indigenous Peoples in the field of archaeology and cultural resource management in western Canada. Our vision is to create and nurture an inclusive space for open dialogue and collaboration with Indigenous Peoples and communities throughout all phases of archaeological services provided to our clients, wherever possible.

Ember Archaeology – a Division of Tree Time Services Inc.

**Unit 260, 2121 Premier Way
Sherwood Park, Alberta
T8H 0B8**

Tel: (780) 472-8878

Website: www.emberarchaeology.ca

Email: contact@emberarchaeology.ca

Contact:

Madeline Coleman, MA

Senior Archaeologist, Accounts Manager

Phone : 780-289-8914

Email : mcoleman@emberarchaeology.ca

Ember Archaeology, a division of Tree Time Services Inc (TTSI), is an Alberta based cultural heritage service company. Started in 2008 (re-branded as Ember Archaeology in April 2021), we provide historic resource management planning and impact assessment services to help our clients manage their impact on heritage resources. We also provide advice, assessments, surveys, reclamation and other consulting services to all sectors: Forestry, Oil and Gas, Aggregate Companies, Urban and Rural Municipalities, Education and Recreation based Non-Profit Organizations, Infrastructure, Transportation, and Utility Companies.

We have developed a strong reputation in our field based on using scientifically demonstrable methodology. Our archaeology team has grown to include eight permanent staff, all of whom are eligible to hold archaeological research permits in multiple provinces. Our principal business is annual historical resource management programs for the forest industry. We currently serve clients with operations from Sundre to Fort McMurray. This specialization has led Ember Archaeology to invest in the identification and development of best practices for archaeological survey. In addition to forestry we conduct Impact Assessments and Impact Mitigations for gravel pits, recreational developments, transmission lines, and highway projects. Ember is also capable of completing Ground Penetrating Radar projects (GPR).

Our services include:

- Historical Resources Overview (background research, including traditional land use)
- Development screening
- Heritage Resources Impact Assessments
- Archaeological Mitigation, Monitoring, and Post-Impact Assessments
- Applications of Geographic Information Systems (GIS)
- pXRF sourcing
- Community engagement (information sessions, written materials, public excavations)
- Ground Penetrating Radar (GPR)

Public outreach is highly valued at Ember Archaeology. We work to engage all ages and communities through public education, social media, non-technical reports, and First Nations engagement. We have also undertaken a range of community archaeology projects and services including:

- Site / Excavation Tours – a chance for the community to see archaeology in action
- Archaeology Roadshows – allows hands-on experience with the type of artifact reproductions and activities; communication of archaeological assessments completed near the community.
- School visits – students become an archaeologist for a day by participating in an interactive presentation and then try to classify, date, and interpret an archaeological using what they learned.



InterGroup Consultants Ltd.

300-259 Portage Avenue

Winnipeg, MB, R3B 2A9

Tel: (204) 942-0654

Website: <http://www.intergroup.ca>

Contacts:

Amber Flett, M.A., RPA

Principal & Senior Archaeologist

E: aflett@intergroup.ca

Daniel Szot, M.A.

Archaeologist, GIS & Drone Technician

E: dszot@intergroup.ca

InterGroup is an independent, multi-disciplinary firm based in Winnipeg, Manitoba. We have over 50 years of experience providing cultural, archaeological, socio-economic, public engagement and regulatory consulting services to clients across Canada.

Our Heritage Team has experience in managing all phases of project development from planning stages through implementation and mitigation. We are knowledgeable in governmental requirements and guidelines related to the management of heritage resources and successfully assisted in licensing numerous large-scale development projects. InterGroup's heritage professionals provide all levels of archaeological assessments, engagement, and consultation services, working closely with Indigenous communities and local stakeholders. We pride ourselves on providing high quality services that meet the client's need, on time and on budget with expertise in the following areas:

Heritage Assessments

- Heritage Resource Impact Assessment (HRIA)
- Heritage and Cultural Mitigation and Monitoring Programs
- Archival and Historical Research

Community Engagement

- Indigenous Engagement and Consultations
- Archaeological Education, Outreach, Public Excavation Programs

Museum and Curation

- Collections Management
- Exhibit Design and Curation
- Repatriation
- Grant Writing

GIS and UAV/Drone Services

- GIS Mapping and Predictive Modeling
- Traditional Land Use and Occupancy (TLUO) Studies and Mapping Services
- Cemetery Mapping and Documentation

Jacobs
411 1st St. SE Suite 2700
Calgary, AB
T2G 4Y5
Website: Jacobs.com

Contact:
Name: Tobi Krahulic
Title: Lead Archaeologist
Phone : 403-407-8555
Email : tobi.krahulic@jacobs.com

Jacobs provides comprehensive services regarding the management of archaeological, palaeontological, and historical resources. Jacobs effectively fulfills time-critical heritage requirements while promoting and preserving the past for future generations. Municipal, provincial and territorial legislation regulates the protection of cultural properties and resources. Our team of experienced professionals is intimately familiar with the legislation and provides the knowledge and skills necessary to comply with regulations. Services Provided: Heritage Resource Overviews; Heritage Resource Impact Assessments (HRIA); Archaeological excavations and Mitigations; Site Delineation and Inventory; Heritage Resource Protection Plans, and Construction Monitoring.

