

# NOTICE OF PUBLIC HEARING

## CONDITIONAL USE APPLICATION

R.M. 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 204-738-2264.

**Tuesday  
September 9<sup>th</sup>, 2025  
5:30 PM**

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

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

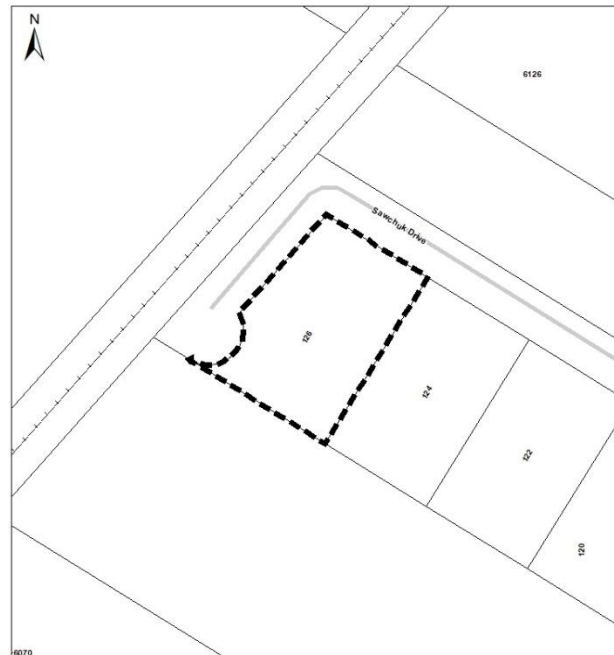
**Application File:** CU 37, 2025

**Applicant:** Amanda Marsch Bettess

**Property Location:** 126 Sawchuk Drive,  
St. Andrews  
Roll # 318700  
Legal: Lot 1, Plan 25644

**Application Purpose:**

The applicant is seeking conditional use extension to continue to operate a Recreation – Commercial use (micro wedding venue) on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential Zone	Recreation - Commercial (Table 13, Section 6)	Micro wedding venue

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](mailto:info@rrpd.ca)

## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	September 2 <sup>nd</sup> , 2025
<b>Application File</b>	<b>CU 37, 2025</b>
<b>Applicant</b>	Amanda Marsch Bettess

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	126 Sawchuk Drive 318700 Lot 1 Plan 25644
<b>Zoning</b>	"RR" Rural Residential zone RM of St. Andrews Zoning By-law 4066
<b>Development Plan Designation</b>	"GD" General Development designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	1.68 acres in area (+/-) 203 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential Zone	Recreation - Commercial (Table 13, Section 6)	Micro wedding venue

#### Application Purpose

The applicant is seeking conditional use extension to continue to operate a Recreation – Commercial use (micro wedding venue) on the subject property.

The applicant was previously approved for a conditional use (CU 29, 2023) for a recreation – commercial use and established a micro wedding venue on the property. As per the resolution for CU 29, 2023, the conditional use is set to expire October 10, 2025, allowing Council to review any complaints from By-law Enforcement within this time.

Therefore, the applicant is seeking conditional use extension, to continue operating their micro wedding venue. The micro wedding venue is run by the applicant's team and consists of white wedding tents and bench-style seating. The micro wedding venue contracts local vendors for their events as well. The applicant has eight upcoming weddings scheduled for summer 2026. The applicant is requesting that the

conditional use extension be granted for five years, the new hours of operation be 9am – 11pm Friday – Sunday, and the number of liquor licenses granted per year by LGCA to the venue be increased to 10 in order to modestly grow the venue. The applicant does not intend to make the micro wedding venue their full-time job.

This application was circulated to Canadian Pacific Kansas City (CPKC), and they have no comments on this application, yet note the following:

CPKC does not oppose to commercial/industrial and/or other non-residential type developments adjacent to our right of way.

Notwithstanding that stated above, any development should still meet certain recommendations based upon site specific conditions and intended use. CPKC continues to recommend that all proposed developments follow the 2013 Proximity Guidelines (Prepared for The Federation of Canadian Municipalities and The Railway Association of Canada). It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <https://www.proximityinitiative.ca/>

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

This application was circulated to the municipality and the RM has conditions that are included in that report. No complaints or concerns from residents of St. Andrews were received by RRPD in the period of existing CU ether.

