

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
May 13th, 2025
5:30pm

Council Chambers
500 Railway Ave.
R.M. of St. Andrews

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

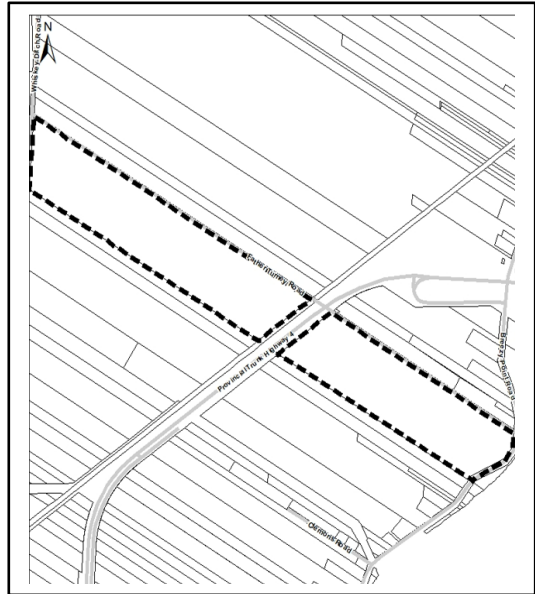
Application File: CU 09,2025

Applicant: Landmark Planning & Design Inc.

Property Location: River Rd
R.M. of St. Andrews
Roll :12460
RL26/27-AD-3404

Application Purpose:

The applicant proposes a two-family dwelling as a conditional use, as part of the conditions within conditionally approved subdivision S25-3102 on the subject property.



| Property Zone | Conditional Use Request | Proposed by Applicant |
|---|---|---------------------------------|
| "RR" – Rural Residential (sec.6.3, Table 13) | Two Family dwellings (Duplexes) as a conditional use | Two Family dwellings (Duplexes) |

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

CONDITIONAL USE APPLICATION REPORT

| | |
|-------------------------|-----------------------------------|
| Date | April 24, 2025 |
| Application File | CU 09, 2025 |
| Applicant | Landmark Planning and Design Inc. |

SUBJECT PROPERTY INFORMATION

| | |
|---|---|
| Property Location - Street Address - Roll # - Legal | River Rd, R.M. of St. Andrews Roll :12460 RL26/27-AD-3404 |
| Zoning | “RR” – Rural Residential zone RM of St. Andrews Zoning By-law No. 4066 |
| Development Plan Designation | “GD” General Development designation RRPD Development Plan By-law No. 272/19 |
| Secondary Plan Designation | None |
| Property Size | 20.82 acres in site area 370 ft in site width <i>NOTE: Information is based on GIS data</i> |

APPLICATION DETAILS / PROPOSAL

| Property Zone | Conditional Use Request | Proposed by Applicant |
|--|--|---------------------------------|
| “RR” – Rural Residential (as per BL 4404) | Two Family dwellings (Duplexes) as a conditional use | Two Family dwellings (Duplexes) |

Application Purpose

The applicant proposes a two-family dwelling, as part of the conditions within conditionally approved subdivision S25-3102 on the subject property. No agencies raised any concerns.