KGS Group Inc.
3rd Floor – 865 Waverley Street
Winnipeg, Manitoba
R3T 5P4
Phone: 204-896-1209
Fax: 204-896-0754

<https://kgsgroup.com/services/environmental/archaeology-and-heritage-resources>

Contacts:

Kristian Sullivan, M.A., R.P.A.
Cultural Heritage Lead

Laura McRae, M.A., C.A.H.P., R.P.A.
Archaeology Lead

Office: 306-500-2357 ext. 772
Cell: 639-471-2921
Email: ksullivan@kgsgroup.com

Office: 204-896-1209
Cell: 431-554-0136
Email: lmcrae@kgsgroup.com

KGS Group offers the complete line of archaeological and heritage resource assessment services. Our services encompass all aspects of heritage assessment with a focus on identifying and managing heritage resources. Our experienced team of experts provide clients with tangible, workable solutions to heritage management issues by offering a vast array of investigation, avoidance, and mitigation strategies. Our archaeologists are experienced working with regulatory agencies, proponents, construction teams, stakeholders, and Rightsholders to support project objectives. KGS archaeologists work to stay true to project timelines and objectives while still meeting regulatory requirements concerning heritage resources.

Our areas of expertise include:

- Regulatory engagement
- Desktop heritage sensitivities review and analysis
- Heritage resource inventories and overviews
- Heritage Impact Resource Assessments (HRIAs)
 - Pedestrian Surveys
 - Shovel Testing Programs
 - Deep Testing Activities
 - Mitigative and salvage excavations
 - Artifact cataloguing and analysis
- Heritage construction monitoring
- Heritage resource protection plans
- Post-construction heritage impact surveys
- Public engagement
- First Nation and Métis Consultation

Lifeways of Canada Limited

105, 809 Manning Road N.E.
Calgary, AB T2E 7M9

www.lifewaysofcanada.com

P. 403-730-9461

F. 403-730-5192



Contact:

Claire Bourges M.A. – Managing Partner and Senior Project Archaeologist

Claire@lifewaysofcanada.com

Miriam Reichel-Bodner – Senior Project Palaeontologist

Miriam@lifewaysofcanada.com

Lifeways of Canada Limited (Lifeways) is a private company specializing in archaeological, palaeontological, and heritage consulting. Incorporated in 1972, we are proud to stand as one of the longest operating heritage resources consulting and contracting companies in western Canada, providing services to government, private industries, and Indigenous communities in western and northern Canada.

We provide a complete spectrum of heritage resources work to ensure that all *Heritage Resources Act* clearances are granted and in place for our clients in a timely manner. These include:

- Heritage Resources Overviews (HRO) – submissions to the Historic Resources Branch (HRB) for project guidance, approvals, and/or requirements;
- Liaison to acquire Terms of Reference from HRB;
- Heritage Resources Impact Assessments (HRIA)- field studies meant to assess in detail a development area;
- Heritage Resources Impact Mitigations (HRIM) – the excavation and mitigation of all sites needing clearance that cannot be avoided by the developer;
- Construction monitoring – archaeological and palaeontological monitoring of construction activities to mitigate impact to Heritage Resources;
- Palaeontological Overviews, HRIAs, and Monitoring;
- Development of Heritage Resources Protection Plans;
- Archival Research;
- First Nations Consultation, Indigenous Engagement, and Traditional Use Studies;
- Expert Testimony at hearings; and
- Public archaeology programs, tours, and lectures.

Lifeways' Experienced Staff

We are a private company with a sizeable, full-time, permanent team who work efficiently together and are able to adapt quickly to Project-specific needs. Lifeways provides field supervision and labour and all required follow-up lab, mapping, and reporting tasks for projects of all levels. We are proud of our large and full-time permanent staff with a very low rate of turnover, who have the experience and clear understanding of Provincial Regulations to execute all of our projects efficiently. Four of our Senior Project Archaeologists are partners in the company and have a vested interest in providing the highest level of service to our clients. Currently we have six Project Archaeologists and one Project Palaeontologist (with M.A.s or Ph.Ds.) who are permitted to conduct fieldwork in Manitoba, Alberta, British Columbia, Saskatchewan, Northwest Territories, and Yukon. Eight Senior and Junior Archaeologists (with B.A.s, B.Sc.s., or M.A.s) work as field assistants, lab technicians, draftspersons, GIS specialists, and researchers for the company. Collectively we have over 230 years of experience in heritage resources. We provide expertise in lithic and faunal analysis, Precontact and Historic Period sites, fossil processing, archaeological and palaeontological potential modeling, GIS applications and archival research.

NORTH ROOTS RESEARCH
15080 31W
Stanley, Manitoba
R6T 0B4

Contact:

Lisa C. Bobbie, M.A.
Senior Archaeologist/Historical Researcher
Phone : 204-997-3626
Email : Lbobbie@northrootsresearch.ca
Website : www.northrootsresearch.ca

North Roots Research is an independently owned, Manitoba-based company that provides high-quality, practical and cost-effective heritage solutions for your development needs. Our professional archaeologists offer a full range of services involving archaeological, historical and Indigenous research across Manitoba, Saskatchewan and northern Ontario.

Our considerable experience has involved all scales of projects for a variety of clients including: private landowners, large and small-scale developers, governmental agencies and Indigenous communities and organizations. We collaborate with our clients to tailor services that preserve and manage heritage and cultural resources while facilitating sustainable and progressive development. North Roots Research delivers timely, focused products, ensuring our clients are in compliance with regulatory heritage requirements and legislation while managing project needs and timelines. These services may be integrated with other environmental, economic and social impact studies, or as stand-alone investigations.

