

NOTICE OF PUBLIC HEARING

REZONING AMENDMENT APPLICATION

Rural Municipality of West St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204 338-0306.

**Thursday
June 12, 2025
6:00pm**

**Council Chambers
3550 Main Street
RM of West St. Paul, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

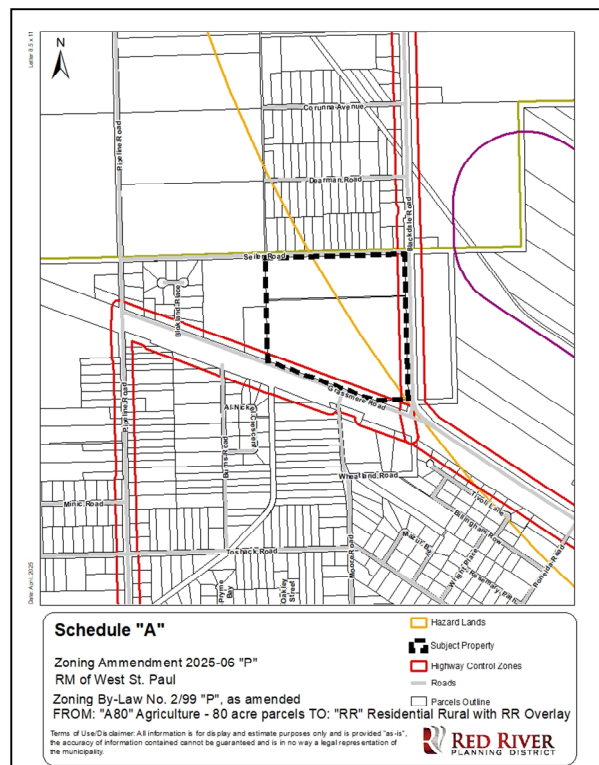
Application File: ZBA 2025-06 P

Applicant: Landmark Planning

Property Location: Grassmere Rd /
Blackdale Rd
Roll# 416100, 416150

Application Purpose:

The applicant proposes to rezone the property to a "RRO" Rural Residential Overlay zone, in order to establish a new residential subdivision.



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 -

Zoning By-law Amendment RM of West St. Paul ZBA No. 2025-06 “P”

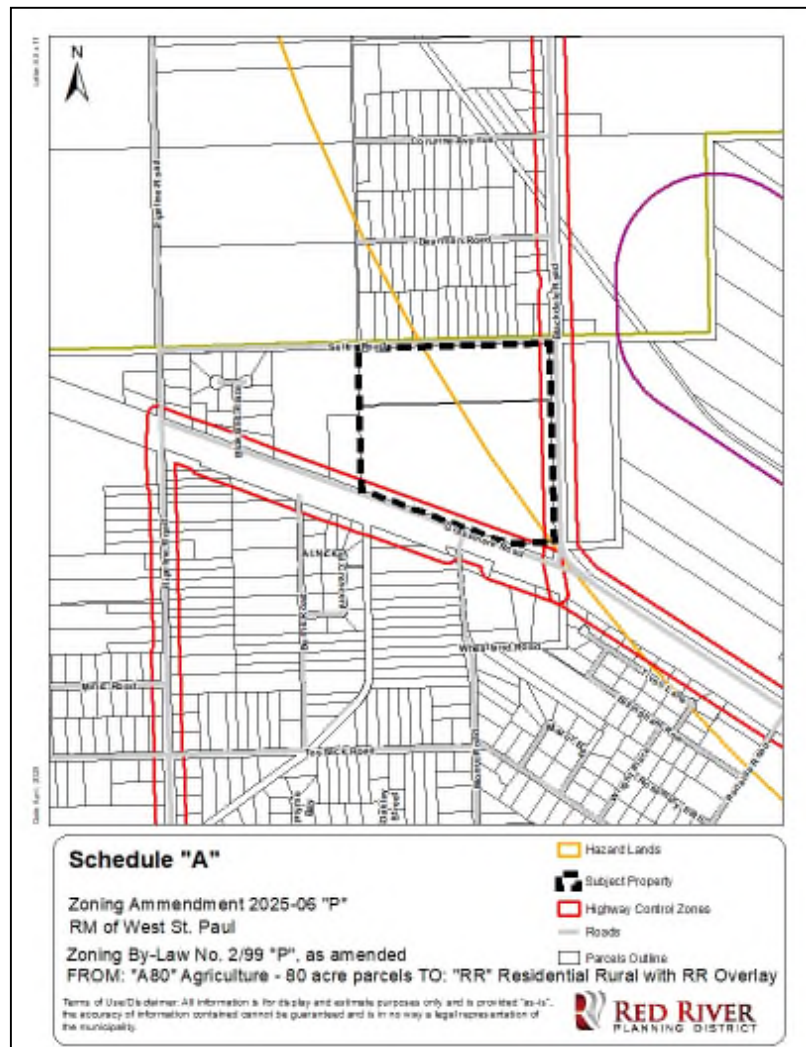
Date: June 2, 2025

File: By-law No. 2025-06 “P”
Zoning By-Law Amendment (Public Hearing Report)

To: RM of West St. Paul
(Council)

From: Derek Eno, MCIP, RPP
Manager of Planning Services

Location: Grassmere Road and Blackdale Road (Roll # 416100, 416150),
RM of West St. Paul



1.0 ISSUE:

To amend the RM of West St. Paul Zoning By-law No. 2/99P by rezoning the subject lands to a “RRO” Rural Residential Overlay Zone. The applicant notes (in their letter of intent) the proposed rezoning would facilitate the establishment of a 54 rural residential lot subdivision. NOTE: There is a subdivision application (RRPD File No. S25-3100) associated with this rezoning.

2.0 BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on April 10, 2025, and subsequently circulated to government agencies and neighbouring municipalities, as required by *The Planning Act*.

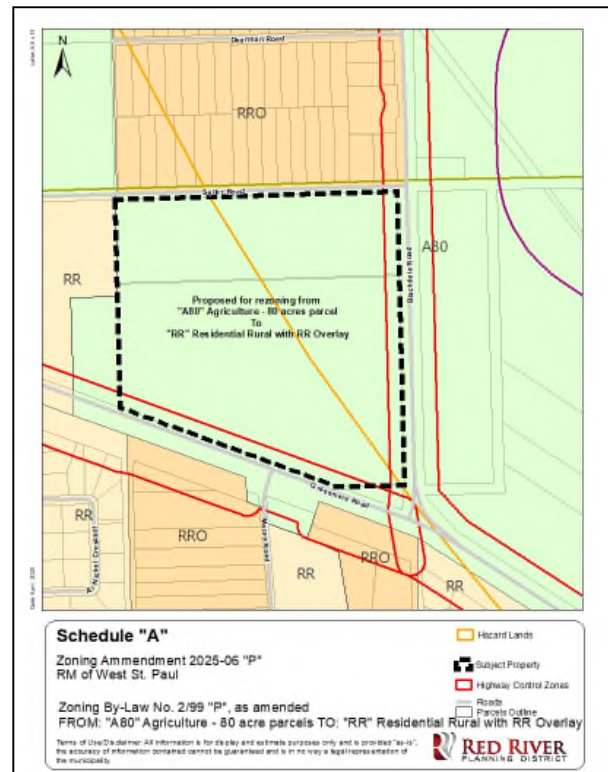
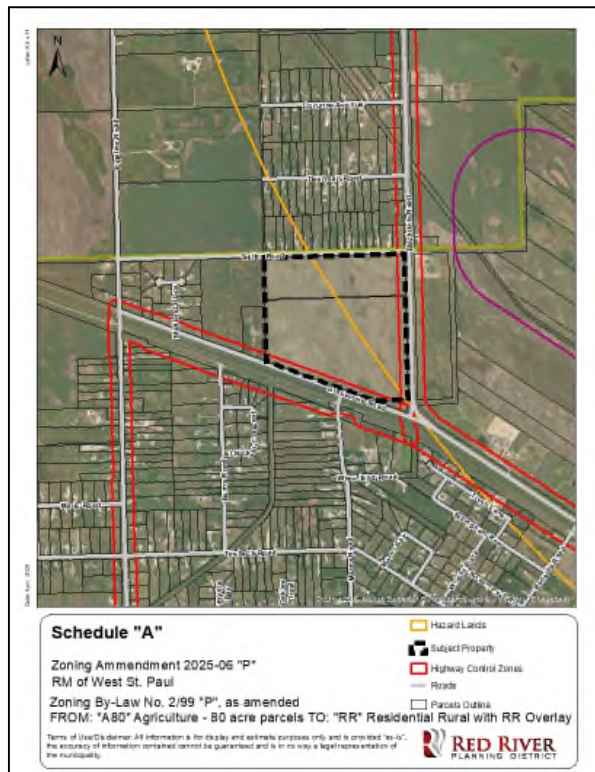
A public hearing has been advertised and scheduled for June 12, 2025.

2.2 Subject Property and Surrounding Area

The subject property is 140 acres (+/-) in area, is located north of Grassmere Road and west of Blackdale Road, is currently zoned “A80” Agricultural, and is designated in the Development Plan (master plan) as *Rural Residential*. The adjacent developed areas to the north, west and south area also designated *Rural Residential*

The property is surrounded by the following:

- | | |
|----------------------|--|
| To the North: | Seiler Road, then rural residential lots (2-2.5ac) zoned “RRO” Rural Residential Overlay |
| To the South: | Grassmere Road, then rural residential lots (4-10ac) zoned “RR” Rural Residential. |
| To the East: | Blackdale Road, then farm land zoned “A80” Agricultural. |
| To the West: | Undeveloped land zoned “RR” Rural Residential. |



2.3 Proposed Zoning By-law Amendment

Under this application, the applicant is proposing to amend the R.M. of West St. Paul Zoning By-law No. 2/99 P by rezoning the subject property from “A80” Agricultural Zone to “RRO” Rural Residential Overlay Zone. The applicant notes (in their letter of intent) the proposed rezoning would allow the establishment of a 54 rural residential lot subdivision.

