

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

The Public Hearing was adjourned on August 12, 2026,
and is scheduled to reconvene on Wednesday,
September 22, 2026, at 5:30 p.m.

Council Chamber,
500 Railway Avenue
RM of St. Andrews, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

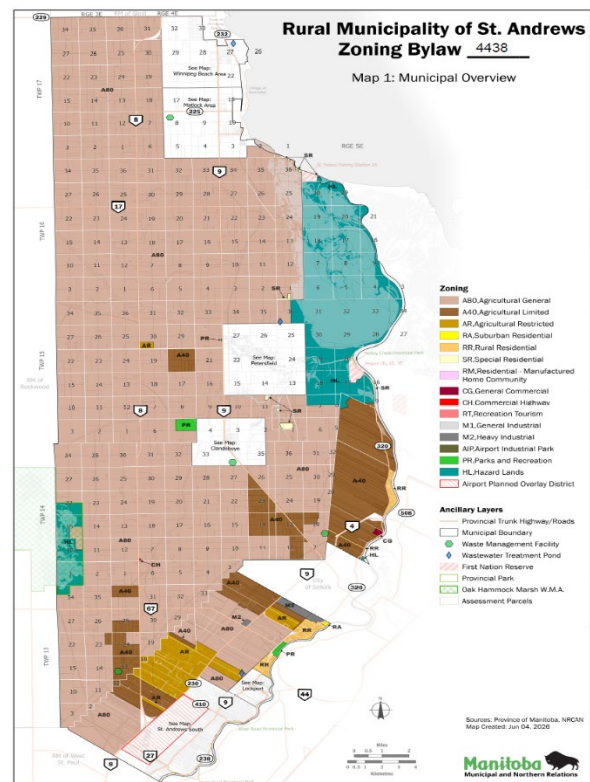
Application File: ZBA - BL 4438

Applicant: RM of St. Andrews

Property Location: RM of St. Andrews

Application Purpose:

The purpose of Zoning By-law No. 4438 is to establish a new municipality-wide Zoning By-law for the Rural Municipality of St. Andrews. The proposed By-law would regulate and control the use and development of land and buildings within the municipality and, if adopted, would replace the existing Zoning By-law No. 4066.



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: September 8th, 2026

File: BL 4438 (ADDENDUM REPORT)
RM of St. Andrews Zoning By-Law

To: Council
R.M. of St. Andrews

From: Santan Singh, RPP, MCIP
Manager of Planning Services

Location: All lands in St. Andrews

Attachments:
Appendix A – Provincial Agency comments

1. ISSUE:

At the public hearing held on August 12, 2026, Council adjourned the hearing for By-law No. 4438, leaving it open, in order to obtain additional input from provincial agencies.

2. BACKGROUND AND TIMELINE

Council gave First Reading to By-law No. 4438 on June 23, 2026. In accordance with The Planning Act, the proposed by-law was circulated to provincial departments and neighbouring municipalities for review and comment, and a Public Hearing was scheduled for August 12, 2026, with notice published in the Selkirk Record on July 16 and July 23, 2026.

On August 10, 2026, provincial agencies advised RRPD that they had not received the original circulation and requested that the hearing be postponed to allow for their review. RRPD confirmed that the original circulation had been sent on the applicable date. The application was recirculated to the provincial agencies on August 11, 2026.

The Public Hearing proceeded as scheduled on August 12, 2026, and Council received input from the Public, WSP Canada, and RRPD. Following this input, Council was requested to adjourn the hearing to September 22, 2026, to provide provincial agencies the opportunity to submit comments on the recirculated application. Council adjourned the hearing accordingly, and the hearing remains open to allow consideration of any additional information received.

This report addresses only the comments received from provincial agencies following the recirculation. Detailed comments are attached as Appendix A for Council's consideration.

3. CIRCULATION FOR COMMENTS

The application was circulated to Provincial Departments to confirm its conformity with provincial policies, and to adjacent municipalities to provide an opportunity to comment on any potential negative impacts on their jurisdictions. Comments received to date are summarized below in Table 1 – Agency Remarks.

Please note that complete copies of all comments are attached as Appendix A.

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch (Received August 26 th 2026)	Corrections requested with section 2.10, design standards, fences, landscaping and projection regulation, signs, special events, and comments on Mapping. REFER APPENDIX “A” for detailed comments from Highways
Manitoba Infrastructure Water Management, Planning and Standards (Received August 11 th 2026)	We’d recommend an addition within Section 2.9 (or as appropriate) to further address erosion risks: • <i>Development shall be directed away from all lands which would, within a 50-year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body, unless proven otherwise by a geotechnical report from an engineering investigation shows these limits may be reduced.</i>
Manitoba Conservation and Climate ,Environmental Compliance and Enforcement	No comments received at the time of this report
Water and Drainage Control (Received August 19 th , 2026)	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	No comments received at the time of this report
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management	We have identified several areas and made recommendations for minor changes to ensure the Zoning By-law is consistent with the Red River Planning District Development Plan, as required under