Our Services Include:

- Heritage Resource Impact Assessment (HRIA) – Stage 1 through 4
- Heritage Resource Impact Monitoring (HRIM)
- Historical Resource Overviews (Desktop studies)
- Cultural and Heritage Protection Planning
- Traditional Knowledge & Land Use Studies
- Geographic Information System (GIS) Mapping Technology
- Archaeological Educational Programming & Training
- Modelling & Constraints Mapping

PEMBINA PALEONTOLOGY

Box 47

Pilot Mound, Manitoba

R0G 1P0

Contact:

Name – Joseph & Anita-Maria Hatcher

Title – Vertebrate Paleontologists

Phone : (431) 773-8881

Email : pembinapaleo@gmail.com

Website : www.pembinapaleo.com

Facebook: www.facebook.com/PembinaPaleo

Pembina Paleontology was established in 2021 by Manitoba's most published vertebrate paleontologists, Joseph and Anita-Maria Hatcher to ensure Manitoba's paleontological record is preserved for future generations through research, conservation and education. In addition to public fossil digs and virtual educational programming, some of the consulting services that we offer include:

Paleontological Impact Assessments

Through the Manitoba Heritage Act of 1987, most earthworks that are planned in Manitoba near established vertebrate fossil bearing horizons will require a paleontological impact assessment. With over 30 years of combined professional paleontology experience, our team is uniquely suited to acquire the proper heritage permits, provide fossil resource management plans, impact evaluations and mitigation plans, construction monitoring and data capture, stratigraphy, and fossil preparation.

Film Advisory Consultation

We offer a variety of paleontology services for the film and gaming industry. From our expertise in dinosaur and marine reptile paleontology, your creative team will flourish with authenticity in their designs! From pre-production concepts to on-set guidance and post-production follow through, your next dinosaur film will roar to the front of the line! Whether you're writing the script or in charge of art, design or animal animation in gaming entertainment, our vertebrate paleontologists are available for hire as science consultants. Let our expertise lend to your vision a unique sense of authenticity. Our scientists work *with* you to blend scientific accuracy with in-game or movie magic so that your work shines like a Hollywood star! Contact us about your customized project.

Museums, Zoos & Aquariums

Is your institution planning a new dinosaur exhibit, or that truly unique aquarium theme that represents the Cretaceous Seas of Manitoba? Consult with the professionals and bring scientific accuracy to your concepts and elevate them to world-class innovations!



Respect Heritage Consulting

202 29th Street West
Saskatoon, Saskatchewan
S7L 0L9

Contact:

Alan Korejbo, M.A., RPA

Senior Archaeologist

Phone: 306-371-2759

Email: alan.korejbo@respectheritage.ca

Website: www.RespectHeritage.ca

Respect forms the basis of all great relationships. Our primary guiding principle, at RESPECT HERITAGE CONSULTING we build respect into everything we do. Respect for the history of the land and its people; Respect for team members; and Respect for you, the client. You can choose our firm with confidence we will invest in a mutually beneficial, long-term relationship with you, your company and your community.

Alan Korejbo is RESPECT HERITAGE CONSULTING's founding archaeologist. His over 20 years of archaeological experience has included working with some of the largest environmental firms in Canada. Alan's considerable knowledge of heritage legislation and regulatory process ensures regulatory compliance for your project that is *on time, and on budget*.

RESPECT HERITAGE CONSULTING provides you with proven experience and cost-effective services. Alan and his knowledgeable team deliver effective heritage resource management for your project.

Heritage, Archaeology, and Community Services:

- Heritage Resource Impact Assessments (HRIA)
 - Including pre-impact, post-impact, monitoring, and mitigation
 - Identification of human and faunal remains, ethnobotanical analysis, archival research, GIS mapping services, and DStretch photography analysis
- Heritage Resource Overview (desktop heritage screening)
- Project referrals and submissions
- Traditional Land Use Studies (TLU)
- Indigenous collaboration
- Community engagement
- Public outreach and education

Stantec Consulting Ltd.

Contact:

Butch Amundson

Principal

101 - 255 2nd Avenue North

Saskatoon Saskatchewan S7K 3P2

T: (306) 667-2470

e: leslie.amundson@stantec.com

Thanh Tam Huynh

Associate, Senior Archaeologist

100 - 75 24th Street East

Saskatoon Saskatchewan S7K 0K3

T: (306) 667-2564

M : (306) 713-2772

F : (306) 667-2500

e: tam.huynh@stantec.com

Stantec Consulting Ltd. provides a full range of heritage resource impact assessment and cultural management services. Through our experienced staff, we are able to integrate archaeological, historical and oral history investigations into comprehensive environmental assessment studies, heritage resource impact assessments, heritage resource management strategies, assistance with land claim entitlements and heritage resource surveys to record land use activities on private, public and traditional lands from the recent to the ancient past.

Our staff has the background skills in archaeological site survey, site excavation, interpretation and reporting, geophysical studies, GIS mapping, extant building recording, heritage displays and cultural resource management strategies. Stantec also offers laser imaging, high resolution historical air photo analysis (to map now extinct sites), cemetery rehabilitation, mapping and unmarked grave location and artefact conservation.

Stantec has developed a Traditional Land Use and Traditional Ecological Knowledge group who have completed a number of studies across Canada for various environmental assessment projects. These projects have involved Stantec staff completing the studies through assistance with the First Nation communities or facilitating independent community studies.

SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD.

1501 13 St,
Brandon,
MB R7A 4S7

Contact

Scott Rogerson, RPA, RPCA
srogerson@synergylandenv.ca
Cell: 250-922-5266

Trevor Peck, PhD
Tpeck@synergylandenv.ca
Cell: 780-220-9085

Website: <https://synergyland.ca>

Synergy Land and Environmental Services Ltd. offers a full range of heritage consulting services. With over 15 years of archaeological experience our staff aim for the most reliable and economical solutions to satisfy all client and regulatory requirements. Using our live data capture methods, we can supply clients with real time data, allowing them to make decisions while crews are still in the field, saving both time and cost. Our archaeological consulting services include archaeological modelling, Heritage Resource Impact Assessments, artifact analysis, and artifact cataloguing.