The ZBA, maps, along with the applicants’ letter of intent is provided in the Appendix.

3.0 ANALYSIS:

The Planning Act (Section 68) outlines that zoning by-laws, and their amendments, are to be “generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality”. Therefore, the RRPD’s current Development Plan (*Red River Planning District Development Plan By-law No. 272/19*) and the municipality’s Secondary Plans are reviewed to determine if the proposed zoning by-law amendment application is consistent with the policy direction found in the documents. There is no municipal secondary plan applicable to this area. It should be noted that not all of the policies are relevant at the zoning by-law amendment application stage.

3.1 The Red River Planning District Development Plan (By-law No. 272/19)

The Development Plan organizes the RM of West St. Paul into a range of land use designations, such as *Rural Residential*, *Settlement Centre*, and *General Development*, just to name a few. Each land use designation prescribes related policies for future development to follow. In addition, the Development Plan lists a series of general policies that address development related topics such as transportation, site servicing and infrastructure, flood protection, land drainage, etc.

The subject property is currently designated as “RR” *Rural Residential* in the Red River Planning District’s Development Plan By-Law 272/19. The Development Plan outlines in the designation description that the “RR” *Rural Residential* designation is

“... a designation that that allows for the establishment of rural non-farm residential properties where residents are able to enjoy a rural lifestyle. Rural residential properties consist of small acreage lots, and are typically expected to be serviced with their own on-site wastewater and drinking water systems, until municipal piped services become available in the future”. (RRPD Development Plan, pg 38)

As already noted, the applicant is proposing to rezone the subject land to a “RRO” Rural Residential Overlay Zone. While the Zoning By-law does not provide a statement outlining the purpose of the “RRO” zone, the Residential Use Table (Table 15) does provide a list of permitted and conditional land uses. The Rural Residential zone allows a single-family dwelling, limited farm activities (field crops, berry crops, bee keeping, etc.), and requires a minimum lot size of 2 acres for new lots. These land uses and minimum lot size requirement align with the purpose of the “RR” *Rural Residential* designation.

With the above noted in mind, the proposed zoning by-law amendments is consistent with the Development Plan.

3.2 Provincial and Municipal Comments

This application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities. This affords Provincial Departments an opportunity to ensure that the proposal conforms to provincial policies, and provides adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. Comments received by our office are summarized below. Complete copies of the comments are attached to this report in the Appendix.

COMMENTING AGENCY	REMARKS
Provincial Agency / Municipality / Utility	
MB Municipal and Northern Relations (Community Planning Branch)	No Concerns.
MB Agriculture (Sustainable Agriculture Branch)	Proposed change is generally consistent with the intended use of these lands.
MB Infrastructure (Highway Design Branch)	No comments received at time of publishing the report.
MB Natural Resources and Indigenous Futures (Lands Planning Branch)	No Concerns.
MB Business Mining Trade and Job Creation (Mines Branch)	No Concerns.
MB Sport Culture Heritage and Tourism (Historic Resource Branch)	No Concerns.
RM of East St Paul	No comments. The proposal does not affect the RM of East St. Paul
City of Selkirk	Administration has no concerns.

3.3 Further Required Approvals

Should Council approve this zoning by-law amendment application, a subdivision application and approval is required to facilitate the development of a rural residential neighborhood, which is part of the applicant's stated intent. If Council wishes to address development and infrastructure standards to ensure that any proposed development complies with applicable policies of the Development Plan and other applicable municipal policies, they could require a development agreement as part of the subdivision application and approval process.

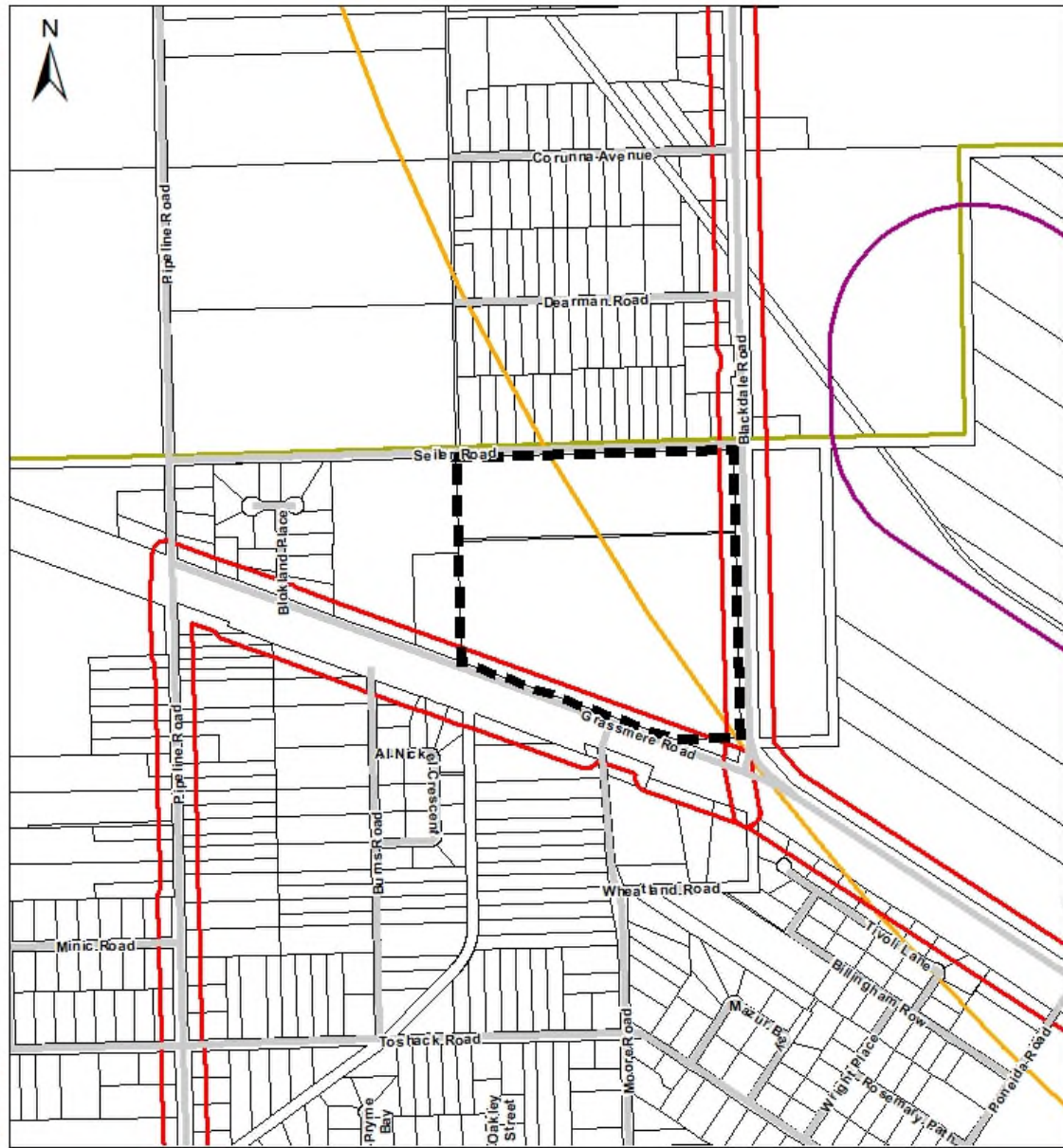
4.0 RECOMMENDATION:

As already noted in the report, *The Planning Act* (Section 68) outlines that zoning by-laws are to be “*generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality*”. Based on the information provided in the application and the information noted within this report, the RRPD concludes that the

proposed zoning by-law amendment application appears to be consistent with the RRPD Development Plan. Therefore, the RRPD recommends that this application **be approved.**

Please note that if Council does decide to give the application Second Reading, if there are sufficient objections Council may not give Third Reading to the by-law until the required time-frame has allowed for second objections to be confirmed, or until such time as an appeal hearing has denied the objection(s). As per Section 73.1(3) of *The Planning Act*, sufficient objections are either 25 eligible persons, or, 50% of the total number of owners of properties located within 100 metres of the affected property.