Section (Received September 8, 2026)	the Planning Act. REFER APPENDIX “A” for detailed comments
Mines Branch	No comments received at the time of this report
Lands and Planning Branch Natural Resource Stewardship Division Department of Natural Resources and Indigenous Futures (Received August 18th 2026)	No comments on the RM of St. Andrews ZBA BL 4438.
Manitoba Municipal Relations Community Planning Services (Received September 8, 2026)	Pursuant to Section 68 of The Planning Act, a zoning by-law must be generally consistent with the development plan by-law, the Red River Planning District (RRPD) Development Plan By-law No. 272/19. CPS can provide the following comments. • Section 2.7 Policy 2.7.4- The Planning Act allows a minor variance of up to 15% (Sec. 102(1)). Council may wish to increase their limit to 15% or keep it at 10%. • Section 2.7 Policy 2.7.5- CPS notes that many residual lot variances resulting from farmstead subdivisions completed under Section 4.1.14 of the RRPD Development Plan can be processed as minor variances, eliminating the need for both a public hearing and council decision. Council may wish to consider removing this policy so that residual lots that exceed the minor variance limit, and therefore significantly below the minimum area requirement, are reviewed and considered by Council. • Section 2.11 Policy 2.11.5- The Planning Act states that if the existing use or a building or land does not conform with the zoning by-law, the use may not be intensified (Sec. 90(1)). However, a non-conformity can be altered by way of a variance, including an increase to the intensity of an existing non-conforming use (Section 92(1)). • Section 7.8- I like the clarity this section provides. • Section 9 Map 1- There are several quarter sections and numerous river lots zoned “A40”, Agricultural Limited, which has a minimum site area of 40 acres. Such lands are designated ‘Resource and Agriculture’ in the RRPD Development Plan, which states that land should be generally held in lots of at least 80 acres (Policy 4.1.13) and should be consolidated to bring non-conformities into compliance (Policy 4.1.12). While some of the quarter sections and river lots that are zoned “A40” are significantly fragmented, others are greater than 80 acres and would meet the minimum requirements of the “A80”

zone. Zoning these lands as “A80” would improve compliance with the Development Plan. At the same time, CPS acknowledges that these lands have historically been zoned “A40”.

- Section 9 Table 9.1:

- A ‘Dwelling, Two-Unit’ is listed as a conditional use in the “A80” and “A40” zones. This is not strongly supported by the RRPD Development Plan. While the Development Plan does encourage a variety of housing options (Policy 2.2.1), higher density residential uses are best directed to settlements areas, including lands designated as ‘Settlement Centre’ and ‘General Development’ (Policy 4.5.7, 4.5.8, 4.6.5, 4.6.6). As such, CPS recommends this use be removed as a conditional use in the “A80” and “A40” zones. If more than a single-unit dwelling is required on land zoned “A80” and “A40”, the zoning by-law has provisions to provide for secondary suites or staff dwellings.
- There are two ‘Public and Institutional’ uses that are listed as a conditional use in the “A80” and “A40” zones, ‘Educational facility’ and ‘Place of worship’. The ‘Resource and Agriculture’ designation does not support the location of these uses in the “A80” and “A40” zones, as the designation restricts the uses to agriculture, agriculture related, resource based, limited residential, and commercial and industrial developments when they depend on resources or agriculture (Policy 4.1.2, 4.1.4, 4.1.5, 4.1.6). CPS recommends that these uses be removed as conditional uses in the “A80” and “A40” zones.
- A ‘Special event facility’ is listed as a conditional use in the “A40” zone. The ‘Resource and Agriculture’ designation does not support the location of this use in the “A40” zone, as the designation restricts the uses to agriculture, agriculture related, resource based, limited residential, and commercial and industrial developments when they depend on resources or agriculture (Policy 4.1.2, 4.1.4, 4.1.5, 4.1.6). CPS recommends that this use be removed as a conditional use in the “A40” zone.

The Rural Municipality of St. Andrews has two adopted secondary plans, the Lockport Settlement Centre Secondary Plan By-law No. 4197 and the St. Andrews Airport Area Secondary Plan By-law No. 4221. Pursuant to Section 68 of The Planning Act, a zoning by-law must be generally consistent with any secondary plan by-law in effect. The Rural Municipality of St. Andrews Zoning By-law No. 4438 appears to be generally consistent with the Lockport Settlement Centre and St. Andrews Airport Area secondary plans.

4. RECOMMENDATIONS:

RRPD's recommendation is unchanged from the previous report: the Red River Planning District recommends that Council give Second Reading to By-law No. 4438.

Council should be aware that Manitoba Agriculture and Resource Development and Manitoba Municipal Relations (Community Planning Services) have each identified specific provisions — particularly the conditional uses listed for the "A80" and "A40" zones in Table 9-1, and the variance thresholds in Section 2.7 — that they consider inconsistent with the Red River Planning District Development Plan. Manitoba Agriculture has advised that these changes should be made prior to Second Reading to ensure consistency with the Development Plan, as required under Section 68 of The Planning Act. Council may wish to consider these comments, together with the detailed comments from Manitoba Infrastructure (Appendix A), before proceeding.

Should Council give Second Reading, Council may proceed with Third Reading in accordance with The Planning Act. If sufficient objections are received pursuant to Section 73.1 of the Act, Council must first comply with the applicable objection and municipal board appeal provisions before Third Reading may be considered.

Should Council wish to give Second Reading subject to changes or alterations, this must be clearly identified in the resolution. RRPD notes that, pursuant to The Planning Act, a second public hearing is required only where a major alteration is made to the by-law following the public hearing; in such cases, the hearing need only address the specific alteration rather than the by-law or amendment in its entirety. No additional hearing is required for minor alterations to the by-law.

For clarity:

- A major alteration changes the intent of the by-law (e.g., a mapping or policy change).
- A minor alteration does not change the intent of the by-law (e.g., correcting a typographical error).