OPTIONS FOR COUNCILS CONSIDERATION

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

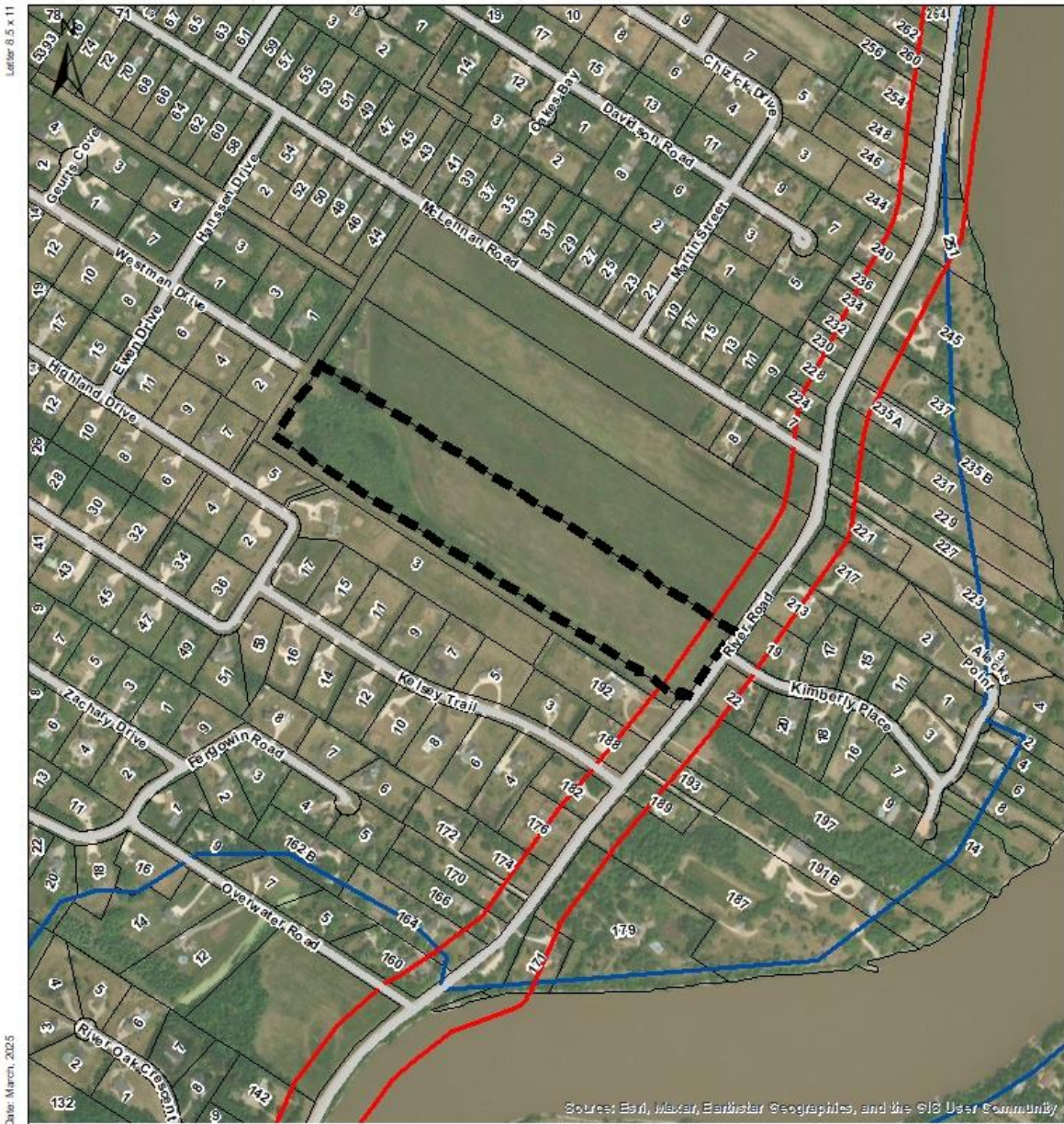
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 zoning variances, the following conditions are recommended:

1. Duplex units must maintain a consistent architectural style and utilize complementary exterior finishes and materials to maintain a cohesive streetscape appearance;
2. Applicant/Owner shall submit a proposed unit layout for the entire development area (re: S25-3102), including walking trail alignment and private approach locations, for review and approval by the Municipality;
3. Applicant/Owner shall submit a lot grading and drainage plan for the entire development (re: S25-3102) for review and approval by the Municipality;
4. All private approaches to be constructed to municipal standards. Private approaches and driveways to be finished with asphalt surfacing or other approved surfacing material, to the satisfaction of the Municipality;
5. Applicant/Owner shall register all necessary legal agreements on title for any shared wall, drainage, access and long-term maintenance responsibilities between units.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 9, 2025
River Rd, 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
-  Highway Control Zones
-  Roads



ADDITIONAL INFORMATION (from applicant, municipality, government departments, etc.)

Application Map For Bare Land Condominium
Part River Lots 27, 28 and 29, Parish of St. Andrews
River Road, R.M. of St. Andrews, Manitoba

Prepared for: JMT Holdings Inc.