APPENDIX A
(RRPD Maps)



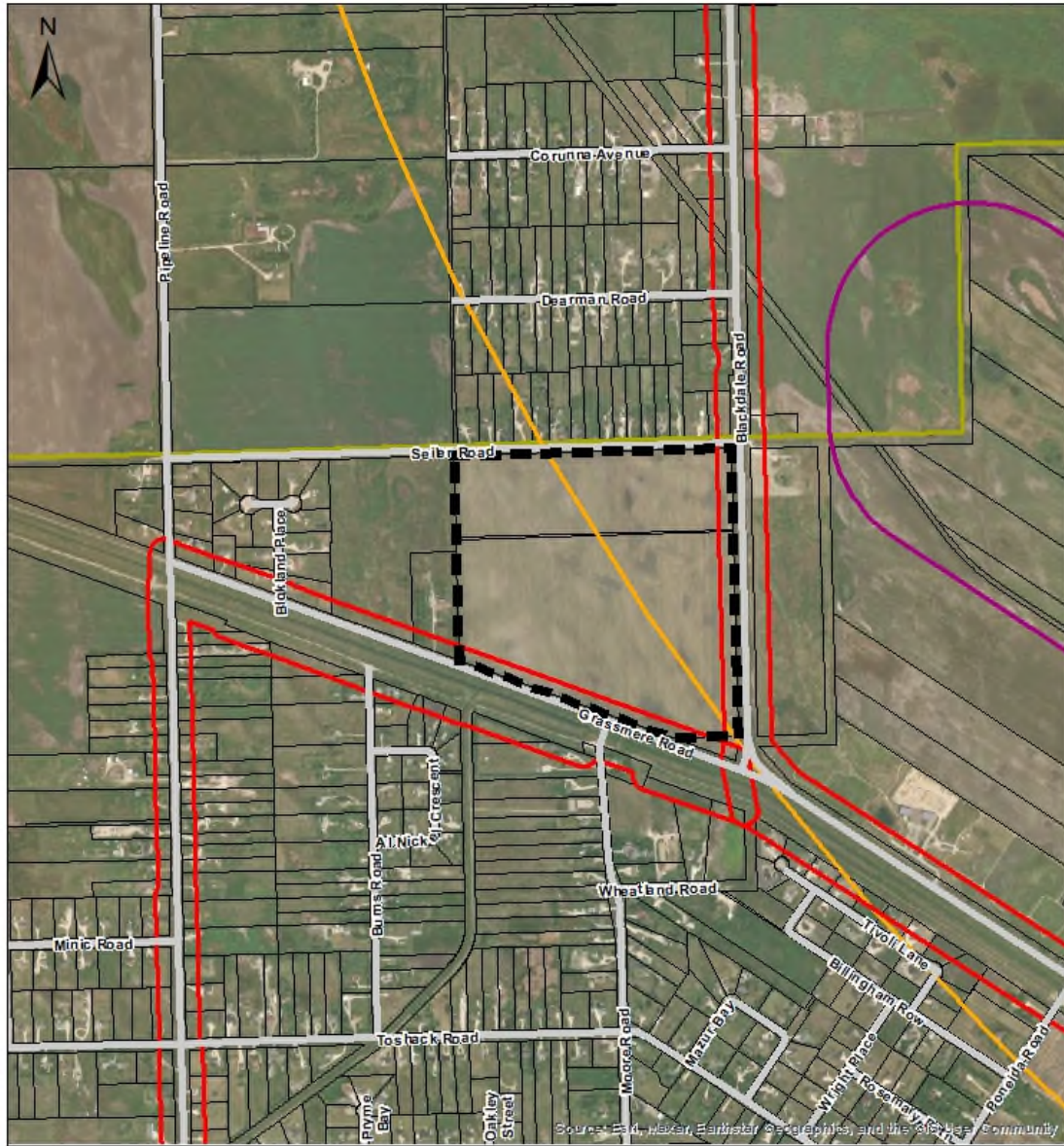
Schedule "A"

Zoning Ammendment 2025-06 "P"
RM of West St. Paul

Zoning By-Law No. 2/99 "P", as amended
FROM: "A80" Agriculture - 80 acre parcels TO: "RR" Residential Rural with RR Overlay

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.

-  Hazard Lands
-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcels Outline



Source: Esri, Maxar, Earthstar, GeoGraphics, and the City of St. Paul Community

Schedule "A"

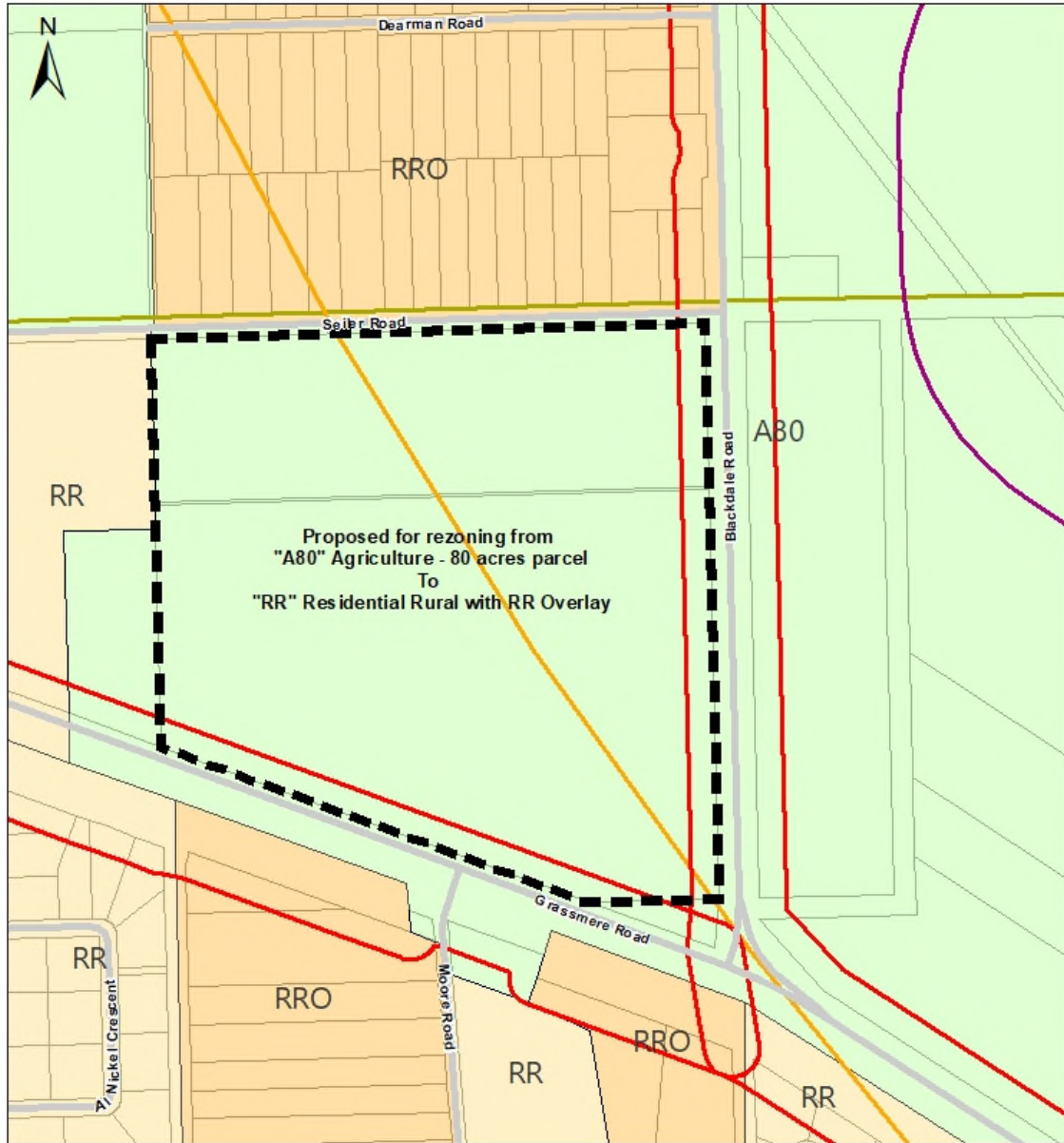
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- Hazard Lands
- Subject Property
- Highway Control Zones
- Roads
- Parcels Outline





Schedule "A"

Zoning Ammendment 2025-06 "P"
RM of West St. Paul

Zoning By-Law No. 2/99 "P", as amended
FROM: "A80" Agriculture - 80 acre parcels TO: "RR" Residential Rural with RR Overlay

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.

Hazard Lands

Subject Property

Highway Control Zones

Roads
 Parcels Outline

RED RIVER
PLANNING DISTRICT

APPENDIX B
(Zoning By-law Amendment)

RM OF WEST ST. PAUL
BY-LAW NO. 2025-06”P”

BEING A BY-LAW OF THE RM OF WEST ST. PAUL TO
AMEND THE RM OF WEST ST PAUL ZONING BY-LAW NO.
2/99P, 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 WEST ST PAUL ZONING BY LAW 2/99P;

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

- i) That the Zoning Map attached to and being part of the RM of West St. Paul Zoning By-law 2/99P, is amended by rezoning a portion of:

ALL THAT PORTION OF NE ¼ 17-12-3 EPM
WHICH LIES TO THE NE OF THE NORTHEASTERN LIMIT OF
ROAD PLAN 8856 WLTO INCLUDING ALL THAT PORTION CONTAINED WITHIN
HIGHWAY PLAN 605 WLTO
EXC FIRSTLY: ROAD PLAN 12986 WLTO AND
SECONDLY: PARCEL A PLAN 19197WLTO

(CT 2701850/1; Roll # 416100)

And

PARCEL “A” PLAN 19197WLTO
EX ALL MINES AND MINERALS AS SET FORTH IN THE MANITOBA
TELEPHONE SYSTEM REORGANIZATION AND CONSEQUENTIAL
AMENDMENT ACT
IN NE ¼ 17-12-3 EPM

(CT 3297944/1; Roll # 416150)

In the RM of West St. Paul

From: “A80” Agricultural – 80 acre parcels Zone

To: “RR-O” Rural Residential Overlay Zone

as illustrated in Schedule ‘A’

DONE AND PASSED in Council assembled in the Council Chambers of the RM of West St. Paul,
in the Province of Manitoba, this ____ day of _____, A.D., 2024.