Western Heritage: Winnipeg

30-360 Main Street Unit 13B - PMB#326

Winnipeg, MB R3C3Z8

Website: www.westernheritage.ca

Telephone: (204) 944-8325

e-mail: projects@westernheritage.ca

Contacts:

Western Heritage	30-360 Main Street Unit 13B - PMB#326 Winnipeg, MB R3C3Z8	Phone: (204) 944-8325 Toll Free: 1-877-669-0784 www.westernheritage.ca	▪ General Contact projects@westernheritage.ca
	322 Duchess St. Saskatoon SK S7K 0R1	Phone: (306) 975-3860 Toll Free: 1-877-699-0784 www.westernheritage.ca	• Jim Finnigan finnigan@westernheritage.ca • Peggy McKeand pmckeand@westernheritage.ca

Western Heritage is a multi-provincial firm that has been providing archaeological and other heritage services since 1990. Our Winnipeg office, formerly Quaternary Consultants, has extensive experience in working throughout Manitoba. The scale of projects has ranged from small survey projects to large scale excavation projects.

Archaeological services include heritage overviews, compliance-based heritage overviews, archaeological assessment and excavation projects. We have worked across the province from the US border, to as far north as Churchill. We regularly work with First Nations' and Métis communities and community monitors. We have provided training for indigenous archaeology teams.

Our technical services include satellite-based remote sensing, digital landscape mapping (GIS) and specialized archaeological and land management software development. Our specialized services include heritage potential modeling, archaeological magnetic, radar, and resistivity surveys, detailed soil studies and POSL dating. Western Heritage has nearly 20 years of experience in mapping cemeteries with GPR.

In addition to archaeology, we provide services in the area of indigenous consultation and engagement, traditional land use and traditional environmental knowledge studies and archival research.

All Manitoba employees are covered by comprehensive professional liability and WCB insurance. Western Heritage has an Energy Safety Canada COR.

White Spruce Archaeology Inc. (WSA)

22 Victor Pleshko Place.
Winnipeg, Manitoba
R3V 0A4

Contacts:**Dr. Linda Larcombe**

Senior Archaeologist

T: (204) 770-3858

E: llarcombe@whitesprucearchaeology.com
www.whitesprucearchaeology.com

Matthew Singer

Project Archaeologist

T: (204) 791-0870

E: msinger@whitesprucearchaeology.com
www.whitesprucearchaeology.com

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[Information for Resource Developers](#)

[Information for Engineering Firms](#)

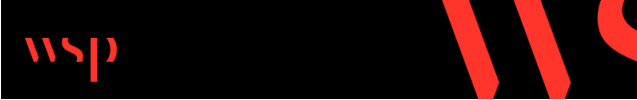
[Information for First Nation Communities](#)

White Spruce Archaeology Inc. (WSA) is the oldest heritage firm in Manitoba and will provide expert support for the project's archaeological assessments. WSA archaeologists are qualified and licensed to conduct heritage work in Manitoba and Ontario.

The work conducted by WSA includes Heritage Resource Impact Assessments (HRIA), Traditional Land Use (TLU) and occupancy studies, archaeological survey and assessments related to sustainable development. WSA has undertaken archaeological and heritage studies for a variety of local government agencies, engineering firms, resource extraction developments and homeowners. We take pride in our commitment to working with local First Nations communities and maintain a policy of training and employing First Nations people within whose traditional territory we work for positions as field assistants.

Archaeological assessments, including HRIA typically include background research (archaeological inventory, review of historical literature, review of geology and the natural environment), TLU data collection and analysis, field research, and reporting according to provincial guidelines and regulations. When initiating an archaeological assessment, WSA will first apply for a heritage permit and begin discussions with First Nation communities, if needed. Once the heritage permit is received, WSA acquires archaeological site information for the study area and begins to review the geographic, land use, and historical information. Current literature about the area is reviewed and existing conditions in the study area are examined to assist in the identification of areas heritage potential and devise an informed strategy about which surface and subsurface survey methods would be used. WSA has experience, expertise and technology to manage, analyze and store the land and archaeological databases using geographic information systems platform.

Based on preliminary information gathering and fieldwork, when required, WSA reviews and summarizes what is known about the archaeology, history and prehistory of the study area and proposes recommendations to either clear the area of archaeological concern, or if this is not possible, WSA will work with the proponent to develop a strategy for long-term protection of impacted archaeological sites. If protection of archaeological resources is not a viable option due to project design, WSA would conduct an archaeological excavation to document and recover artifacts prior to construction. WSA adheres to provincial guidelines regarding the excavation and processing of artifacts.

**WSP Canada Inc.**

1600 Buffalo Place
Winnipeg, Manitoba
R3T 6B8
204-805-6841

WSP: <https://www.wsp.com/en-ca>

WSP Heritage: <https://www.wsp.com/en-CA/services/archaeology-and-heritage>

Contacts:**Ed Fread, M.A., RPA**

Senior Project Archaeologist
Cell: 204-805-6841
Email: ed.fread@wsp.com

Sara Halwas, PhD.

Lead Project Archaeologist
Cell: 204-232-2237
Email: sara.halwas@wsp.com

WSP offers a complete range of archaeological assessment and heritage conservation services to clients across both public and private sectors and for all levels of local, provincial, and federal governments. Our services encompass all aspects of heritage assessment with a focus on identification and management of heritage resources, including protection plans that outline both avoidance and mitigative strategies. In Canada, our experienced team of experts help clients work to minimize their project's impact on heritage resources in a way that is the least detrimental to their project's timeline and objective while still meeting regulatory requirements.

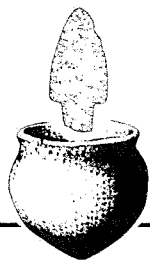
No project is too small or too complex. Our team has conducted hundreds of heritage programs and archaeological assessments to date, for clients in the following sectors: commercial, communication & technology, energy and natural resources, government, industrial, rail, residential, retail, roads and bridges, urban regeneration and water and waste.