### **OPTIONS FOR COUNCILS' CONSIDERATION**

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
  - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

### **RECOMMENDED CONDITIONS OF APPROVAL**

Should Council approve the requested conditional use, the following conditions are recommended:

1. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

3. The hours of operation shall be Friday, Saturday and Sunday between 9:00AM to 11:00PM
4. No exterior storage of materials or equipment shall be permitted, except during scheduled venue operations;
5. All signage shall be in accordance with RM Zoning By-Law #4066;
6. Use of the property must adhere to the Municipality's Noise By-Law;
7. Vehicle parking associated with the operation must be contained onsite as per approved site plan that must adhere to the requirements of the RM Zoning By-Law #4066. Parking along Sawchuk Drive will not be permitted;
8. Applicant/owner to obtain an annual business license from the RM;
9. The sale, distribution or consumption of alcohol is not permitted on site during the event unless the required permits are obtained from the Liquor, Gaming & Cannabis Authority of Manitoba;
10. The wedding venue must include sanitary disposal services (portable washrooms) and cleaning station(s).
11. The conditional approval is valid until December 31st, 2030.

## 12. RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Conditional Use Application CU 37, 2025  
126 Sawchuk Drive, RM of St. Andrews

Designation: "GD" General Development  
Zoning: "RR" Rural Residential

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

-  Subject Property
-  Parcel Outline
-  Rail
-  Roads





## ADDITIONAL INFORMATION – LETTER OF INTENT

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

August 11, 2025

### LETTER OF INTENT RE: EXTENSION OF CONDITIONAL USE APPLICATION

To Whom it May Concern:

In 2023, I was grateful to receive approval from the council for conditional use of my property at 126 Sawchuk Drive in St Andrews, to open a micro-wedding venue named West Pond Woods. Summer 2024 was our first season and I hosted 6 outdoor weddings using our white wedding tent and bench style seating. This summer, we have 11 events booked, from weddings to wedding showers to a wreath workshop with a local florist. Demand for our venue continues to increase and we have 8 weddings already on the calendar for summer of 2026.

Feedback has been overwhelmingly positive. Couples have enjoyed the peaceful setting, the venue's landscape, and the hospitality of myself and my team. My neighbors at 124 Sawchuk Drive are supportive of the venue as it provides no disruption to their property with parking, and noise is minimal. Local vendors including Union Table and FloraCulture have appreciated the additional bookings our venue has provided to their businesses as well.

With the success of this business, I would request that the council's approval be extended, and would ask that the following terms be amended:

- original approval period was 2 years; requesting an extension on this approval to the end of the year 2030
- original hours of operation were 2pm-10pm Fridays, 10am-10pm Saturdays & Sundays; requesting new operating hours of 9am-11pm Friday, Saturday & Sunday, in compliance with local noise ordinances
- original approval included a maximum of 5 liquor permits per year to be granted by LGCA for the venue; requesting an increase to 10 permits per year

These small amendments to original terms will allow for modest growth of my business. I am currently full time employed elsewhere and have no intention of making West Pond Woods a full time venture. It is an enjoyable and profitable side venture for a few weekends each month during the summer, and I do not have plans to expand beyond the current demand at this time.

I appreciate your consideration and look forward to addressing any concerns.

Thank you for your time,

  
Amanda Marsch Bettess

# ADDITIONAL INFORMATION – SITE PLAN



## ADDITIONAL INFORMATION – RESOLUTION FOR CU 29, 2023



### RURAL MUNICIPALITY OF ST. ANDREWS

500 Railway Avenue, Box 130  
Crandeboye, Manitoba, R0C 0P0  
Tel: 1-204-738-2264  
<https://www.rmofstandrews.com/>

COMMUNITIES WORKING TOGETHER

October 10, 2023

### CERTIFIED RESOLUTION

Resolution # 2023-315

Agenda Item # 4.7 Regular Meeting of Council

Moved By : Councillor Tracy Slyker

Seconded By : Councillor Justin Fiebelkorn

WHEREAS the Applicant/Owner of Tax Roll No. 318700 has made application for Conditional Use No. 29-2023 for the premises described as Lot 1, Plan 25644, 126 Sawchuk Drive,

Property Zoning: "RR" Rural Residential  
R.M. of St. Andrews Zoning By-Law No. 4066

Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential Zone	Recreational - Commercial	Recreational - Commercial (micro Outdoor Wedding Venue)

**Purpose:** To allow a Recreational - Commercial (micro-wedding venue) business on the subject property in the "RR" Rural Residential Zone.