THE RM OF WEST ST. PAUL

MAYOR

CAO

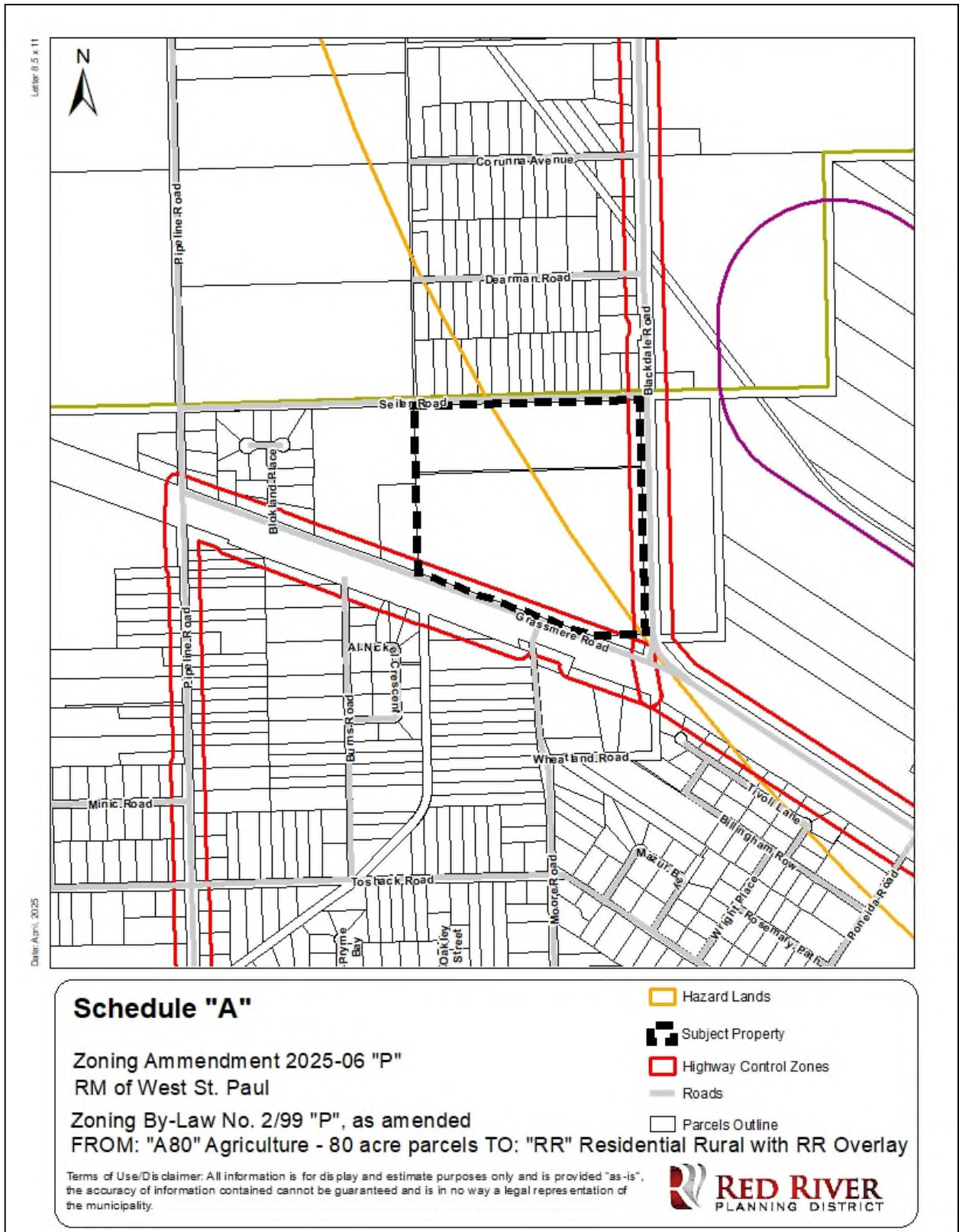
GIVEN First Reading this ____ day of _____, A.D., 2024.

GIVEN Second Reading this ____ day of _____, A.D., 2024.

GIVEN Third Reading this ____ day of _____, A.D., 2024.

SCHEDULE 'A'

(Location Map)



APPENDIX C
(Info from Applicant)

Feb. 10, 2025

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

Attention: Mr. Derek Eno, Community Planner

RE: Subdivision and Rezoning Application - 140 Acres, RM of West St. Paul

Land held under CT Nos. 2701850/1 and 3297974/1, and as described as:

ALL THAT PORTION OF NE 1/4 17-12-3 EPM WHICH LIES TO THE NE OF THE NORTHEASTERN LIMIT OF ROAD PLAN 8856 WLTO INCLUDING ALL THAT PORTION CONTAINED WITHIN HIGHWAY PLAN 605 WLTO EXC FIRSTLY: ROAD PLAN 12986 WLTO AND SECONDLY: PARCEL A PLAN 19197 WLTO

and,

PARCEL "A" PLAN 19197 WLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE MANITOBA TELEPHONE SYSTEM REORGANIZATION AND CONSEQUENTIAL AMENDMENTS ACT IN NE 1/4 17-12-3 EPM

Dear Mr. Eno,

Landmark Planning & Design Inc. is pleased to submit this subdivision and rezoning application for property located in the RM of West St. Paul on behalf of 6768181 Manitoba Ltd. (see Letter of Authorization attached). The subject property is located at the northwest corner of Grassmere Road and Blackdale Road and encompasses 140 acres.

The subject property is bisected by a parcel of land that is approximately 16 feet in width and encompasses approximately 0.93 acres which is owned by Bell Canada (see Letter of Authorization attached). Both property owners are currently collaborating so that the parcel can be sold and the title can be conveyed to 6768181 Manitoba Ltd.

The proposed applications are explained in further detail below.

Proposed Subdivision

The proposed subdivision contains a total of 54 lots. The proposed lots are of a similar size, configuration and character to other existing rural residential development within the adjacent areas of West St. Paul.

- The proposed lots range in size from 2.0 acres to 3.45 acres in site area which meet or exceed the minimum requirements of the Zoning By-law. All lot widths meet or exceed the minimum requirements of the Zoning By-law.
- Primary access to the proposed subdivision will be from Blackdale Road based on a recommendation from Manitoba Transportation and Infrastructure.
- A second point of access is proposed to connect to an internal roadway created as part of subdivision application no. S22-2946 which proposes to subdivide approximately 34.75 acres of land immediately west of the subject land into similar rural residential lotting.
- The proposed subdivision will create a new internal roadway that will run around the inside perimeter of the property with a cul-de-sac in the centre that is aligned with the entry from Blackdale Road.
- Public reserves have been provided to provide pedestrian connections within the proposed subdivision as well as to the surrounding areas.
- The proposed subdivision will be serviced with septic fields and private wells similar to adjacent existing development.
- Drainage within the proposed subdivision will be provided via ditches similar to adjacent developments.

Proposed Rezoning

- The subject property is currently zoned *A80 Agricultural - 80 acre parcels* in the *RM of West St. Paul Zoning By-law No. 2/99P*.
- A rezoning to the *RR Rural Residential Overlay Zone* is proposed related to this subdivision application which complies with the *Red River Planning District Development Plan*. New lots created within this zone must have a minimum site area of 2.0 acres in site area and a minimum of 198 feet of site width. Single-family dwellings are permitted within the *RR Rural Residential Overlay Zone*.

Stakeholder Engagement

A Virtual Open House was held on May 17, 2022 and was attended by approximately 25 people. The Virtual Open House began with a presentation by Landmark Planning & Design that included background information about the property, a review of applicable planning policy and regulation, and an overview of a conceptual subdivision plan which included 75 lots that ranged in size from approximately 1.37 acres to over 2 acres in site area. The subdivision as proposed at the Virtual Open House was to be serviced with private wells and holding tanks.

- Key topics discussed at the Virtual Open House included:
 - Configuration of subdivision and proposed access to Seiler Road

- Lot sizes
- Access
- Water and wastewater services

Following the Virtual Open House, comments received were reviewed and the proposed subdivision design was updated to remove direct access to Seiler Road, lot sizes were increased to 2 + acres which would be serviced with septic field instead of holding tanks.

Compliance with Development Plan

The subject property is designated *Rural Residential* within the *Red River Planning District Development Plan By-law No. 272/19*. The proposed subdivision generally complies with the objectives and policies of this land use designation, including:

- 2.1.1 Sustainable land use and development shall be promoted.
- 3.2.1 All new development should have legal access to a public all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the Municipal Council to upgrade an existing road or develop new road access to a standard agreed upon by said Council.
- 4.3.a To provide a rural lifestyle as an alternative to urban centres and settlement centres on lots that are not immediately planned to be serviced with municipal piped water and sewer services.
- 4.3.b To plan rural residential development in a manner that minimizes adverse effects on agriculture, general development areas, and settlement centres.
- 4.3.d To ensure that rural residential development takes place in an orderly and economical manner, and allows for the eventual connection to municipal pipes services of these areas in the future when they become economically feasible.
- 4.3.4 Rural residential lots should be of a size that reflects a rural character and can accommodate on-site wastewater disposal.
- 4.3.5.2 The proposed development is not wasteful of land.
- 4.3.5.9 The proposed development is compatible with adjoining land uses.

Compliance with Zoning By-law

As mentioned above, a rezoning from the *A80 Agricultural Zone* to the *RR Rural Residential Zone* is proposed:

- All proposed lots meet the minimum site area requirements of the *RM of West St. Paul Zoning By-law No. 2/99P* and range in size from 2.0 acres to 3.45 acres in size.

- All proposed lots meet the minimum site width requirements of the *RM of West St. Paul Zoning By-law No. 2/99P* with all lots being at least 198 feet in site width.

Summary

In summary, the subject property is suitable for the proposed subdivision and rezoning as it complies with the *Red River Planning District Development Plan By-law No. 272/19* and has been designed to meet the requirements of the *RM of West St. Paul Zoning By-law No. 2/99P*. The proposed subdivision is of a similar character to existing single-family development in the surrounding area.

As part of the application submission requirements, please find the following enclosed:

- Completed Subdivision Application Form
- Completed Rezoning Application Form
- Subdivision Application Map
- Current Status of Title (2)
- Letters of Authorization

If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of West St. Paul on this application.

Yours truly,



Andrei Friesen, Planner, RPP, MCIP, LEED AP
LANDMARK PLANNING & DESIGN INC.