Our areas of expertise include:

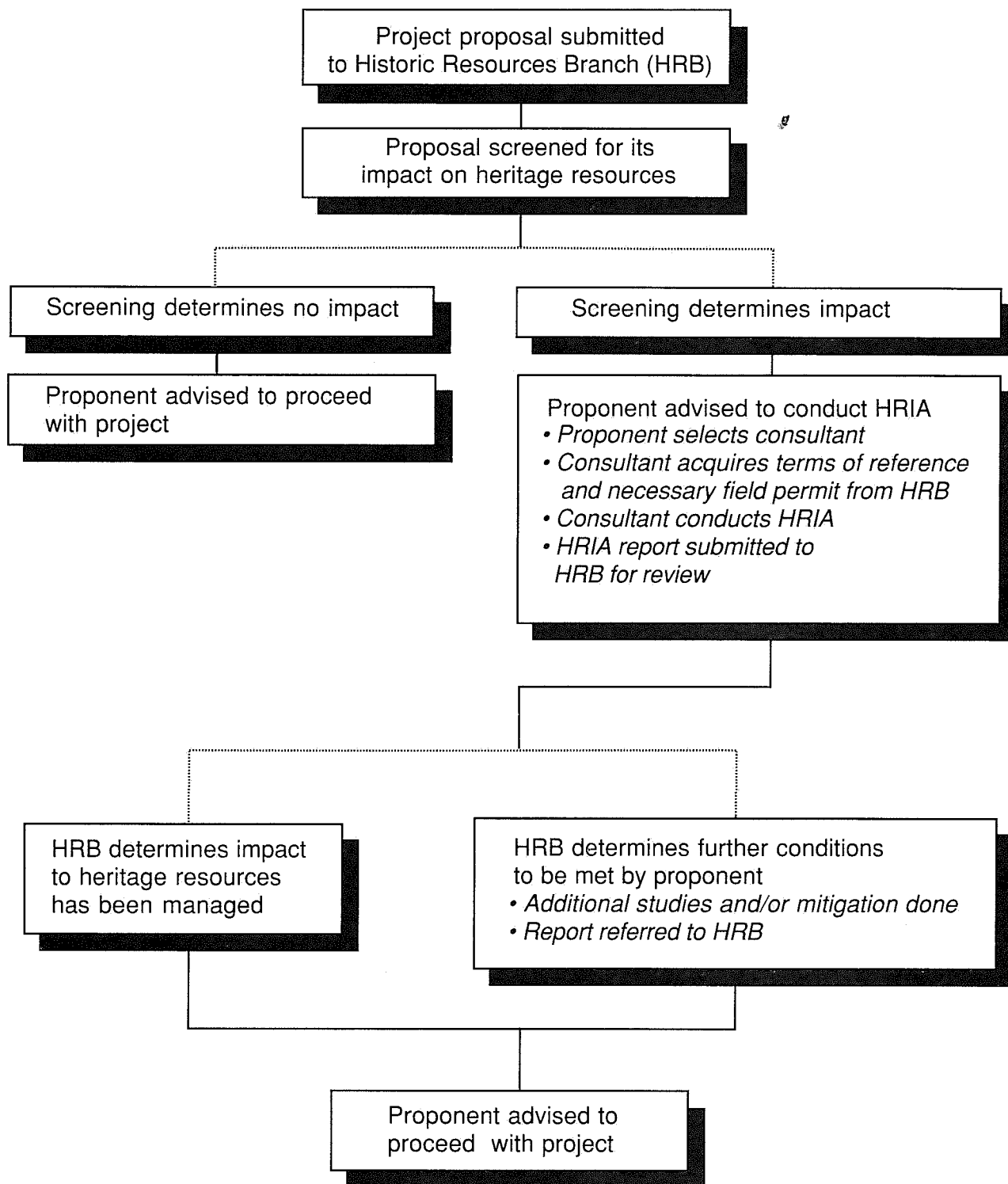
- Desktop heritage sensitivities review and analysis
- Heritage baseline inventories
- Pre-construction heritage surveys
- Heritage construction monitoring
- Post-construction heritage impact studies
- Public engagement
- First Nations and Métis consultation
- Community engagement
- Indigenous relations

Our Core Services:

- Heritage Resource Impact Assessments (HRIA)
- Heritage resource overview studies
- Heritage resource desktop screening analysis
- Heritage resource mitigation studies
- Monitoring of heritage resources during project implementation
- Post-impact heritage studies
- Heritage resource protection plan development
- Heritage conservation studies and planning
- Geomatics and Geospatial Analysis
- Built heritage assessments
- Cultural heritage landscape analysis, evaluation, design, and restoration



Heritage Resource Impact Assessment (HRIA) Process



Archived: November 21, 2025 2:03:45 PM
From: [+WPG569 - Conservation Circulars](#)
Sent: Fri, 7 Nov 2025 13:44:07
To: [Valentina Esman](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
Importance: Normal
Sensitivity: None

Good morning,

The Land Branch has no comments on the RM of St. Andrews ZBA BL 4423.

Thank you.

Tanya Dixon
GIS Planning Specialist, Lands Branch
Natural Resources and Indigenous Futures
14 Fultz Boulevard – Box 25, Winnipeg MB R3Y 0L6
Tanya.Dixon@gov.mb.ca / 204-945-2586

From: Valentina Esman <valentina@rrpd.ca>
Sent: October 20, 2025 11:22 AM
To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraper@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com
Cc: +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 <hscsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca
Subject: RM of St. Andrews ZBA BL 4423

Good day to all,

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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: November 21, 2025 2:03:46 PM
From: [Dorward, Kurt](#)
Sent: Wed, 22 Oct 2025 14:58:40
To: [Valentina Esman](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
Importance: Normal
Sensitivity: None

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

To whom it may concern,
In regards to the above Zoning By-law amendment (ZBA BL 4423), Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch, Interlake Region has reviewed the information provided for the proposal. The proponent is proposing municipal wastewater service for the proposed new lots, therefore Compliance and Enforcement Branch has no concerns at this time.