APPENDIX A: AGENCY COMMENTS



Outlook

RE: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

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

Date Tue 9/8/2026 12:57 PM

To Santan Singh <santan@rrpd.ca>

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

Good morning Santan,

I have reviewed the Rural Municipality of St. Andrews Zoning By-law No. 4438 on behalf of the Community Planning Services Branch (CPS) of Manitoba Municipal and Northern Relations.

Pursuant to Section 68 of The Planning Act, a zoning by-law must be generally consistent with the development plan by-law, the Red River Planning District (RRPD) Development Plan By-law No. 272/19. CPS can provide the following comments.

- Section 2.7 Policy 2.7.4- The Planning Act allows a minor variance of up to 15% (Sec. 102(1)). Council may wish to increase their limit to 15% or keep it at 10%.
- Section 2.7 Policy 2.7.5- CPS notes that many residual lot variances resulting from farmstead subdivisions completed under Section 4.1.14 of the RRPD Development Plan can be processed as minor variances, eliminating the need for both a public hearing and council decision. Council may wish to consider removing this policy so that residual lots that exceed the minor variance limit, and therefore significantly below the minimum area requirement, are reviewed and considered by Council.
- Section 2.11 Policy 2.11.5- The Planning Act states that if the existing use or a building or land does not conform with the zoning by-law, the use may not be intensified (Sec. 90(1)). However, a non-conformity can be altered by way of a variance, including an increase to the intensity of an existing non-conforming use (Section 92(1)).
- Section 7.8- I like the clarity this section provides.
- Section 9 Map 1- There are several quarter sections and numerous river lots zoned "A40", Agricultural Limited, which has a minimum site area of 40 acres. Such lands are designated 'Resource and Agriculture' in the RRPD Development Plan, which states that land should be generally held in lots of at least 80 acres (Policy 4.1.13) and should be consolidated to bring non-conformities into compliance (Policy 4.1.12). While some of the quarter sections and river lots that are zoned "A40" are significantly fragmented, others are greater than 80 acres and would meet the minimum requirements of the "A80" zone. Zoning these lands as "A80" would improve compliance with the Development Plan. At the same time, CPS acknowledges that these lands have historically been zoned "A40".
- Section 9 Table 9.1:
 - A 'Dwelling, Two-Unit' is listed as a conditional use in the "A80" and "A40" zones. This is not strongly supported by the RRPD Development Plan. While the Development Plan does encourage a variety of housing options (Policy 2.2.1), higher density residential uses are best directed to settlements areas, including lands designated as 'Settlement Centre' and 'General Development' (Policy 4.5.7, 4.5.8, 4.6.5, 4.6.6). As such, CPS recommends this use be removed as a conditional use in the "A80" and "A40" zones. If more than a single-unit dwelling is required on land zoned "A80" and "A40", the zoning by-law has provisions to provide for secondary suites or staff dwellings.
 - There are two 'Public and Institutional' uses that are listed as a conditional use in the "A80" and "A40" zones, 'Educational facility' and 'Place of worship'. The 'Resource and Agriculture' designation does not support the location of these uses in the "A80" and "A40" zones, as the designation restricts the uses to agriculture, agriculture related, resource based, limited residential, and commercial and industrial developments when they depend on resources or agriculture (Policy 4.1.2, 4.1.4, 4.1.5, 4.1.6). CPS recommends that these uses be removed as conditional uses in the "A80" and "A40" zones.
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The Rural Municipality of St. Andrews has two adopted secondary plans, the Lockport Settlement Centre Secondary Plan By-law No. 4197 and the St. Andrews Airport Area Secondary Plan By-law No. 4221. Pursuant to Section 68 of The Planning Act, a zoning by-law must be generally consistent with any secondary plan by-law in effect. The Rural Municipality of St. Andrews Zoning By-law No. 4438 appears to be generally consistent with the Lockport Settlement Centre and St. Andrews Airport Area secondary plans.

Thank you for the opportunity to comment.

Jessie Russell-Edmonds, MCP (she/her)
Acting Regional Manager

Community Planning Services Branch
Manitoba Municipal & Northern Relations

103 – 235 Eaton Avenue | Selkirk, MB R1A 0W7
O: (204) 785-5090 | M: (204) 785-5131

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From: Santan Singh <santan@rrpd.ca>
Sent: August 11, 2026 12:20 PM
To: +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>; DiNella, Jeff <Jeff.DiNella@gov.mb.ca>; Beck, Ashley <Ashley.Beck@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>; EnvCEInterlake@gov.mb.ca <IMCEAMAILTO-EnvCEInterlake+40gov+2Emb+2Eca@namprd06.prod.outlook.com>; Erb, Michelle <Michelle.Erb@gov.mb.ca>; Russell-Edmonds, Jessie <Jessie.Russell-Edmonds@gov.mb.ca>
Cc: Braeden Bennett <braeden@rmofstandrews.com>; Valentina Esman <valentina@rrpd.ca>
Subject: Re: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

Good afternoon,

RRPD is re-circulating the attached application and supporting materials to the provincial agencies for review and comment.

The application was originally circulated on July 6, 2026. While comments were received from several agencies, we have since been advised that some provincial agencies may not have received the original circulation, potentially due to a technical issue outside of RRPD's control. To ensure all relevant provincial agencies have an opportunity to review the application, we are circulating the materials again.