NE 1/4 Sec. 17, Twp. 12, Rge. 3 EPM
RM of West St. Paul

This title is being reviewed by Teranet as it describes the land in title 3297974/1

Legal Description: PARCEL A PL'AN 19197 WLTO

Encumbrances: No Instruments are registered against this title.

Registered Owner: 6768181 MANITOBA LTD.

Instrument numbers 235782/1, 86-110607/1 and 5411352/1 are registered against the title. Encumbrances noted herein are for information purposes only and have not been investigated as to their intent or extent.

Registered Owner: BELL CANADA

Encumbrances: No Instruments are registered against this title.

LEGEND

Overhead Power	— — — — —	mm/m
Hydro Pole	— — — — —	●
Guy Anchor	— — — — —	•
BellMTS Box	— — — — —	⊠

Iron Posts found and confirmed are described and shown thus

Note:
This map has been prepared for subdivision application

SEC. 17
12-31 EPM

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this 19th day of
February, 2025

BARNES¹⁹⁰⁶
& DUNCAN
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

Land affected by this proposal is shown bordered thus
Gross area of the affected land: 137.00 Acres
Total area opened as roads: 15.97 Acres
Total area dedicated to public reserve: 1.32 Acres
Total area of Parcel A Plan 19197: 0.95 Acres

RD.  Page 1 of 1
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**Schedule of Zoning Site Width and Area Calculations
Landmark Planning Blackdale Road**

Lot Number	Imperial		Metric	
	Site Width	Area (Acres)	Site Width	Area (m ²)
1	225.8'	2.00	68.84m	8094
2	251.9'	2.00	76.79m	8094
3	306.0'	2.30	93.26m	9308
4	306.4'	2.30	93.40m	9308
5	266.4'	2.00	81.21m	8094
6	306.4'	2.30	93.40m	9308
7	293.1'	2.20	89.34m	8903
8	223.5'	2.28	68.12m	9218
9	207.0'	2.61	63.09m	10550
10	292.7'	2.07	89.20m	8394
11	297.2'	2.51	90.58m	10177
12	238.6'	2.08	72.74m	8430
13	227.7'	2.00	69.39m	8094
14	219.6'	2.00	66.94m	8094
15	220.9'	2.00	67.33m	8094
16	211.0'	2.00	64.30m	8094
17	198.0'	3.45	60.35m	13968
18	198.0'	2.02	60.35m	8185
19	251.3'	2.00	76.61m	8105
20	249.1'	2.00	75.93m	8105
21	247.0'	2.00	75.27m	8105
22	247.1'	2.00	75.30m	8094
23	249.0'	2.00	75.88m	8094
24	250.9'	2.00	76.48m	8094
25	198.0'	2.27	60.35m	9175
26	198.0'	2.22	60.35m	8972
27	262.3'	2.00	76.91m	8094
28	226.3'	2.00	68.99m	8084
29	221.2'	2.08	67.41m	8412
30	412.0'	2.74	125.57m	11074
31	277.3'	2.16	84.51m	8738
32	276.6'	2.16	84.31m	8738
33	276.6'	2.16	84.31m	8738
34	276.6'	2.16	84.31m	8738
35	276.6'	2.16	84.31m	8738
36	281.6'	2.16	85.85m	8738
37	260.9'	2.37	79.53m	9608
38	274.0'	2.37	83.51m	9608
39	224.5'	2.34	68.43m	9483
40	307.3'	2.34	93.66m	9483
41	219.2'	2.99	66.82m	12100
42	330.7'	2.06	100.80m	8348
43	228.1'	2.00	69.52m	8105
44	282.8'	2.05	86.21m	8302
45	255.0'	2.10	77.72m	8488
46	262.9'	2.13	80.13m	8620
47	267.1'	2.13	81.42m	8620
48	253.2'	2.05	77.18m	8302
49	260.6'	2.30	79.44m	9303
50	260.1'	2.18	79.27m	8836
51	259.2'	2.30	79.00m	9293
52	214.4'	2.00	65.34m	8094
53	312.5'	2.41	95.24m	9755
54	200.3'	2.24	61.06m	9061

All site widths have been measured using the standard site width convention except for those shown highlighted in red which were measured at the midpoint due to the 50' setback not intersecting the side site lines.

APPENDIX D
(Circulation Comments)

Derek Eno

From: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Sent: Monday, June 02, 2025 12:22 PM
To: Derek Eno
Cc: +SEL1081 - Selkirk CRP
Subject: RE: RM of West St. Paul Zoning By-law Amendment No. 2025-06"P"

Good afternoon Derek,

I have reviewed West St. Paul Zoning By-law Amendment No. 2025-06"P" on behalf of the Community Planning Services Branch of Manitoba Municipal and Northern Relations. By-law No. 2025-06"P" proposes to rezone approximately 140 acres from "A80" Agricultural- 80 acre parcels Zone to "RR-O" Rural Residential Overlay Zone. This will facilitate the subdivision and development of 54 residential lots that range in area from 2.0 acres to 3.45 acres.

The land subject to rezoning is designated Rural Residential in the Red River Planning District Development Plan By-law No. 272/19. The proposed rezoning is generally consistent with the Red River Planning District Development Plan. As such, Community Planning Services has no concerns.

Thank you for the opportunity to comment.

Jessie Russell-Edmonds, MCP (she/her)
Community Planner

Community Planning Services Branch
Manitoba Municipal & Northern Relations
103 – 235 Eaton Avenue | Selkirk, MB R1A 0W7
O: (204) 785-5090 | M: (204) 785-5131

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From: Derek Eno <deno@rrpd.ca>
Sent: April 30, 2025 2:05 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; info@eaststpaul.com; info@rmofspringfield.ca; info@rmalexander.com; admin@rmofbrokenhead.ca; admin@brpd.ca; building@rmalexander.com; development@lacdubonnet.com; citizensupport@cityofselkirk.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; St. Clements, R.M. <info@rmofstclements.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; info@sipd.ca; Cara Nichols <planning@eaststpaul.com>
Subject: RM of West St. Paul Zoning By-law Amendment No. 2025-06"P"

On April 10, 2025 the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment No. 2025-06 "P".

With this Zoning By-law Amendment the applicant proposes to rezone the subject property 140 acres (+/-) to a "RRO" Rural Residential Overlay zone in order to facilitate the development of a rural subdivision consisting of residential lots ranging in size from 2.0 acres to 3.45 acres. Attached to this email is a copy of the First Reading Report, and the Zoning By-law Amendment By-law.

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

Best regards



Derek Eno RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

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

Derek Eno

From: Erb, Michelle <Michelle.Erb@gov.mb.ca>
Sent: Friday, May 30, 2025 10:43 AM
To: Derek Eno
Cc: +SEL1081 - Selkirk CRP; +WPG139 - Provincial Planning Services; +WPG112 - AGRLandUse
Subject: RE: RM of West St. Paul Zoning By-law Amendment No. 2025-06"P"

Hi Derek,

I have reviewed this Zoning By-law Amendment 2025-06 "P for the RM of West St. Paul on behalf of Manitoba Agriculture. The intent of this by-law is to re-zone part of NE 17-12-3E (Roll # 416100) from "A80" Agricultural 80 acre Zone to "RRO" Rural Residential Overlay Zone. The lands in question are designated Rural Residential Area pursuant to the Red River Planning District Development Plan By-law 272/19 and therefore the proposed change is generally consistent with the intended use of these lands.

Regards,

Michelle Erb

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

Agricultural Planning Specialist

Sustainable Land Management

Michelle.Erb@gov.mb.ca

T: 204-794-1804

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

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Sent: April 30, 2025 2:05 PM
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Derek Eno

From: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>
Sent: Friday, May 16, 2025 4:48 PM
To: Derek Eno
Cc: +SEL1081 - Selkirk CRP
Subject: RE: RM of West St. Paul Zoning By-law Amendment No. 2025-06"P"

Good afternoon,

On behalf of the Land and Planning Branch, there are no concerns on the RM of West St. Paul Zoning By-law Amendment No. 2025-06.

Thanks

Oladipo Akinpelumi
Resource Planning Specialist
Lands and Planning Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355



Natural Resources and Indigenous Futures

From: Derek Eno <deno@rrpd.ca>
Sent: April 30, 2025 2:05 PM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; info@eaststpaul.com; info@rmofspringfield.ca; info@rmalexander.com; admin@rmofbrokenhead.ca; admin@brpd.ca; building@rmalexander.com; development@lacdubonnet.com; citizensupport@cityofselkirk.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; St. Clements, R.M. <info@rmofstclements.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; info@sipd.ca; Cara Nichols <planning@eaststpaul.com>
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If you require any additional information please feel free to contact me. Thank you.

Best regards



Derek Eno RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

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

Derek Eno

From: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: Thursday, May 15, 2025 2:29 PM
To: Derek Eno
Subject: RE: RM of West St. Paul Zoning By-law Amendment No. 2025-06"P"

Good afternoon,

No concerns from Mines Branch.