Certificate of Title: 3309304/1 W.L.T.O. (Search Date: December 17, 2024)

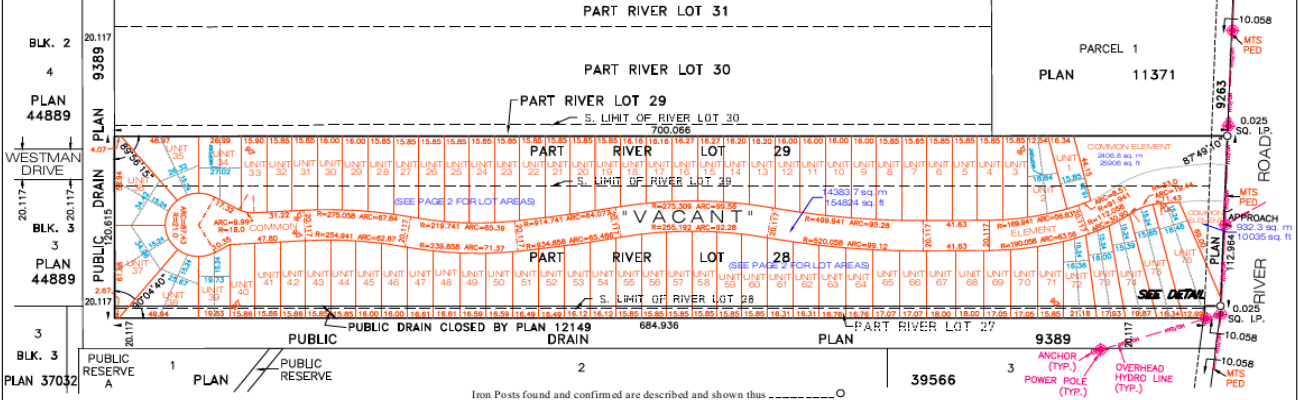
Registered Owner: JMT Holdings Inc.

Legal Description:

Parcel 1:
All those portions of RL 28 and 29, Parish of St. Andrews which lie between the Eastern limit of Drain, Plan 9389 WLTO, and the Western limit of River Road, Plan 3404 WLTO
Exc. out of RL 28, the Sly 5.5 feet perp, and
Exc. out of RL 29, the Sly 24.5 feet perp.

Parcel 2:
All those portions of RL 27 and said RL 28 of said Parish taken for said drain (now closed) shown Green on Plan 12149 WLTO
No Instruments are registered against the above Certificate of Title.

Encumbrances:



METRIC
SKETCH - ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

Note:
This map has been prepared for subdivision application purposes only.
This is not a final survey.

BARNES & DUNCAN
SURVEYORS, ENGINEERS & PLANNERS
4 Donald Street Winnipeg, MB R3L 0K6
180-A, 1th Street Morden, MB R6M 1C9

Our File: 24-1685
Acad dwg: 24-1685-1-SAM REV01
Field Book: B&D 1630-61
Drafter: AN/HT

Iron Posts found and confirmed are described and shown thus: O



This document is not an official survey unless it bears the signature of the Registrar and the seal of the Registrar and the Registrar's office. It is a document of Barnes & Duncan in their additional copies of documents are used by our firm.

This survey was made on the 2nd day of January, 2025.
Signed & Sealed
Kathy W. Manik, M.L.S.
THE MANITOBA LAND SURVEYORS
Dated this 13th day of March, 2025.
Page 1 of 2
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Areas Report Part River Lots 27, 28 and 29, Parish of St. Andrews River Road, R.M. of St. Andrews, Manitoba

Prepared for: JMT Holdings Inc.