The RM of St. Andrews will proceed with the public hearing scheduled for **August 12, 2026**, following the original circulation on July 6. Council is proposing to keep the hearing open until its **September 22, 2026 meeting** to allow time for provincial comments to be received and considered.

Should you have any comments regarding this application, please reply to this email and copy selkirkCRP@gov.mb.ca by **4:30 PM on September 8, 2026**.

If no response is received by this deadline, it will be understood that your office has no concerns with the application.

Please circulate this email to anyone within your office who may have comments regarding this file, and kindly acknowledge receipt of this circulation.

Thank you,



Santan Singh, RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Road East St. Paul MB R2E 1J5
Direct Tel.: 204-661-7601

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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From: Valentina Esman <valentina@rrpd.ca>

Sent: Monday, July 6, 2026 3:53 PM

To: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; info@rmofalexander.com <info@rmofalexander.com>; Gimli, R.M. <gimli@rmgimli.com>; Sheila Mowat <cao@rmofbrokenhead.ca>; Rmldb@lacdubonnet.com <Rmldb@lacdubonnet.com>; Colleen Draper <cdraper@rmofspringfield.ca>; 'eipd@mymts.net' <eipd@mymts.net>; info@sipd.ca <info@sipd.ca>; edo@weststpaul.com <edo@weststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.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 <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 <tony.kreml@7oaks.org>; Real Estate Canada <real_estatecanada@cpkcr.com>; Kelly McDonald <kmcdonald@lssd.ca>

Subject: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

EXTERNAL EMAIL : Proceed with Caution!

Think carefully before you click on a link, open an attachment, or scan a QR code. NEVER provide User IDs or Passwords.

Good day to All,

On June 23rd, 2026, the RM of St. Andrews Council gave First Reading to **Zoning By-law Amendment BL 4438**.

The purpose of Zoning By-law No. 4438 is to establish a *new municipality-wide Zoning By-law* for the Rural Municipality of St. Andrews. The proposed By-law would regulate and

control the use and development of land and buildings within the municipality and, if adopted, would replace the existing **Zoning By-law No. 4066**.

Attached to this email is a copy of the First Reading Report and the Zoning By-law Amendment By-law (as one package), First Reading Council resolution,

A Public Hearing is tentatively scheduled for **Wednesday, August 12th @ 5:30PM in Selkirk Community Church (6569 PTH #9)** (see the 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 **August 3rd, 2026**.

No response by this date will be interpreted as your office having no concerns with this application.

Please circulate to anyone in your office that may have comments regarding this file.

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

Thank you and 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

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Outlook

RE: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

From Erb, Michelle <Michelle.Erb@gov.mb.ca>

Date Tue 9/8/2026 3:21 PM

To Santan Singh <santan@rrpd.ca>

Cc Szumigalski, Tony <Tony.Szumigalski@gov.mb.ca>; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>

 1 attachment (394 KB)

RM of St. Andres ZB_4433_AGR_Letter.pdf;

Hi Santan,

I have reviewed this proposed Zoning By-law for the RM of St. Andrews on behalf of Manitoba Agriculture. We have identified several areas and made recommendations for minor changes to ensure the Zoning By-law is consistent with the Red River Planning District Development Plan, as required under the Planning Act. Please see my comments in the attached letter.

Regards,

Michelle Erb

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

Agricultural Planning Specialist

Sustainable Land Management

Michelle.Erb@gov.mb.ca

T: 204-794-1804

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Sent: August 11, 2026 12:20 PM

To: +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>; DiNella, Jeff <Jeff.DiNella@gov.mb.ca>; Beck, Ashley <Ashley.Beck@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>; EnvCEInterlake@gov.mb.ca <IMCEAMAILTO-EnvCEInterlake+40gov+2Emb+2Eca@namprd06.prod.outlook.com>; Erb, Michelle <Michelle.Erb@gov.mb.ca>; Russell-Edmonds, Jessie <Jessie.Russell-Edmonds@gov.mb.ca>

Cc: Braeden Bennett <braeden@rmofstandrews.com>; Valentina Esman <valentina@rrpd.ca>

Subject: Re: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

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The application was originally circulated on July 6, 2026. While comments were received from several agencies, we have since been advised that some provincial agencies may not have received the original circulation, potentially due to a technical issue outside of RRPD's control. To ensure all relevant provincial agencies have an opportunity to review the application, we are circulating the materials again.

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Thank you,



Santan Singh, RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Road East St. Paul MB R2E 1J5

Direct Tel.: 204-661-7601

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

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From: Valentina Esman <valentina@rrpd.ca>

Sent: Monday, July 6, 2026 3:53 PM

To: PPD-Regional Planning <RegionalPlanning@winnipeg.ca>; info@rmofalexander.com <info@rmofalexander.com>; Gimli, R.M. <gimli@rmgimli.com>; Sheila Mowat <cao@rmofbrokenhead.ca>; Rmldb@lacdubonnet.com <Rmldb@lacdubonnet.com>; Colleen Draper <cdraper@rmofspringfield.ca>; 'eipd@mymts.net' <eipd@mymts.net>; info@sipd.ca <info@sipd.ca>; edo@weststpaul.com <edo@weststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.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 <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 <tony.kreml@7oaks.org>; Real Estate Canada <real_estatecanada@cpkcr.com>; Kelly McDonald <kmcdonald@lssd.ca>
Subject: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

EXTERNAL EMAIL : Proceed with Caution!

Think carefully before you click on a link, open an attachment, or scan a QR code. NEVER provide User IDs or Passwords.