NOW THEREFORE BE IT RESOLVED that Conditional Use No. 29-2023 be hereby approved by Council with the following conditions:

1. The conditional use approval is limited to what is proposed within this application. Any change to use and/or additions will require a new conditional use application;
2. Applicant/Owner obtains all required permits from the Red River Planning District and the R.M. of St. Andrews. Additional permits may be required for temporary tents and temporary buildings (washrooms etc.) as per the event requirements;
3. The hours of operation shall be Friday, Saturday and Sunday between 10:00 PM to 10:00 PM;
4. No exterior storage of materials or equipment shall be permitted, except during scheduled venue operations;
5. All signage shall be in accordance as per R.M. Zoning By-Law #4066;
6. Use of the property must adhere to the Municipality's Noise By-Law;
7. Vehicle parking associated with the operation must be contained onsite as per approved site plan that must adhere to the requirements of R.M. Zoning By-Law #4066. Parking along Sawchuk Drive will not be permitted;
8. Applicant/Owner to obtain an annual business license from the RM;
9. The sale, distribution or consumption of alcohol is not permitted on site during the event unless the required permits are obtained from the Liquor, Gaming & Cannabis Authority of Manitoba;
10. The wedding event must include sanitary disposal services (portable washrooms) and cleaning station(s) and location shall be as per approved site plan;
11. The conditional approval is valid for a period of 2 years expiring October 10, 2025, subject to extension, with the opportunity for Council to review any complaints from By-Law Enforcement within this time.

Carried



**Archived:** September 2, 2025 11:22:10 AM

**From:** [Real Estate Canada](#)

**Sent:** Fri, 15 Aug 2025 21:01:56

**To:** [Gillian Kolody](#)

**Subject:** RE: CU 37, 2025

**Importance:** Normal

**Sensitivity:** None

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

Good Afternoon,

CPKC does not oppose to commercial/industrial and/or other non-residential type developments adjacent to our right of way.

Notwithstanding that stated above, any development should still meet certain recommendations based upon site specific conditions and intended use. CPKC continues to recommend that all proposed developments follow the 2013 Proximity Guidelines (Prepared for The Federation of Canadian Municipalities and The Railway Association of Canada). It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <https://www.proximityinitiative.ca/>

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

We would appreciate being circulated with all future correspondence related to Residential or Commercial developments.

Thank you,

Real Estate Canada



[Real\\_EstateCanada@cpkcr.com](mailto:Real_EstateCanada@cpkcr.com)  
7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

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**From:** Gillian Kolody <[gillian@rrpd.ca](mailto:gillian@rrpd.ca)>

**Sent:** Tuesday, August 12, 2025 9:23 AM

**To:** Braeden <[braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)>; [Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca)

**Cc:** Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>; Valentina Esman <[valentina@rrpd.ca](mailto:valentina@rrpd.ca)>

**Subject:** CU 37, 2025

**! ?Caution: This Message Is From an Untrusted Sender ! ?**

This email did not originate from CPKC. You have not previously corresponded with this sender. Please exercise caution with any links or attachments.

Hello,

Please see Conditional Use CU 37, 2025, attached for review and comments.

The applicant is proposing a recreation – commercial use for a micro wedding venue. This is an extension of a previously approved conditional use (CU 29, 2023) that is set to expire October 10, 2025.

This application pertains to 126 Sawchuk Drive in St. Andrews.

Best,



**Gillian Kolody, B.A. (Hons), M.C.P.**  
**Community Planning Assistant**  
**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](http://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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# Rural Municipality of ST. ANDREWS

Box 130, 500 Railway Avenue  
Clandeboye, Manitoba R0C 0P0  
Phone: 204-738-2264 Ext 137  
1-866-738-2264 (toll free)  
Fax: 204-738-2500  
E-mail: [braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)  
Website: [www.rmofstandrews.com](http://www.rmofstandrews.com)

**COMMUNITIES WORKING TOGETHER**

August 25, 2025

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

**Re: Conditional Use No. CU 37, 2025 – 126 Sawchuk Drive**

Please see the comments and conditions below for the noted conditional use application, CU 37, 2025 in St. Andrews

**Planning & Economic Development:** *The applicant has requested approval for the venue until the end of 2030. Administration notes that no complaints were received during the previous approval period and does not see a strong need for an expiry date. Council may wish to consider whether to maintain the requested end date or grant the use without an expiry, given the absence of issues to date.*

**Conditions:**

1. The hours of operation shall be Friday, Saturday and Sunday between 9:00AM to 11:00PM;
2. No exterior storage of materials or equipment shall be permitted, except during scheduled venue operations;
3. All signage shall be in accordance with RM Zoning By-Law #4066;
4. Use of the property must adhere to the Municipality's Noise By-Law;
5. Vehicle parking associated with the operation must be contained onsite as per approved site plan that must adhere to the requirements of the RM Zoning By-Law #4066. Parking along Sawchuk Drive will not be permitted;
6. Applicant/owner to obtain an annual business license from the RM;
7. The sale, distribution or consumption of alcohol is not permitted on site during the event unless the required permits are obtained from the Liquor, Gaming & Cannabis Authority of Manitoba;
8. The wedding venue must include sanitary disposal services (portable washrooms) and cleaning station(s);
9. The conditional approval is valid until December 31<sup>st</sup>, 2030.

**B. Bennett**

Braeden Bennett  
Planning & Economic Development Officer