Sincerely,

Kurt Dorward, B.Sc., M.Env.

Environment Officer

Emergency Response Team member

Manitoba Environment and Climate Change

Environmental Compliance and Enforcement Branch, Interlake Region

Lower Level, 446 Main Street

Selkirk, MB R1A 1V7

Phone: (204) 785-0296

Fax: (204) 785-5024



24 hour Environmental Emergency Response Line 1-855-944-4888

The information transmitted herein is intended only for the named recipient(s) above and contains information that is privileged, confidential or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete this message from any computer. Thank you.



Please consider the environment before printing this e-mail

From: Valentina Esman <valentina@rrpd.ca>

Sent: October 20, 2025 11:22 AM

To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraher@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com

Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org;

Real_EstateCanada@cpr.ca

Subject: RM of St. Andrews ZBA BL 4423

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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: November 21, 2025 2:03:48 PM
From: +WPG1195 - Mines BR
Sent: Fri, 14 Nov 2025 21:05:54
To: [Valentina Esman](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
Importance: Normal
Sensitivity: None

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: Valentina Esman <valentina@rrpd.ca>
Sent: October 20, 2025 11:22 AM
To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraiper@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com
Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca
Subject: RM of St. Andrews ZBA BL 4423

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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: November 21, 2025 2:03:49 PM
From: [DiNella, Jeff](#)
Sent: November 18, 2025 10:09:19 AM
To: [Valentina Esman](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
Importance: Normal
Sensitivity: None

Hi Valentina

We have reviewed the RM of St. Andrews ZBL amendment 4423 which is part of subdivision file 25-3120 and have no concerns with the ZBL. However, we refer to our comments for subdivision file 25-3120 including the provision for public road connection to the adjacent lands to the south.

Please email or call if you have any questions regarding our comments.

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: October 20, 2025 3:26 PM
To: Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Subject: FW: RM of St. Andrews ZBA BL 4423

Hi,

For your review and comments,

Comments due November 17, 2025

Thank you,

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



From: Valentina Esman <valentina@rrpd.ca>

Sent: October 20, 2025 11:22 AM

To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraper@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com

Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca

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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: November 21, 2025 2:03:51 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Mon, 20 Oct 2025 17:22:07
To: [Valentina Esman](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
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: October 20, 2025 11:22

To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraher@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com

Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca

Subject: RM of St. Andrews ZBA BL 4423

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Valentina Esman
Community Planner
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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: November 21, 2025 2:03:52 PM
From: [Cara Nichols](#)
Sent: Wed, 22 Oct 2025 19:42:51
To: [Valentina Esman](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
Importance: Normal
Sensitivity: None

Hi Valentina,

Zoning By-law Amendment BL 4423, 2025 does not affect the RM of East St. Paul, therefore I have no comments.



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/>

From: Valentina Esman <valentina@rrpd.ca>
Sent: Monday, October 20, 2025 11:22 AM
To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; gimli@rmgimli.com; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraper@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com
Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca
Subject: RM of St. Andrews ZBA BL 4423

Good day to all,

On October 14th, 2025, the RM of St. Andrews Council gave First Reading to Zoning By-law Amendment BL 4423, 2025.

This Zoning By-law Amendment proposes to amend the RM of St. Andrews Zoning By-law No. BL 4066 by rezoning the subject property from “RR” *Rural Residential* to “RA” *Suburban Residential Zone* to subdivide the land into total 21 lots for the future single family residential development and sale properties.

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law Amendment By-law.

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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: November 21, 2025 2:03:54 PM
From: [Braeden](#)
Sent: Mon, 20 Oct 2025 21:25:22
To: [Valentina Esman](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
Importance: Normal
Sensitivity: None
Attachments:
[RM Comments S25-3120.pdf](#) 

Good Afternoon Valentina,

The RM understands that ZBA BL 4423 is a joint application with S25-3120, to which we have previously provided our conditions of approval (attached again for reference).

Should the applicant decide to withdraw the subdivision application (for any reason) but continue to pursue the ZBA, the RM will require condition 2 of the attached (development agreement).

Thank you!



Braeden Bennett, B.Tech (CM)
Planning & Economic Development Officer | R.M. of St. Andrews

Box 130 | 500 Railway Avenue | Clandeboye, MB | R0C 0P0
Phone: (204) 738-2264 (Ext. 137)
Fax: (204) 738-2500 | www.rmofstandrews.com

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Sent: October 20, 2025 11:22 AM

To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; gimli@rmgimli.com; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraپر@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; Braeden <braeden@rmofstandrews.com>

Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca

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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

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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: November 21, 2025 2:03:56 PM

From: [Sean Habing](#)

Mail received time: Tue, 18 Nov 2025 20:43:14

Sent: November 18, 2025 2:43:16 PM

To: [Valentina Esman](#)

Subject: Letter of Opposition for Application File: ZBA - BL 4423

Importance: Normal

Sensitivity: None

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

Hello,

My name is Sean Habing of 2 Davis Place, St Andrews, R1A2X1.

I officially record my opposition of Zoning By-Law Admendment Application ZBA - BL 4423.