Good day to All,

On June 23rd, 2026, the RM of St. Andrews Council gave First Reading to **Zoning By-law Amendment BL 4438**.

The purpose of Zoning By-law No. 4438 is to establish a *new municipality-wide Zoning By-law* for the Rural Municipality of St. Andrews. The proposed By-law would regulate and control the use and development of land and buildings within the municipality and, if adopted, would replace the existing **Zoning By-law No. 4066**.

Attached to this email is a copy of the First Reading Report and the Zoning By-law Amendment By-law (as one package), First Reading Council resolution,

A Public Hearing is tentatively scheduled for **Wednesday, August 12th @ 5:30PM in Selkirk Community Church (6569 PTH #9)** (see the 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 **August 3rd, 2026**.

No response by this date will be interpreted as your office having no concerns with this application.

Please circulate to anyone in your office that may have comments regarding this file.

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

Thank you and 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



Agriculture

Sustainable Agriculture Branch
545 University Crescent
Winnipeg, MB R3T 5S6
Telephone: 204-794-1804
www.manitoba.ca

September 8, 2026

Dear Santan Singh

Re : RM of St. Andrews Zoning By-law 4438

On behalf of Manitoba Agriculture, I have reviewed this Zoning By-law for the RM of St. Andrews in the context of the Red River Planning District Development Plan By-law 272-19 and The Planning Act. This Zoning By-law provides an update to the current Zoning By-Law 4066. We offer the following comments and recommend minor changes to ensure consistency with the Development Plan.

1) Chapter 2 : Administration

- 2.1 Red River Planning District Board Responsibilities –The Planning Act no longer specifies that the Board can act as an appeal board. Provision 2.1.1 b. could be deleted.
- 2.7 Variances – Provision 2.7.4 sets the minor variance threshold at ten percent and excludes uses from being intensified through the minor variance process; however, s. 102(1) of The Planning Act authorises minor variances of no more than 15% and does make this applicable to intensity of use. Council should consider whether they would like to enable this same 15% threshold and minor variances of use intensity.

Provision 2.7.5 proposes to exempt variance requirements for undersized residual parcels resulting from subdivisions under Resource and Agriculture Policy 4.1.14 of the RRPD Development Plan. Most residual parcels would result in only minor variances which does not require a public hearing. Council may want to consider deleting this provision so that residual parcels that are significantly under the minimum parcel size will be reviewed by Council.

- 2.10 Development Not Requiring a Development Permit - This section lists “m. Home Occupation, Businesses and Industries” and “o. Establishment of Backyard Bee Keeping, Hobby Poultry use” as not requiring a development permit; however, there are use specific standards that apply to all of these uses. We recommend requiring a development permit for these uses, even when accessory, in order to inform landowners of the applicable use standards. Use specific standards should also be revised to state a development permit is required.

2) Chapter 8: Use-Specific Development Standards –

- 8.28 Special Event Facility – We have concerns with special event facilities being accommodated in the Agricultural Zoning districts. While we acknowledge that

provision 8.28.5 states that event facilities shall serve the rural community and not negatively impact agricultural operations, this type of use does have the potential to conflict with adjacent agricultural activities.

Special events such as weddings and receptions are likely to generate significant traffic volumes and may not be compatible with the normal farming practices associated with agricultural activities that will occur on surrounding lands during the same seasons when gatherings are popular. Normal farming practices may generate noise, dust, odor and traffic including seeding and harvest operations, spraying and aerial application of pest control products, manure application, and residue burning.

Special Event Facilities are commercial uses and are inconsistent with the objectives and policies of the Development Plan (Development Plan Objective 4.1.c; Policies 4.1.2, 4.1.3, 4.1.6 & 4.1.7). We recommend removing provision 8.28.5 or at minimum, revising 8.28.5 to clarify that new special event facilities will only be considered in Agricultural Restricted zoning districts.

3) Chapter 9: Zoning Maps

- Table 9-1: Principal Use Table – The RRPD Development Plan offers clear guidance with respect to the types of uses that may be accommodated in the Resource and Agricultural Areas. Notably, the following policies limit non-resource related development:

4.1.1 “Development in the Resource and Agriculture areas will be restricted to agriculture, agriculture related, and resource based uses except as further provided herein.”

4.1.5 “In general, industrial developments should only locate in Resource and Agriculture areas when the enterprise is dependent on a resource or is agricultural in nature.”

4.1.6 “In general, commercial developments should only locate in Resource and Agricultural areas when the enterprise is dependent on a resource or is agricultural in nature.”

Given the clear policy direction, Table 9-1 must be updated so that the following uses are not permitted in the A80 and A40 Zones:

- Dwelling, two-unit – C – remove.
- Daycare Centre – C – remove, should be directed to appropriate zones.
- Educational Facility - C - remove, should be directed to appropriate zones.
- Place of Worship – C – remove; these uses should be directed toward the communities and away from agricultural areas. We have no concerns with existing place of worship uses being listed as a conditional use in A80 or A40 Zones, but new uses of this type should be appropriately directed to one of the many non-agricultural zone. A footnote should be added stating that only existing uses will be considered in agricultural zoning districts.
- Special Event Facility – C in A40 only – remove; similar to our comment for Place of Worship, this use should be directed toward communities. We have no concerns with existing Special Event Facility uses being listed as a conditional use in A40

Zones, but new uses of this type should be appropriately directed to one of the many non-agricultural zones.