Thanks,

-Sahejpal S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: Derek Eno <deno@rrpd.ca>

Sent: April 30, 2025 2:05 PM

To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; info@eaststpaul.com; info@rmofspringfield.ca; info@rmalexander.com; admin@rmofbrokenhead.ca; admin@brpd.ca; building@rmalexander.com; development@lacdubonnet.com; citizensupport@cityofselkirk.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; St. Clements, R.M. <info@rmofstclements.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; info@sipd.ca; Cara Nichols <planning@eaststpaul.com>

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

Best regards



Derek Eno RPP, MCIP
Manager of Planning Services
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

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

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Planning and Development Services for the Municipalities of:

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

Derek Eno

From: +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Sent: Friday, May 30, 2025 2:36 PM
To: Derek Eno
Cc: +WPG574 - HRB Archaeology
Subject: RE: RM of West St. Paul Zoning By-law Amendment No. 2025-06"P"

Good afternoon,

Please find our review and comments below:

SUBJECT:

File: No. 2025-06 "P"
AAS File: AAS-25-23451
Zoning By-law Amendment No. 2025-06 "P" and Proposed subdivision on land located at NE 17-12-03 EPM West St. Paul

No Concerns at this Time

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of [the Heritage Resources Act](#) (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

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

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: Derek Eno <deno@rrpd.ca>

Sent: April 30, 2025 2:05 PM

To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; info@eaststpaul.com; info@rmofspringfield.ca; info@rmalexander.com; admin@rmofbrokenhead.ca; admin@brpd.ca; building@rmalexander.com; development@lacdubonnet.com; citizensupport@cityofselkirk.com; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; St. Clements, R.M. <info@rmofstclements.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; PPD-RegionalPlanning

<RegionalPlanning@winnipeg.ca>; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; info@sipd.ca; Cara Nichols <planning@eaststpaul.com>

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

Derek Eno

From: Cara Nichols <planning@eaststpaul.com>
Sent: Monday, May 05, 2025 8:26 AM
To: Derek Eno
Subject: RE: RM of West St. Paul Zoning By-law Amendment No. 2025-06"P"

Hi Derek,

I have no comments since Zoning By-law Amendment No 2025-06 "P" does not affect the RM of East St. Paul.



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/>

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Red River Planning District

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Planning and Development Services for the Municipalities of:

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

RRPD Circulation Notice Report

To: Committee of the Whole

From: Tim Feduniw, Director of Sustainable Economic Development

Re: **R.M of West St. Paul By-law No. 2025-06 "P"**

Date: May 20, 2025

File Number: AR 068/25

Issue:

The Red River Planning District (RRPD) circulated notice of amending the R.M. of West St. Paul Zoning By-law from "A80" Agricultural – 80 Acre to "RR" Rural Residential Overlay Zone.

Strategic Impact:

No strategic impact.

Administrative Action:

Administration has no concerns to the zoning by-law amendment.

Analysis:

The Red River Planning District received an application to re-zone approximately 140 acres of land to enable the development of 54 single-family rural residential lots ranging in size from 2.0 acres to 3.45 acres. The lots will be serviced with private wells and septic fields.

Under the Red River Planning District Development Plan, the subject land is designated as "RR" Rural Residential. The purpose of this designation is to support a rural lifestyle and maintain a development pattern that is consistent with the character of existing rural residential areas. Lands designated "RR" Rural Residential are not intended for immediate connection to municipal piped water and sewer services and must be of a size and character that reflect a rural setting, while accommodating on-site wastewater disposal systems.

The applicant is proposing to rezone the subject lands to the "RR" Rural Residential Overlay Zone, a special zone applied in conjunction with the underlying Rural Residential Zone. This overlay includes additional requirements for site area and site width to ensure compatibility with surrounding development. The proposed development meets all requirements of the "RR" Rural Residential Overlay Zone.

The proposed zoning amendment is generally consistent with the Development Plan and the property's "RR" Rural Residential designation.

Under the former *Plan20-50*, the Regional Growth Plan for the Winnipeg Metropolitan Region, West St. Paul was identified as part of both the Inner Metropolitan Area and the Outer Metropolitan Area. Although *Plan20-50* is not in effect, it provided direction for regional land use planning, and its policies can serve as a point of reference. The subject lands are located within the Outer Metropolitan Area, and the proposed zoning by-law amendment appears to align with the general objectives of *Plan20-50*, by supporting context-sensitive development and promoting compatibility with surrounding land uses.

Administration has no concerns with the proposed zoning by-law amendment.

History:

An application was made to the Red River Planning District to amend the R.M. of West St. Paul Zoning By-law.

The RM of West St. Paul has tentatively scheduled a public hearing for the proposed zoning by-law on June 12, 2025.

Public Participation: Not applicable

Climate Change Adaptation Impact: Not applicable

Climate Change Mitigation Impact: Not applicable

Background/Supporting Documents:

1. First Reading Report
2. West St. Paul 2025-06 "P"
3. Financial Impact Statement

Date: April 7, 2025

File: **By-law No. 2025-06P"**
Zoning By-Law Amendment (First Reading Report)

To: RM of West St. Paul

From: Derek Eno, MCIP, RPP
Manager of Planning Services

Location: Grassmere Road and Blackdale Road (Roll # 416100, 416150),

Legal Description:
Portion of NE ¼ 17-12-3 EPM
PARCEL "A" PLAN 19197WLTO

Title No.: CT 2701850/1, 3297944/1,

Appendix

- Location Map
- Info from Applicant

ISSUE:

To amend the RM of West St. Paul Zoning By-law No. 2/99P by rezoning the subject lands to and "RRO" Rural Residential Overlay Zone.

NOTE: There is a subdivision application (RRPD File No. S25-3100) associated with this rezoning.

BACKGROUND:

Under this application, the applicant is proposing to rezone the subject lands to "RRO" Rural Residential Overlay Zone in order to facilitate the creation of 54 single-family rural residential lots ranging in size from 2.0 acres to 3.45 acre.

Under the Red River Planning District's Development Plan, the subject land is currently designated as *Rural Residential* ("RR").

The *Rural Residential* designation is for areas where rural non-farm residential properties are allowed in the form of small acreage, typically serviced with their own on-site wastewater and drinking water systems.

RECOMMENDATION:

Generally, the subject proposal is consistent with the *Rural Residential* Policies of the Red River Planning District's Development Plan. However, more research and analysis is required before the RRPD can recommend if this specific proposal should be approved or not.

Thus, we recommend that First Reading be given to the by-law, allowing a public hearing to be scheduled and our office to conduct further research, including referring the application to commenting agencies.

Appendix A (RRPD Location Map)



Appendix B
(Info from Applicant)

Feb. 10, 2025

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

Attention: Mr. Derek Eno, Community Planner

RE: Subdivision and Rezoning Application - 140 Acres, RM of West St. Paul

Land held under CT Nos. 2701850/1 and 3297974/1, and as described as:

ALL THAT PORTION OF NE 1/4 17-12-3 EPM WHICH LIES TO THE NE OF THE NORTHEASTERN LIMIT OF ROAD PLAN 8856 WLTO INCLUDING ALL THAT PORTION CONTAINED WITHIN HIGHWAY PLAN 605 WLTO EXC FIRSTLY: ROAD PLAN 12986 WLTO AND SECONDLY: PARCEL A PLAN 19197 WLTO

and,

PARCEL "A" PLAN 19197 WLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE MANITOBA TELEPHONE SYSTEM REORGANIZATION AND CONSEQUENTIAL AMENDMENTS ACT IN NE 1/4 17-12-3 EPM

Dear Mr. Eno,

Landmark Planning & Design Inc. is pleased to submit this subdivision and rezoning application for property located in the RM of West St. Paul on behalf of 6768181 Manitoba Ltd. (see Letter of Authorization attached). The subject property is located at the northwest corner of Grassmere Road and Blackdale Road and encompasses 140 acres.

The subject property is bisected by a parcel of land that is approximately 16 feet in width and encompasses approximately 0.93 acres which is owned by Bell Canada (see Letter of Authorization attached). Both property owners are currently collaborating so that the parcel can be sold and the title can be conveyed to 6768181 Manitoba Ltd.

The proposed applications are explained in further detail below.

Proposed Subdivision

The proposed subdivision contains a total of 54 lots. The proposed lots are of a similar size, configuration and character to other existing rural residential development within the adjacent areas of West St. Paul.

- The proposed lots range in size from 2.0 acres to 3.45 acres in site area which meet or exceed the minimum requirements of the Zoning By-law. All lot widths meet or exceed the minimum requirements of the Zoning By-law.
- Primary access to the proposed subdivision will be from Blackdale Road based on a recommendation from Manitoba Transportation and Infrastructure.
- A second point of access is proposed to connect to an internal roadway created as part of subdivision application no. S22-2946 which proposes to subdivide approximately 34.75 acres of land immediately west of the subject land into similar rural residential lotting.
- The proposed subdivision will create a new internal roadway that will run around the inside perimeter of the property with a cul-de-sac in the centre that is aligned with the entry from Blackdale Road.
- Public reserves have been provided to provide pedestrian connections within the proposed subdivision as well as to the surrounding areas.
- The proposed subdivision will be serviced with septic fields and private wells similar to adjacent existing development.
- Drainage within the proposed subdivision will be provided via ditches similar to adjacent developments.

Proposed Rezoning

- The subject property is currently zoned *A80 Agricultural - 80 acre parcels* in the *RM of West St. Paul Zoning By-law No. 2/99P*.
- A rezoning to the *RR Rural Residential Overlay Zone* is proposed related to this subdivision application which complies with the *Red River Planning District Development Plan*. New lots created within this zone must have a minimum site area of 2.0 acres in site area and a minimum of 198 feet of site width. Single-family dwellings are permitted within the *RR Rural Residential Overlay Zone*.

Stakeholder Engagement

A Virtual Open House was held on May 17, 2022 and was attended by approximately 25 people. The Virtual Open House began with a presentation by Landmark Planning & Design that included background information about the property, a review of applicable planning policy and regulation, and an overview of a conceptual subdivision plan which included 75 lots that ranged in size from approximately 1.37 acres to over 2 acres in site area. The subdivision as proposed at the Virtual Open House was to be serviced with private wells and holding tanks.

- Key topics discussed at the Virtual Open House included:
 - Configuration of subdivision and proposed access to Seiler Road

- o Lot sizes
- o Access
- o Water and wastewater services

Following the Virtual Open House, comments received were reviewed and the proposed subdivision design was updated to remove direct access to Seiler Road, lot sizes were increased to 2 + acres which would be serviced with septic field instead of holding tanks.