Sincerely,
Sean Habing

Archived: November 21, 2025 2:03:57 PM
From: +WPG569 - Drainage
Sent: October 29, 2025 2:08:11 PM
To: [Valentina Esman](#)
Subject: RE: RM of St. Andrews ZBA BL 4423
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: October 20, 2025 11:22 AM
To: PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; info@rmofalexander.com; Gimli, R.M. <gimli@rmgimli.com>; cao@rmofbrokenhead.ca; Rmldb@lacdubonnet.com; CDraher@rmofspringfield.ca; eipd@mymts.net; info@sipd.ca; edo@weststpaul.com; Planning <planning@weststpaul.com>; sue@rmofstclements.com; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Chelsey McColl (accounts@dunnottar.ca) <accounts@dunnottar.ca>; braeden@rmofstandrews.com
Cc: +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>; Bell MTS Subdivisions <subdivisions@bellmts.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; tony.kreml@7oaks.org; Real_EstateCanada@cpr.ca
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Planning and Development Services for the Municipalities of:

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

THE RM OF ST. ANDREWS
BY-LAW NO. 4423

**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) That Zoning Map attached to and being part of the rural municipality of St. Andrews Zoning By-Law 4066, is amended by re-zoning the lands:

a) Address:

No address, part of RL 34, St. Andrews (Roll# 13300)

Legal description:

ALL THAT PORTION OF RL 34 PARISH OF SAINT ANDREWS BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTHERN LIMIT OF PUBLIC ROAD PLAN 4459 WLTO: ON THE SOUTH BY SOUTHERN LIMIT OF SAID RL; ON THE WEST BY THE EASTERN LIMIT OF PUBLIC DRAIN PLAN 9389 WLTO; AND ON THE EAST BY THE WESTERN LIMIT OF THE RIVER ROAD PLAN 3404 WLTO, EXC OUT OF THE LAND ABOVE DESCRIBED FIRSTLY: ALL THAT PORTION WHICH LIES BETWEEN TWO LINES DRAWN SLY AT THE RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID PLAN 4459 WLTO FROM POINTS IN THE SAME DISTANT WESTERLY THEREON 433 FEET AND RESPECTIVELY FROM THE SAID WESTERN LIMIT AND SECONDLY: PUBLIC ROAD PLAN 30081 WLTO ALL OF THE LAND ABOVE DESCRIBED BEING SUBJECT TO THE RESERVATIONS AND PROVISIONS CONTAINED IN THE CROWN LANDS ACT
CT: 3338870/1

b) Address:

8 McLennan Road, St. Andrews (Roll #: 13400)

Legal description:

ALL THAT PORTION OF RL 34 PARISH OF ST. ANDREWS LYING SOUTH OF SOUTHERN LIMIT OF PUBLIC ROAD PLAN 4459 WLTO WHICH LIES BETWEEN 2 LINES DRAWN SLY AT RIGHT ANGLES TO SOUTHERN LIMIT OF SAID ROAD FROM POINTS IN SAME DISTANT WLY THEREON 433 FEET AND 563 FEET RESPECTIVELY FROM WESTERN LIMIT OF RIVER ROAD SHOWN ON PLAN NO. 3404 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIONS CONTAINED IN THE CROWN LAND ACT
CT: 3338871/1

as indicated on attached map hereto and marked as Schedule “A” and “B” of this By-Law

From: “RR” Rural Residential

To: “RA” Suburban Residential.

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__.