- Contractor's Establishment – P – these should only be permitted when accessory or secondary to a residential or agricultural use.

The recommended changes must be made prior to second reading of the by-law to ensure consistency with the Red River Planning District Development Plan, as required under The Planning Act. Please feel free to contact me if you have any questions about my comments.

Michelle Erb, M.Sc., P.Ag.
Agricultural Planning Specialist

c. Tony Szumigalski, AGR
Selkirk Community Planning Services, MNR
Provincial Planning Services, MNR



Outlook

RE: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

From +WPG569 - Drainage <drainage@gov.mb.ca>

Date Wed 8/19/2026 11:55 AM

To 'Santan Singh' <santan@rrpd.ca>

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: Santan Singh <santan@rrpd.ca>

Sent: August 11, 2026 12:20 PM

To: +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>; DiNella, Jeff <Jeff.DiNella@gov.mb.ca>; Beck, Ashley <Ashley.Beck@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>; EnvCEInterlake@gov.mb.ca <IMCEAMAILTO-EnvCEInterlake+40gov+2Emb+2Eca@namprd06.prod.outlook.com>; Erb, Michelle <Michelle.Erb@gov.mb.ca>; Russell-Edmonds, Jessie <Jessie.Russell-Edmonds@gov.mb.ca>
Cc: Braeden Bennett <braeden@rmofstandrews.com>; Valentina Esman <valentina@rrpd.ca>
Subject: Re: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

Good afternoon,

RRPD is re-circulating the attached application and supporting materials to the provincial agencies for review and comment.

The application was originally circulated on July 6, 2026. While comments were received from several agencies, we have since been advised that some provincial agencies may not have received the original circulation, potentially due to a technical issue outside of RRPD's control. To ensure all relevant provincial agencies have an opportunity to review the application, we are circulating the materials again.

The RM of St. Andrews will proceed with the public hearing scheduled for **August 12, 2026**, following the original circulation on July 6. Council is proposing to keep the hearing open until its **September 22, 2026 meeting** to allow time for provincial comments to be received and considered.

Should you have any comments regarding this application, please reply to this email and copy selkirkCRP@gov.mb.ca by **4:30 PM on September 8, 2026**.

If no response is received by this deadline, it will be understood that your office has no concerns with the application.

Please circulate this email to anyone within your office who may have comments regarding this file, and kindly acknowledge receipt of this circulation.

Thank you,



Santan Singh, RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Road East St. Paul MB R2E 1J5

Direct Tel.: 204-661-7601

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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From: Valentina Esman <valentina@rrpd.ca>

Sent: Monday, July 6, 2026 3:53 PM

To: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; info@rmofalexander.com <info@rmofalexander.com>; Gimli, R.M. <gimli@rmgimli.com>; Sheila Mowat <cao@rmofbrokenhead.ca>; Rmldb@lacdubonnet.com <Rmldb@lacdubonnet.com>; Colleen Draper <cdraper@rmofspringfield.ca>; 'eipd@mymts.net' <eipd@mymts.net>; info@sipd.ca <info@sipd.ca>; edo@weststpaul.com <edo@weststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.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 <braeden@rmofstandrews.com>

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Subject: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

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

Thank you and 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: August 26, 2026

TO: Santan Singh, RRP, MICP
Manager of Planning Services
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

FROM: Ashley Beck
Manager of Roadside Development
Transportation and Infrastructure
1420-215 Garry Street
Winnipeg, MB R3C 3P3

SUBJECT: **RM of St. Andrews Zoning By-law No. 4438**

We have reviewed the draft RM of St. Andrews Zoning By-law as requested by your August 11, 2026, email and submit the following revised comments in red below from our April 13, 2026 memo.

1) **Re: 2.10 (d), (e), (f), (g), (h) and (j) ~~When Development Permits Are Required~~
Development Not Requiring a Development Permit, page 8 9**

For information, permits are required from our department for any fences (excluding agricultural fencing), signs, light standards and the installation of utilities (above or below ground) within the controlled area adjacent to a declared provincial highway.

As well a permit from our department is required to construct, modify or relocate a structure or **access**, or to change or intensify the use of an existing structure **or access** within the controlled area adjacent to a declared provincial highway.

In addition, a permit is required from our department for any plantings proposed within 15 meters of a declared provincial highway.

2) **Re: 7.3.1 ~~Commercial and Industrial Development Adjacent to Residential Uses~~ Design Standards and 7.5 Fences and Screening, page 40 43 and 44**

For information, permits are required from our department for any fences (excluding agricultural fencing) and for any sign proposed within the controlled area adjacent to a declared provincial highway.

In addition, a permit is required from our department for any plantings proposed within 15 meters of a declared provincial highway.

3) **Re: 7.10 Landscaping and Table 7-6 Permitted Projection Regulation, page 47 and 56**

For information, a permit is required from our department for any plantings proposed within 15 meters of a declared provincial highway.

4) **Re: ~~7.10~~ 7.11 Outdoor Lighting, page 44 48**

For information, a permit is required from our department for the placement of any lighting structures within the controlled area adjacent to a declared provincial highway.

5) **Re: ~~7.15.4~~ 7.16.4 Setback Standards, page 54-57**

For information, a permit from our department is required to construct, modify or relocate a structure, or to change or intensify the use of an existing structure within the controlled area adjacent to a declared provincial highway.