Compliance with Development Plan

The subject property is designated *Rural Residential* within the *Red River Planning District Development Plan By-law No. 272/19*. The proposed subdivision generally complies with the objectives and policies of this land use designation, including:

- 2.1.1 Sustainable land use and development shall be promoted.
- 3.2.1 All new development should have legal access to a public all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the Municipal Council to upgrade an existing road or develop new road access to a standard agreed upon by said Council.
- 4.3.a To provide a rural lifestyle as an alternative to urban centres and settlement centres on lots that are not immediately planned to be serviced with municipal piped water and sewer services.
- 4.3.b To plan rural residential development in a manner that minimizes adverse effects on agriculture, general development areas, and settlement centres.
- 4.3.d To ensure that rural residential development takes place in an orderly and economical manner, and allows for the eventual connection to municipal pipes services of these areas in the future when they become economically feasible.
- 4.3.4 Rural residential lots should be of a size that reflects a rural character and can accommodate on-site wastewater disposal.
- 4.3.5.2 The proposed development is not wasteful of land.
- 4.3.5.9 The proposed development is compatible with adjoining land uses.

Compliance with Zoning By-law

As mentioned above, a rezoning from the *A80 Agricultural Zone* to the *RR Rural Residential Zone* is proposed:

- All proposed lots meet the minimum site area requirements of the *RM of West St. Paul Zoning By-law No. 2/99P* and range in size from 2.0 acres to 3.45 acres in size.

- All proposed lots meet the minimum site width requirements of the *RM of West St. Paul Zoning By-law No. 2/99P* with all lots being at least 198 feet in site width.

Summary

In summary, the subject property is suitable for the proposed subdivision and rezoning as it complies with the *Red River Planning District Development Plan By-law No. 272/19* and has been designed to meet the requirements of the *RM of West St. Paul Zoning By-law No. 2/99P*. The proposed subdivision is of a similar character to existing single-family development in the surrounding area.

As part of the application submission requirements, please find the following enclosed:

- Completed Subdivision Application Form
- Completed Rezoning Application Form
- Subdivision Application Map
- Current Status of Title (2)
- Letters of Authorization

If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of West St. Paul on this application.

Yours truly,



Andrei Friesen, Planner, RPP, MCIP, LEED AP
LANDMARK PLANNING & DESIGN INC.

Subdivision Application Map

OF PART OF

NE 1/4 Sec. 17, Twp. 12, Rge. 3 EPM
RM of West St. Paul

Certificate of Title: 1546284 W.L.T.O. (SEARCH DATE: JANUARY 28, 2025)

This title is being reviewed by Terrell as it describes the land in title 3297974/1

HER MAJESTY THE QUEEN IN RIGHT OF

THE PROVINCE OF MANITOBA

Parcel A PLAN 19197 WLTO

IN NE 1/4 17-12-3 EPM

No Instruments are registered against this title

Certificate of Title: 27018301 W.L.T.O. (SEARCH DATE: JANUARY 28, 2025)

Registered Owner:

6763181 MANITOBA LTD

Legal Description:

ALL THAT PORTION OF NE 1/4 17-12-3 EPM

WHICH LIES TO THE NE OF THE NORTHEASTERN LIMIT OF

ROAD PLAN 8856 WL TO INCLUDING ALL THAT PORTION

CONTAINED WITHIN HIGHWAY PLAN 605 WL TO

EXC FIRSTLY ROAD PLAN 12066 WL TO AND

SECONDLY PARCEL A PLAN 19197 WL TO

Instrument numbers 254782/1, 86-110677/1 and 5411352/1 are

registered against the title. Encumbrances noted here in are

provided for information purposes only and have not been

incorporated in to their plans or estate.

Certificate of Title: 3297974/1 W.L.T.O. (SEARCH DATE: JANUARY 28, 2025)

Registered Owner:

BELL CANADA

Legal Description:

PARCEL A PLAN 19197 WL TO

EXC ALL MINES AND MINERALS AS SET FORTH IN THE

MANITOBA TELEPHONE SYSTEM REORGANIZATION AND

CONSOLIDATION AMENDMENTS ACT

IN NE 1/4 17-12-3 EPM

No Instruments are registered against this title

Non Public found and confirmed are described and shown thus — ○

LEGEND

Overhead Power

Hydro Pole

Gas Anchor

Belimits Box

Iron Poles found and confirmed are described and shown thus — ○

Note: This map has been prepared for subdivision application purposes only

This is not a final survey.

Our File: 23-0483

Acad. div: 23-048 1-2-SAM

Field Book: B&D 1476-133

Draft: 1R

Prepared by:

Scott J. Dampfyrch, M.L.S.

Dated: 14th (19th) day of February, 2025

This survey was made on the 28th day of June, 2023

Prepared by:

Scott J. Dampfyrch, M.L.S.

Dated: 14th (19th) day of February, 2025

Our File: 23-0483

Acad. div: 23-048 1-2-SAM

Field Book: B&D 1476-133

Draft: 1R

Prepared by:

Scott J. Dampfyrch, M.L.S.

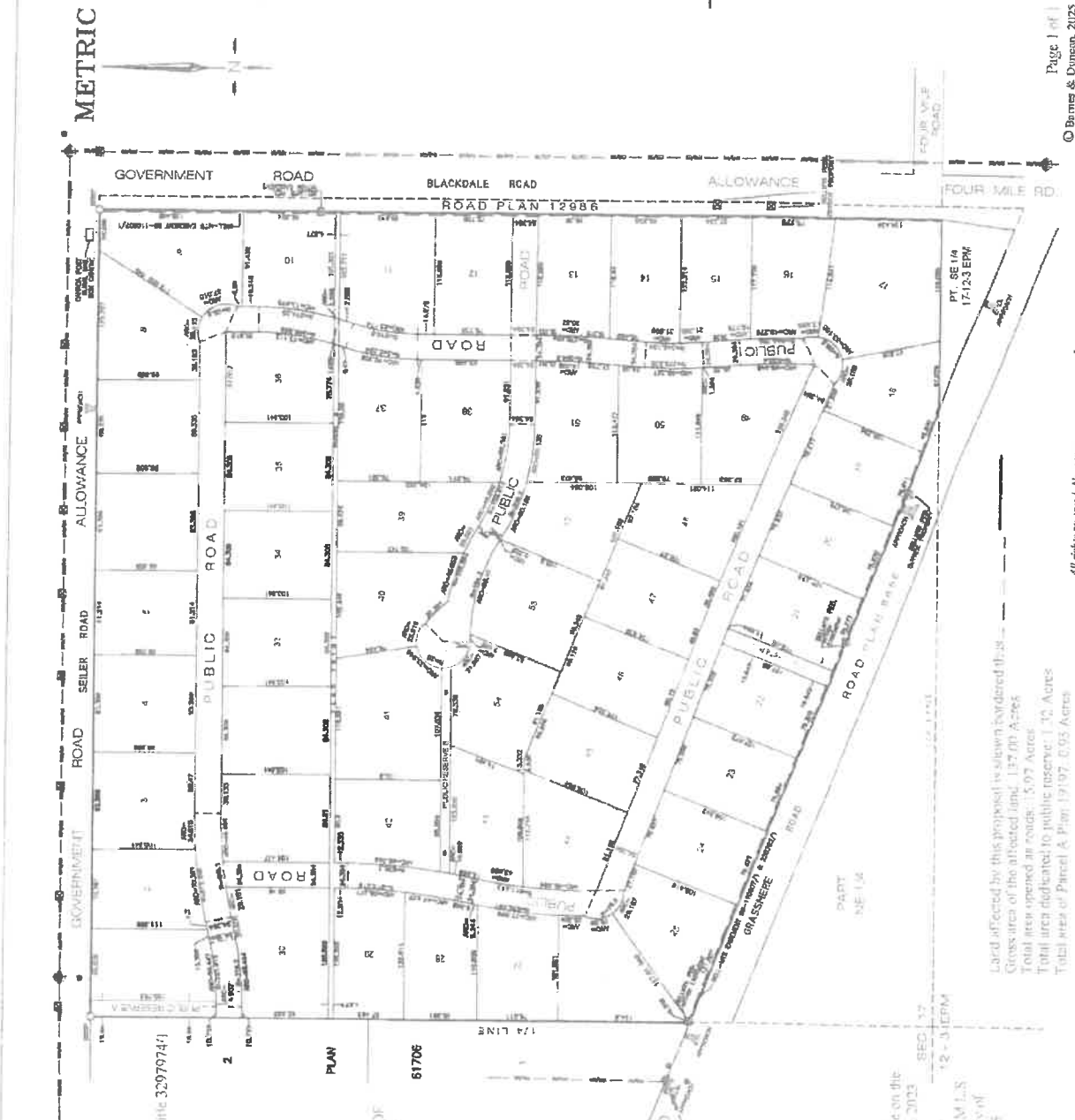
Dated: 14th (19th) day of February, 2025

Our File: 23-0483

Acad. div: 23-048 1-2-SAM

Field Book: B&D 1476-133

Draft: 1R



BARNES & DUNCAN
SURVEYING, ENGINEERING & PLANNING
1000-10th Ave S
Minneapolis, MN 55415
P.O. Box 100