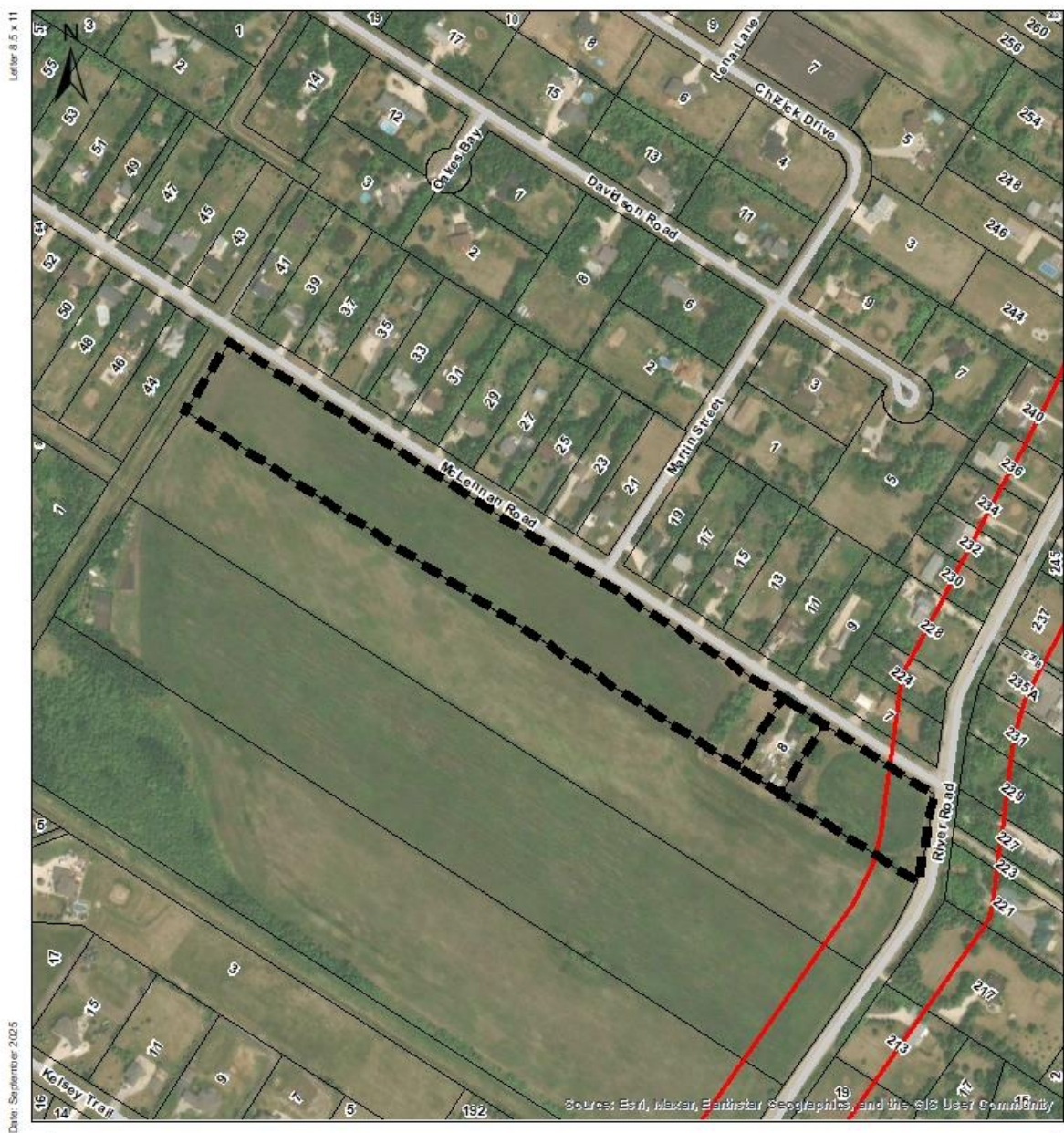
THE RM OF ST. ANDREWS

MAYOR

CAO

GIVEN First Reading this 14th day of October, A.D., 2025.
GIVEN Second Reading this day of _____, A.D., 20__.
GIVEN Third Reading this day of _____, A.D., 20__.

Schedule “A” – Location Map:



Schedule "A"

Zoning Ammendment 4423
McLennan Road, RM of St. Andrews

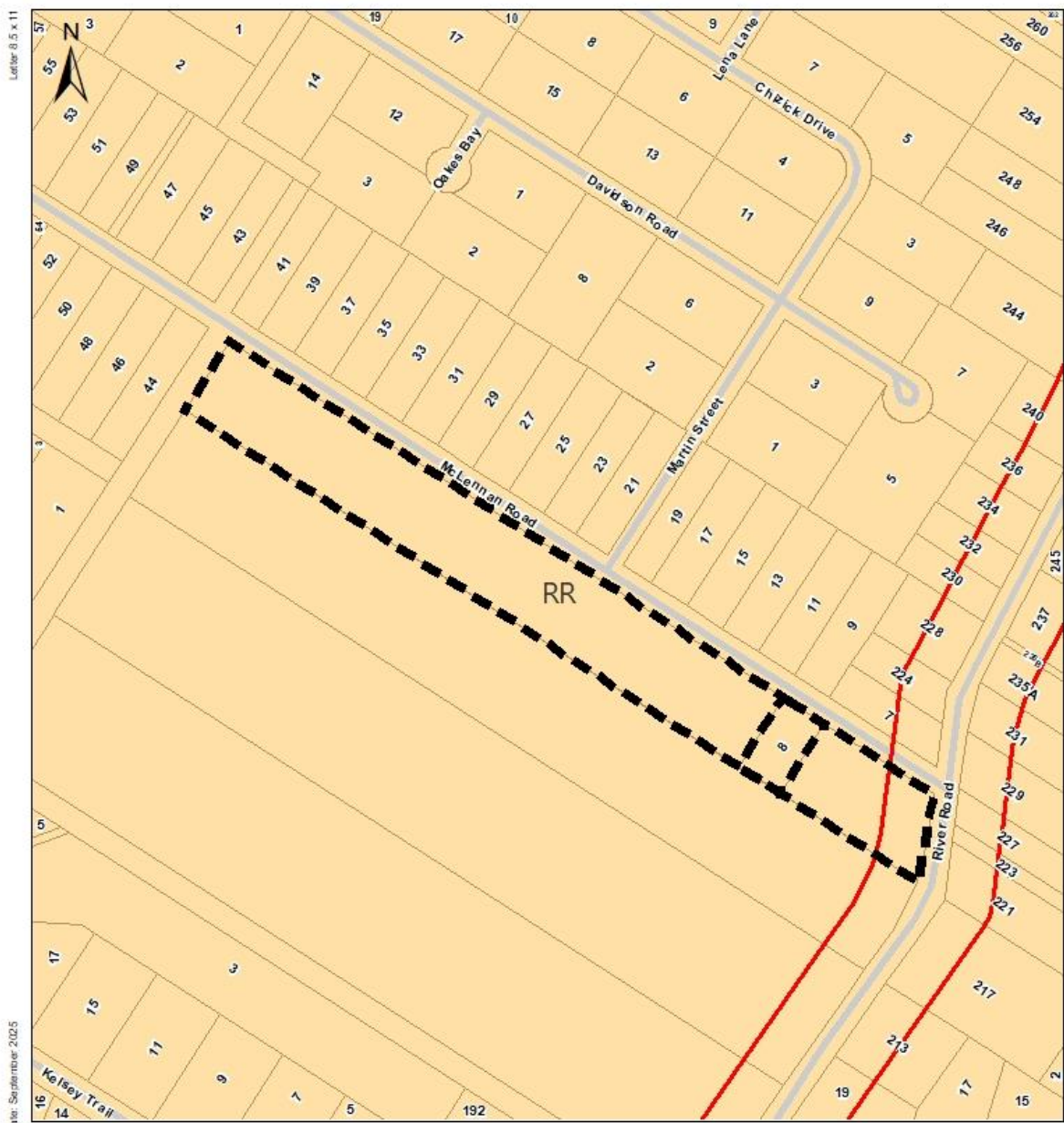
Zoning By-Law No. 4423, as amended
FROM: "RR" Rural Residential TO: "RA" Suburban Residential

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

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



Schedule “B” – Current Zoning Map:



Schedule "A"

Zoning Ammendment 4423
McLennan Road, RM of St. Andrews

Zoning By-Law No. 4423, as amended
FROM: "RR" Rural Residential TO: "RA" Suburban Residential

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