A permit is also required from our department for any plantings proposed within 15 m of a provincial highway, excluding the portions of provincial highways under the jurisdiction of the local authority

6) Re: ~~7.16~~ 7.17 Signs, page ~~54-57~~

For information, a permit is required from our department for any sign proposed within the controlled area of a declared provincial highway.

All signs must comply with the department's Advertising Sign Design and Location Standards, which can be accessed using the link below.

https://www.gov.mb.ca/mti/hpd/pdf/permits/advertising_sign_design_location_standards_april_2022.pdf

7) Re: ~~7.18~~ 7.19 Temporary Buildings and Uses, page ~~58-62~~

Although temporary, a permit would still be required from our department if proposed to be located within the controlled area adjacent to a declared provincial highway.

8) Re: ~~8.1 Airports and Associated Facilities~~ Airstrip, Private, page ~~60~~ 64

Consideration should be given to Transport Canada's Guidelines for "Land Use in the Vicinity of Aerodromes" when reviewing development proposed near the airport.

9) Re: 2.10 (m) Development Not Requiring a Permit, 8.13 Farm Diversification Operation and ~~8.12-8.16~~ Home Occupation, Businesses and Industries, page ~~63~~ 9, 67 and 68

For information, a permit may be required from our department to intensify the use of an existing access to a declared provincial highway and to change or intensify the use of an existing structure within the controlled area adjacent to a provincial highway for both minor and major home occupations, businesses, industries and **for farm diversification operations.**

10) Re: 8.27 Solar Energy Generating Systems, page 75

For information, a permit from our department is required for any structures (including solar energy systems) located within the controlled area adjacent to a declared provincial highway.

11) Re 8.28 Special Event Facility, page 75

For information a permit is required from our department for any structures placed within the controlled area adjacent to a declared provincial highway.

12) Re: ~~8.25-8.31~~ Wind Energy Generating Systems, page ~~70~~ 76

Wind turbine generators towers should be set back sufficiently from the provincial highway right-of-way so that if the structure should fail, the highway right-of-way will not be impacted. "Land Use Planning for Wind Energy System in Manitoba" final report suggests that wind turbine generator towers should be setback 1.5 times of the total height of a tower from the provincial highway right-of-way.

Additionally, permits are required from our department for any structure/construction (including wind turbines proposed within the controlled area of a declared provincial highway.

13) Re: ~~8.26~~ 8.32 Wireless Communication Towers, page 71 77

For information, communication towers should be setback the total height of a tower from the provincial highway right-of-way.

Additionally, permits are required from our department for any structure/construction including communication towers proposed within the controlled area of a declared provincial highway.

14) Re: Table 9-1 Principal Use Tables

Generally, only those uses that cater to the travelling public should be located in the Highway Commercial Zone. Uses such as Auditorium, Cinemas, Place of Worship and Cannabis retail, etc., should locate in areas more appropriately zoned for such uses.

15) Re: Map 5 – Clandeboye

Our department recommends that additional development be located on the same side as the existing built-up area. For the proposed “Commercial Highway” designation on the west side of PTH 9, we recommend either establishing an internal road network that does not rely on direct access to PTH 9 and developing an Access Management Plan to rationalize existing access points and identify strategic intersection locations along PTH 9.

Our comments remain.

16) Re: Map 6 – Lockport

Our department has long-range plans that may impact lands between Mirey Creek Drive South and Stevens Avenue West. These lands could be affected by future highway enhancements, and a concept plan should be developed to rationalize existing access points to PTH 9, utilizing a strategic intersection identified by the Department to serve the proposed development area. Accordingly, no additional direct access to PTH 9 will be permitted.

Furthermore, any new proposed development along PTH 44 will require a traffic impact study, prepared by a qualified transportation engineer, will be required to assess traffic impacts and identify any necessary on-highway improvements. All associated costs, including improvements, will be the responsibility of the developer, subject to an agreement with the department. A drainage study may also be required to assess impacts on the provincial highway drainage system. If needed, the developer must submit a detailed plan, and all related costs, including system modifications, will be borne by the developer. PTH 44 is a limited access highway and will not support new direct access along this section.

Our comments remain.

17) Re: Map 7 – St. Andrews South

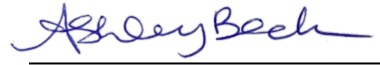
For information, developments proposed along PTH 27 that may generate a significant volume of traffic may be required to provide the department with existing and/or preliminary traffic data, or a traffic impact study prepared by a qualified transportation engineer. This study would identify the volume and characteristics of traffic generated by the development and assess whether on-highway improvements are necessary to safely accommodate it. The cost of the study, along with any required on-highway improvements, would be the responsibility of the developer and/or the local jurisdiction.

The department requires that new developments be accessed via an internal road network or municipal road system, rather than relying directly on the provincial highway system.

Additionally, a drainage study may be required to evaluate potential impacts on the provincial highway drainage system.

We remove our concerns.

Please email Nhu Hong at Nhu.hong@gov.mb.ca or call at (431) 294-3280 if you have any questions.

A handwritten signature in blue ink that reads "Ashley Beck". The signature is written in a cursive style with a horizontal line underneath it.

Ashley Beck

bc: J. DiNella
M. Sainbhi (Eastern Region)
N. Hong
Central Records (File: PD.40.10 – RM of St. Andrews Zoning By-law)



Outlook

RE: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

From +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>

Date Tue 8/18/2026 4:46 PM

To Santan Singh <santan@rrpd.ca>

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

Hello,

The Lands Branch has no comments on the RM of St. Andrews ZBA BL 4438.