| Unit # | Area (Sq.m) | Area (Sq. ft) | Unit # | Area (Sq.m) | Area (Sq. ft) | Unit # | Area (Sq.m) | Area (Sq. ft) |
|--------|-------------|---------------|--------|-------------|---------------|--------|-------------|---------------|
| 1 | 748.0 | 8051 | 27 | 841.7 | 9060 | 53 | 792.1 | 8526 |
| 2 | 975.3 | 10498 | 28 | 803.9 | 8653 | 54 | 833.1 | 8967 |
| 3 | 870.0 | 9365 | 29 | 788.2 | 8484 | 55 | 862.2 | 9281 |
| 4 | 884.1 | 9516 | 30 | 779.7 | 8393 | 56 | 894.3 | 9626 |
| 5 | 886.3 | 9540 | 31 | 778.4 | 8379 | 57 | 910.7 | 9803 |
| 6 | 887.8 | 9556 | 32 | 792.2 | 8527 | 58 | 911.3 | 9809 |
| 7 | 888.6 | 9565 | 33 | 804.4 | 8658 | 59 | 896.3 | 9648 |
| 8 | 883.3 | 9508 | 34 | 1154.0 | 12422 | 60 | 865.5 | 9316 |
| 9 | 878.2 | 9453 | 35 | 1288.0 | 13864 | 61 | 845.8 | 9104 |
| 10 | 856.5 | 9219 | 36 | 1485.7 | 15992 | 62 | 805.1 | 8666 |
| 11 | 826.4 | 8895 | 37 | 1518.3 | 16343 | 63 | 794.3 | 8550 |
| 12 | 788.0 | 8482 | 38 | 1392.2 | 14986 | 64 | 769.6 | 8284 |
| 13 | 753.1 | 8106 | 39 | 864.2 | 9302 | 65 | 767.6 | 8262 |
| 14 | 718.9 | 7738 | 40 | 780.0 | 8396 | 66 | 761.0 | 8191 |
| 15 | 703.3 | 7570 | 41 | 794.3 | 8550 | 67 | 803.4 | 8648 |
| 16 | 700.3 | 7538 | 42 | 808.5 | 8703 | 68 | 805.5 | 8670 |
| 17 | 707.9 | 7620 | 43 | 819.8 | 8824 | 69 | 767.0 | 8256 |
| 18 | 735.8 | 7920 | 44 | 818.4 | 8809 | 70 | 789.4 | 8497 |
| 19 | 762.6 | 8209 | 45 | 808.8 | 8706 | 71 | 777.3 | 8367 |
| 20 | 804.0 | 8654 | 46 | 775.0 | 8342 | 72 | 942.2 | 10142 |
| 21 | 840.8 | 9050 | 47 | 758.9 | 8169 | 73 | 970.4 | 10445 |
| 22 | 873.2 | 9399 | 48 | 726.9 | 7824 | 74 | 1113.0 | 11980 |
| 23 | 899.9 | 9686 | 49 | 713.2 | 7677 | 75 | 1188.4 | 12792 |
| 24 | 912.2 | 9819 | 50 | 719.7 | 7747 | 76 | 1651.6 | 17778 |
| 25 | 906.5 | 9757 | 51 | 739.5 | 7960 | | | |
| 26 | 882.4 | 9498 | 52 | 772.7 | 8317 | | | |

METRIC
SKETCH - ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

BARNES & DUNCAN
SURVEYORS, ENGINEERS & PLANNERS
4 Donald Street Winnipeg, MB R3L 0K6
180-A, 1th Street Morden, MB R6M 1C9

Our File: 24-1685
Acad dwg: 24-1685-1-SAM REV01
Field Book: B&D 1630-61
Drafter: AN/HT

This document is not an official survey unless it bears the signature of the Registrar and the seal of the Registrar and the Registrar's office. It is a document of Barnes & Duncan in their additional copies of documents are used by our firm.

This survey was made on the 2nd day of January, 2025.
Signed & Sealed
Kathy W. Manik, M.L.S.
THE MANITOBA LAND SURVEYORS
Dated this 13th day of March, 2025.
Page 2 of 2
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March 17th, 2025
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

Attention: Valentina Esman, Community Planner

**RE: Approval of Subdivision Application - Letter of Intent
River Road, RM of St. Andrews, lands held under:**

PARCEL 1: ALL THOSE PORTIONS OF RL 28 AND 29 PARISH OF ST ANDREWS WHICH LIE BETWEEN THE EASTERN LIMIT OF DRAIN, PLAN 9389 WLTO, AND THE WESTERN LIMIT OF RIVER ROAD, PLAN 3404 WLTO EXC OUT OF RL 28, THE SLY 5.5 FEET PERP, AND EXC OUT OF RL 29, THE NLY 24.5 FEET PERP.