**Schedule of Zoning Site Width and Area Calculations
Landmark Planning Blackdale Road**

Lot Number	Imperial		Metric	
	Site Width	Area (Acres)	Site Width	Area (m ²)
1	225.8'	2.00	68.84m	8094
2	251.9'	2.00	76.79m	8094
3	306.0'	2.30	93.26m	9308
4	306.4'	2.30	93.40m	9308
5	266.4'	2.00	81.21m	8094
6	306.4'	2.30	93.40m	9308
7	293.1'	2.20	89.34m	8903
8	223.6'	2.28	68.12m	9218
9	207.0'	2.61	63.09m	10560
10	292.7'	2.07	89.20m	8394
11	297.2'	2.61	90.58m	10177
12	298.6'	2.08	72.74m	8430
13	227.7'	2.00	69.39m	8094
14	219.6'	2.00	66.94m	8094
15	220.9'	2.00	67.33m	8094
16	211.0'	2.00	64.30m	8094
17	198.0'	3.45	60.35m	13968
18	198.0'	2.02	60.35m	8185
19	251.3'	2.00	76.61m	8105
20	249.1'	2.00	75.93m	8105
21	247.0'	2.00	75.27m	8105
22	247.1'	2.00	75.30m	8094
23	249.0'	2.00	75.88m	8094
24	250.9'	2.00	76.48m	8094
25	198.0'	2.27	60.35m	9176
26	198.0'	2.22	60.35m	8972
27	262.3'	2.00	76.91m	8094
28	226.3'	2.00	68.99m	8094
29	221.2'	2.08	67.41m	8412
30	412.0'	2.74	125.67m	11074
31	277.3'	2.16	84.51m	8738
32	276.6'	2.16	84.31m	8738
33	276.6'	2.16	84.31m	8738
34	276.6'	2.16	84.31m	8738
35	276.6'	2.16	84.31m	8738
36	281.6'	2.16	85.86m	8738
37	260.9'	2.37	79.53m	9608
38	274.0'	2.37	83.51m	9608
39	224.8'	2.34	68.43m	9483
40	307.3'	2.34	93.66m	9483
41	219.2'	2.99	66.82m	12100
42	330.7'	2.06	100.80m	8348
43	228.1'	2.00	69.52m	8106
44	282.8'	2.05	86.21m	8302
45	255.0'	2.10	77.72m	8488
46	262.9'	2.13	80.13m	8620
47	267.1'	2.13	81.42m	8620
48	253.2'	2.05	77.18m	8302
49	260.6'	2.30	79.44m	9303
50	260.1'	2.18	79.27m	8836
51	259.2'	2.30	79.00m	9293
52	214.4'	2.00	65.04m	8094
53	312.5'	2.41	95.24m	9765
54	200.3'	2.24	61.06m	9061

All site widths have been measured using the standard site width convention except for those shown highlighted in red which were measured at the midpoint due to the 50' setback not intersecting the side site lines.

RM OF WEST ST. PAUL
BY-LAW NO. 2025-06"P"

BEING A BY-LAW OF THE RM OF WEST ST. PAUL TO
AMEND THE RM OF WEST ST PAUL ZONING BY-LAW NO.
2/99P, 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 WEST ST PAUL ZONING BY LAW 2/99P;

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

- i) That the Zoning Map attached to and being part of the RM of West St. Paul Zoning By-law 2/99P, is amended by rezoning a portion of:

ALL THAT PORTION OF NE ¼ 17-12-3 EPM
WHICH LIES TO THE NE OF THE NORTHEASTERN LIMIT OF
ROAD PLAN 8856 WLTO INCLUDING ALL THAT PORTION CONTAINED WITHIN
HIGHWAY PLAN 605 WLTO
EXC FIRSTLY: ROAD PLAN 12986 WLTO AND
SECONDLY: PARCEL A PLAN 19197WLTO

(CT 2701850/1; Roll # 416100)

And

PARCEL "A" PLAN 19197WLTO
EX ALL MINES AND MINERALS AS SET FORTH IN THE MANITOBA
TELEPHONE SYSTEM REORGANIZATION AND CONSEQUENTIAL
AMENDMENT ACT
IN NE ¼ 17-12-3 EPM

(CT 3297944/1; Roll # 416150)

In the RM of West St. Paul

From: "A80" Agricultural – 80 acre parcels Zone

To: "RR-O" Rural Residential Overlay Zone

as illustrated in Schedule 'A'

DONE AND PASSED in Council assembled in the Council Chambers of the RM of West St. Paul, in the Province of Manitoba, this ____ day of _____, A.D., 2024.

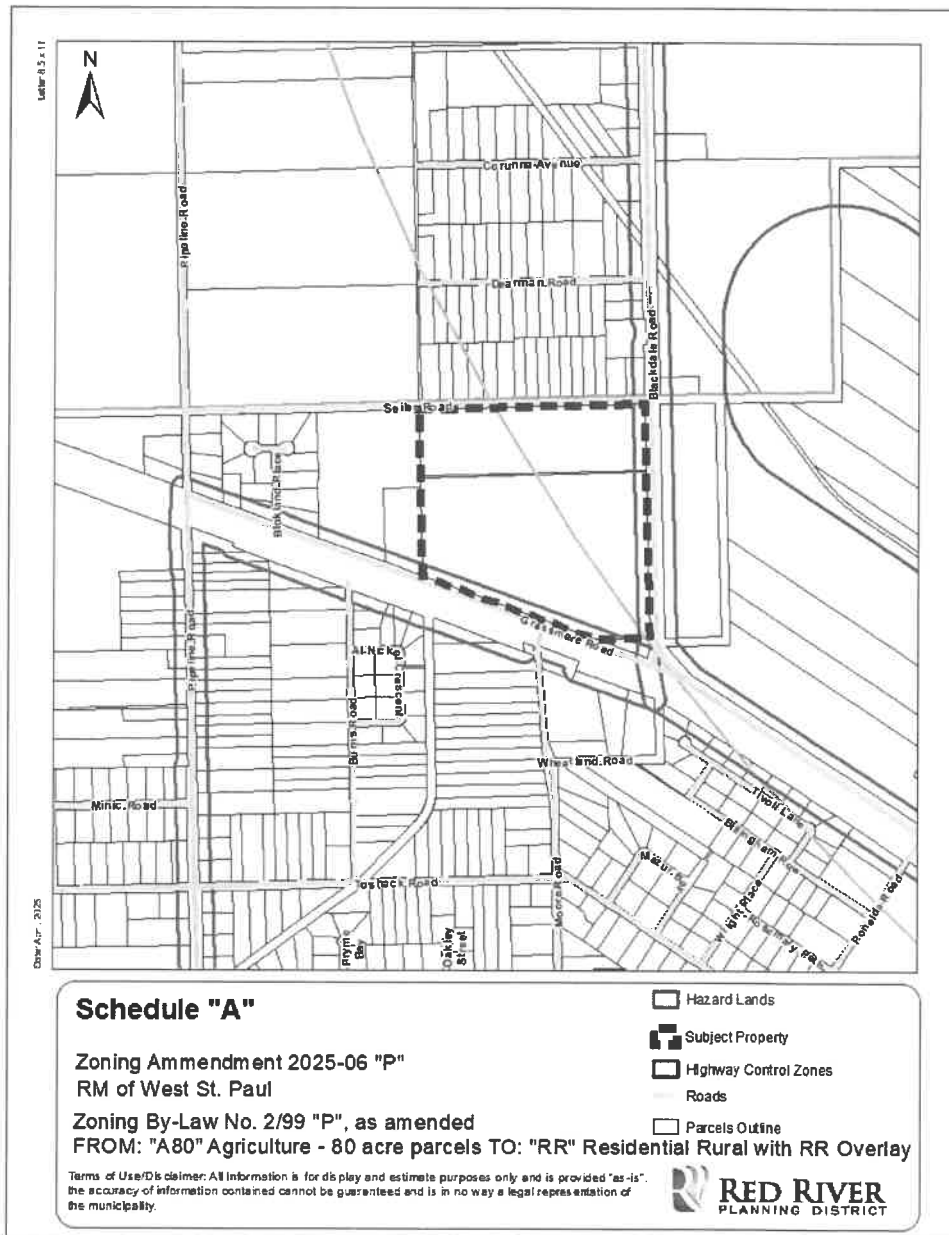
THE RM OF WEST ST. PAUL

MAYOR

CAO

GIVEN First Reading this ____ day of _____, A.D., 2024.
GIVEN Second Reading this ____ day of _____, A.D., 2024.
GIVEN Third Reading this ____ day of _____, A.D., 2024.

SCHEDULE 'A'
(Location Map)



FINANCIAL IMPACT STATEMENT

Re: R.M of West St. Paul By-law No. 2025-06 "P"

Type: ☐ New Capital Expenditure ☐ Operating Change
☐ Replacement Capital Expenditure ☐ No Operating Change
☒ No Anticipated Financial Impact

Budget: ☐ 1. Approved in Financial Plan
Budgeted Amount _____
☐ 2. Not Approved in Financial Plan
☐ i) Funded from which Reserve _____
☐ ii) Current Reserve Balance _____
☐ iii) From Borrowing Rate: _____ Term: _____ yrs
☐ iv) Funds covered by New External Revenue _____
☐ v) Expenditure over budget _____
☐ vi) Funds found within budget _____

Explanation: (Where & How for 2. v,vi)

External Revenue:

☐ Current Year Revenue _____ ☐ One Time
☐ Projected Net Yearly Revenue _____ (A)

External Revenue description:

Operating Expense:

☐ Current Year Expense _____ ☐ One Time
☐ Projected Net Yearly Expense _____ (B)

Operating Expense description:

Net New Operating Impact _____ (B-A)

Capital Expenditure:

☐ Capital Cost _____
☐ Trade In (If Yes, Less Trade In Value with PST) _____
Net New Capital Expenditure _____ \$0

☐ Warranty _____ yrs
☐ Amortization Period _____ yrs
☐ Replacement Year _____
☐ Inflation Rate _____ 3.00%
☐ Expected Replacement Cost _____ \$0

Net New Annual Reserve Contributions _____

Additional Remarks:

This by-law amendment applies to the RM of West St. Paul and therefore has no financial impact on Selkirk.

Tim Feduniw
Completed By

13-May-2025
Date Completed

Kevin Richter
Reviewed By (Finance Dept.)

16-May-2025
Date Reviewed