Thank you.

Oladipo Akinpelumi

Resource Planning Specialist

Lands Branch

Natural Resource Stewardship Division

Department of Natural Resources and Indigenous Futures

Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6

Cell: 204-583-0355



From: Santan Singh <santan@rrpd.ca>

Sent: August 11, 2026 12:20 PM

To: +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>; DiNella, Jeff <Jeff.DiNella@gov.mb.ca>; Beck, Ashley <Ashley.Beck@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>; EnvCEInterlake@gov.mb.ca <IMCEAMAILTO-EnvCEInterlake+40gov+2Emb+2Eca@namprd06.prod.outlook.com>; Erb, Michelle <Michelle.Erb@gov.mb.ca>; Russell-Edmonds, Jessie <Jessie.Russell-Edmonds@gov.mb.ca>
Cc: Braeden Bennett <braeden@rmofstandrews.com>; Valentina Esman <valentina@rrpd.ca>
Subject: Re: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

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Thank you,



Santan Singh, RPP, MCIP
Manager of Planning Services
Red River Planning District

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From: Valentina Esman <valentina@rrpd.ca>

Sent: Monday, July 6, 2026 3:53 PM

To: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; info@rmofalexander.com <info@rmofalexander.com>; Gimli, R.M. <gimli@rmgimli.com>; Sheila Mowat <cao@rmofbrokenhead.ca>; Rmldb@lacdubonnet.com <Rmldb@lacdubonnet.com>; Colleen Draper <cdraper@rmofspringfield.ca>; 'eipd@mymts.net' <eipd@mymts.net>; info@sipd.ca <info@sipd.ca>; edo@weststpaul.com <edo@weststpaul.com>; Planning <planning@weststpaul.com>; sue@rmofstclements.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 <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 <tony.kreml@7oaks.org>; Real Estate Canada <real_estatecanada@cpkcr.com>; Kelly McDonald <kmcdonald@lssd.ca>

Subject: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

EXTERNAL EMAIL : Proceed with Caution!

Think carefully before you click on a link, open an attachment, or scan a QR code. NEVER provide User IDs or Passwords.

Good day to All,

On June 23rd, 2026, the RM of St. Andrews Council gave First Reading to **Zoning By-law Amendment BL 4438**.

The purpose of Zoning By-law No. 4438 is to establish a *new municipality-wide Zoning By-law* for the Rural Municipality of St. Andrews. The proposed By-law would regulate and control the use and development of land and buildings within the municipality and, if adopted, would replace the existing **Zoning By-law No. 4066**.

Attached to this email is a copy of the First Reading Report and the Zoning By-law Amendment By-law (as one package), First Reading Council resolution,

A Public Hearing is tentatively scheduled for **Wednesday, August 12th @ 5:30PM in Selkirk Community Church (6569 PTH #9)** (see the 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 **August 3rd, 2026**.

No response by this date will be interpreted as your office having no concerns with this application.

Please circulate to anyone in your office that may have comments regarding this file.

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

Thank you and 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



Outlook

RE: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

From +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>

Date Tue 8/11/2026 2:56 PM

To Santan Singh <santan@rrpd.ca>

Cc +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>

Hello Santan,

We'd recommend an addition within Section 2.9 (or as appropriate) to further address erosion risks:

• Development shall be directed away from all lands which would, within a 50-year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body, unless proven otherwise by a geotechnical report from an engineering investigation shows these limits may be reduced.

Thanks,

Matthew Sebesteny

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

From: Santan Singh <santan@rrpd.ca>

Sent: Tuesday, August 11, 2026 12:20

To: +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>; DiNella, Jeff <Jeff.DiNella@gov.mb.ca>; Beck, Ashley <Ashley.Beck@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>; EnvCEInterlake@gov.mb.ca <IMCEAMAILTO-EnvCEInterlake+40gov+2Emb+2Eca@namprd06.prod.outlook.com>; Erb, Michelle <Michelle.Erb@gov.mb.ca>; Russell-Edmonds, Jessie <Jessie.Russell-Edmonds@gov.mb.ca>
Cc: Braeden Bennett <braeden@rmofstandrews.com>; Valentina Esman <valentina@rrpd.ca>
Subject: Re: Re: Municipality-wide zoning by-law RM of St. Andrews ZBA BL 4438

Good afternoon,

RRPD is re-circulating the attached application and supporting materials to the provincial agencies for review and comment.

The application was originally circulated on July 6, 2026. While comments were received from several agencies, we have since been advised that some provincial agencies may not have received the original circulation, potentially due to a technical issue outside of RRPD's control. To ensure all relevant provincial agencies have an opportunity to review the application, we are circulating the materials again.

The RM of St. Andrews will proceed with the public hearing scheduled for **August 12, 2026**, following the original circulation on July 6. Council is proposing to keep the hearing open until its **September 22, 2026 meeting** to allow time for provincial comments to be received and considered.

Should you have any comments regarding this application, please reply to this email and copy selkirkCRP@gov.mb.ca by **4:30 PM on September 8, 2026**.

If no response is received by this deadline, it will be understood that your office has no concerns with the application.

Please circulate this email to anyone within your office who may have comments regarding this file, and kindly acknowledge receipt of this circulation.

Thank you,



Santan Singh, RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Road East St. Paul MB R2E 1J5

Direct Tel.: 204-661-7601

Tel: 204-669-8880 Fax: 204-669-8882

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