PARCEL 2: ALL THOSE PORTIONS OF RL 27 AND SAID RL 28 OF SAID PARISH TAKEN FOR SAID DRAIN (NOW CLOSED) SHOWN GREEN ON PLAN 12149 WLTO Held under CT No. 3309304/1

Dear Mrs. Esman,

Landmark Planning & Design Inc. is pleased to submit subdivision and conditional use applications for a property located in the RM of St. Andrews on behalf of JMT Holdings Inc. (see Letter of Authorization attached). The subject property is located on River Road, north of Kelsey Trail and south of McLennan Road and encompasses 20.82 acres in site area. The proposed subdivision and conditional use applications are explained in further detail below.

Proposed Subdivision

The proposed subdivision will create a new bareland condominium development with 38 duplexes (76 units/lots) and a new private roadway with access to River Road (PR 238) which is a provincially controlled roadway. The development is proposed to be upscale and has been designed to support a mature community. The proposed duplexes are configured as approximately 1800 sq. ft. bungalows to better accommodate an aging population and include lofted ceilings, two bedrooms, three bathrooms, and a two-car garage. Each duplex unit is proposed to include two outdoor decks, with one being accessed from the master bedroom, the other from the living room. Renderings of the proposed duplexes are shown in Figures 1-3. The proposed development will be fenced and will include gated access. Servicing will be provided via municipal sewer and private water wells.



Figure 1. Front View Exterior Rendering



Figure 2. Rear View Exterior Rendering



Figure 3. Interior Renderings

The RM of St. Andrews is in a unique situation in terms of demographics and housing stock. As shown in Figure 4, the municipality has an aging population with the largest age cohort groups being within 45 to 69 years of age based on current census data.

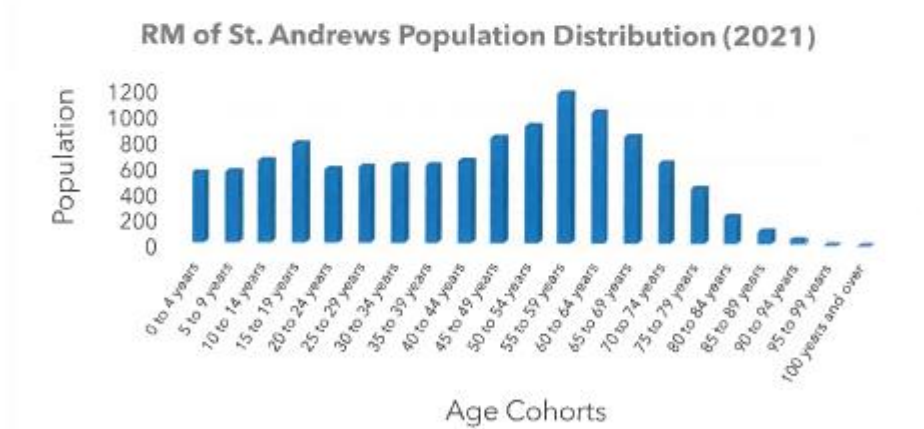


Figure 4. Population Distribution

When compared to other member municipalities in the Red River Planning District, the RM of St. Andrews is the only municipality with a declining population as shown in Figure 5. The RM's of East St. Paul, St. Clements and West St. Paul have seen steady population growth since 2011 whereas the RM of St. Andrews had a lower overall population in 2021 than in 2011.

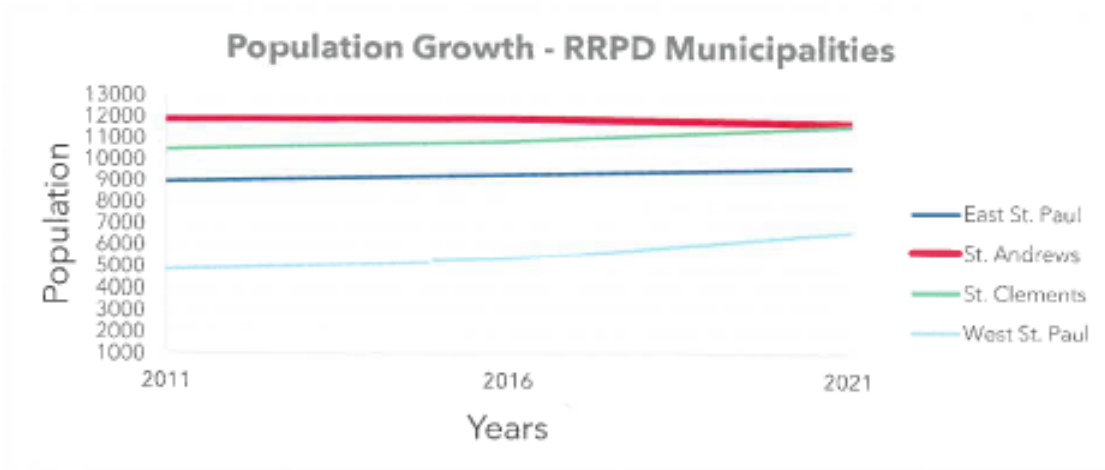


Figure 5. Population Growth

The RM’s housing stock is primarily comprised of one housing type, with 95% being single-family detached dwellings as shown in Figure 6. To attract new residents and to provide alternate housing options for those who may be looking to reside, retire or downsize within St. Andrews or the Interlake region, a variety of housing types should be available. The proposed subdivision and conditional use application propose creating a new dwelling option that would maintain the upscale character of the area.

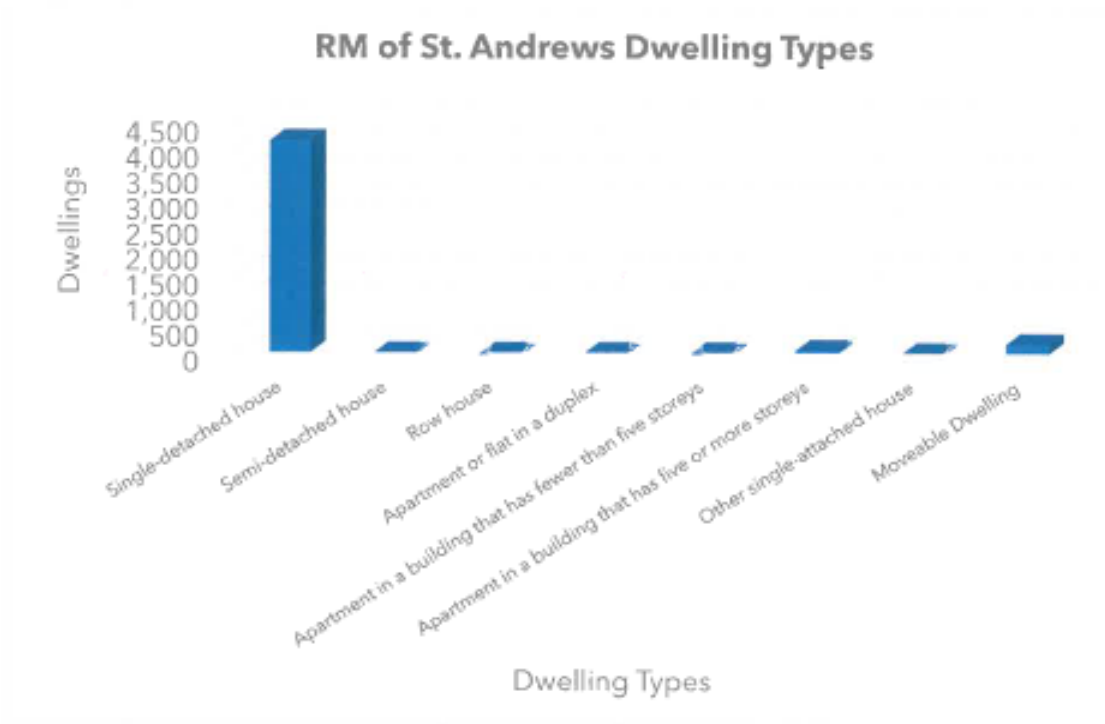


Figure 6. Dwelling Types

Compliance with Development Plan

The subject property is designated *General Development* within the *Red River Planning District Development Plan By-law No. 272/19*. This designation supports a variety of different types of residential development including duplexes. The proposed subdivision generally complies with the objectives and policies of this land use designation, including:

Objectives

- 4.6.a To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.

Policies

- 4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.
- 4.6.6 Multiple-family residential development shall be permitted in appropriate locations in the General Development areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:
 - 4.6.6.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.

The proposed subdivision and conditional use generally comply with the objectives and policies of the *Red River Planning District Development Plan*.

Compliance with Zoning By-law and Proposed Conditional Use

Zoning in the RM of St. Andrews is regulated through the *RM of St. Andrews Zoning By-law No. 4066*. This Zoning By-law is currently over 20 years old and could benefit from updates and revisions that are reflective of current development trends, particularly for areas that have services such as municipal sewer which the subject property is located within.

The subject property is currently zoned *RR - Rural Residential* in the *RM of St. Andrews Zoning By-law No. 4066*. The proposed duplexes are a conditional use with the *RR - Rural Residential Zone* and as such, an application for approval of Conditional Use is being applied for concurrent to the subdivision application. Variances for site area and width will be required and will be applied for in a subsequent application.

Summary

In summary, the proposed subdivision will create a new bareland condominium development with 38 duplexes which are being applied for concurrently via conditional use application. The proposed subdivision will provide an additional dwelling option to attract new residents and to provide alternate housing options for those who may be looking to retire or downsize within St. Andrews or the Interlake region. The proposed subdivision complies with the objectives and policies of the *Red River Planning District Development Plan By-law No. 272/19*.

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

- Completed Subdivision Application Form
- Completed Conditional Use Application Form
- Subdivision Application Map
- Current Status of Title
- Letter 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 St. Andrews on this application.

Yours truly,



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

And,



Jeff Pratte, Planner, RPP, MCIP
LANDMARK PLANNING & DESIGN INC.



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
Website: www.rmofstandrews.com

COMMUNITIES WORKING TOGETHER

April 8, 2025

Red River Planning District
2978 Bird Hill Rd.
East St. Paul, MB
R2E 1J5
Attn: Derek Eno, Manager of Planning Services

Re: Conditional Use No. CU 9, 2025 – River Road (Roll No. 12460.000)

The RM of St. Andrews has reviewed the above noted Conditional Use application and has the following conditions.

Conditions:

1. Duplex units must maintain a consistent architectural style and utilize complementary exterior finishes and materials to maintain a cohesive streetscape appearance;
2. Applicant/Owner shall submit a proposed unit layout for the entire development area (re: S25-3102), including walking trail alignment and private approach locations, for review and approval by the Municipality;
3. Applicant/Owner shall submit a lot grading and drainage plan for the entire development (re: S25-3102) for review and approval by the Municipality;
4. All private approaches to be constructed to municipal standards. Private approaches and driveways to be finished with asphalt surfacing or other approved surfacing material, to the satisfaction of the Municipality;
5. Applicant/Owner shall register all necessary legal agreements on title for any shared wall, drainage, access and long-term maintenance responsibilities between units.

B. Bennett

Braeden Bennett
Planning & Economic Development Officer

Archived: April 24, 2025 12:29:52 PM

From: ["DiNella, Jeff"](#)

Mail received time: Thu, 10 Apr 2025 18:58:17 +0000

Subject: RE: Conditional Use Application (CU 09, 2025)

Hi Jennifer

Please refer to our comments for subdivision file 25-3102.

Thank You

Jeff DiNella

Senior Development Review Technologist

Manitoba Transportation and Infrastructure

Highway Design

Cell: (204) 430-7176

1420-215 Garry Street

Winnipeg, MB R3C 3P3

From: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

Sent: April 1, 2025 8:53 AM

To: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>

Subject: FW: Conditional Use Application (CU 09, 2025)

CU is associated with SD S25-3102

Juanita Mowbray

Roadside Development Support Technician

Highway Design | Engineering and Technical Services

1420-215 Garry St, Winnipeg MB R3C 3P3

From: Jennifer Asaim <jasaim@rrpd.ca>
Sent: March 31, 2025 9:35 AM
To: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Subject: Conditional Use Application (CU 09, 2025)

Good morning, Please find attached a Conditional Use application for your review and comments. Information on this application is as follows; Conditional Use Application (CU 09, 2025) River Rd (Roll# 12460) To allow for the construction of duplexes

Good morning,

Please find attached a Conditional Use application for your review and comments. Information on this application is as follows;

- Conditional Use Application (CU 09, 2025)
- River Rd (Roll# 12460)
- To allow for the construction of duplexes on the subject property. This application is associated with Subdivision (S25, 3102) which has been circulated previously.

Thanks,

Jennifer Asaim
Student Planner
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