

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
November 10th, 2025
5:30 PM**

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

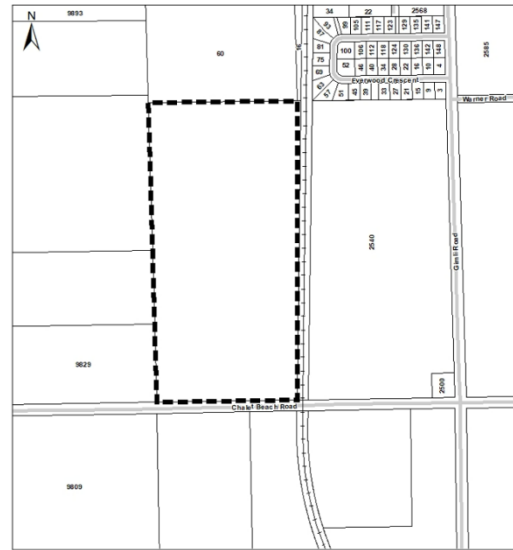
Application File: CU 52, 2025

Applicant: JMT Holdings

Property Location: Chalet Beach Rd,
R.M. of St. Andrews
Roll #620200
Lot 1, Plan 15392

Application Purpose:

The applicant is seeking conditional use approval for a Recreation Commercial use (seasonal serviced recreational facility for camping trailers and RVs) on the subject property zoned “A80” Agricultural General.



Property Zone	Conditional Use Request	Proposed by Applicant
“A80” Agricultural General Zone	Recreation Commercial	Seasonal serviced recreational facility for camping trailers and RVs

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	October 24 th , 2025
Application File	CU 52, 2025
Applicant	JMT Holdings

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	Chalet Beach Rd, St. Andrews
- Roll #	620200
- Legal	Lot 1, Plan 15392
Zoning	"A80" Agricultural General zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"RA" Resource and Agricultural designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	77 acres in area 1248 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agricultural General Zone	Recreation Commercial	Seasonal serviced recreational facility for camping trailers and RVs

Application Purpose

The applicant is seeking conditional use approval to operate a Recreation Commercial use on this property. Accordingly, to the letter of intent, the applicant proposed to create 86 spots for camping trailers and RVs (as a phase 1 of the development). Each spot will have a 30- or 50-amp power pedestal, dedicated water service and an individual holding tank. The serviced recreational facility will also feature amenities such as a fenced off leash dog park, a splash pad, a covered picnic area (10,000 sq. ft. is site area), a screened pavilion and pickle/basketball courts.

This application was circulated to the RM, Railways, MB Hydro and HRB and at the time this report was written, no comments were received.

OPTIONS FOR COUNCIL'S 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.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 52, 2025
Chalet Beach Road, RM of St. Andrews

Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

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

3000 Main Street
West St. Paul, MB R2V 4T2



Phone (204)-989-4700
Fax (204)-338-4774

JMT Holdings Inc.

October 24, 2025

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

To Whom it may concern:

**RE: Conditional Use Application - Chalet Beach Rd.
SP Lot 1 PLAN 15392 WLTO
IN E ½ 3-17-4 EPM**

Please accept this as our letter of intent to create a seasonal serviced recreational facility for camping trailers and R.V.s.

Phase 1 this recreation park would have approximately 86 spots which would be leased for the full season. Each spot will have either a 30amp or 50 amp power pedestal as well as a dedicated water service and individual holding tank.

Some of the amenities ^(10,000 sq ft) planned include a fenced - off leash dog park, a splash pad, covered picnic area, screened pavilion, as well as a pickleball/basketball courts. We feel that the area with its proximity to and easy access to water and beaches, golf courses, stores, and restaurants, would be an ideal location for this type of facility. The property is heavily treed and the spots will be large and amply spaced, in order to create a very private and exclusive recreational experience.

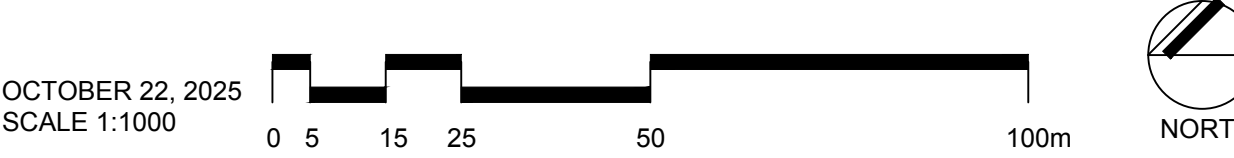
We trust that this is adequate for the purpose of a letter of intent, as more information will be provided at the hearing. Should you have any further questions please do not hesitate to contact me at your convenience.



ADDITIONAL INFORMATION - SITE PLAN



CHALET BEACH ROAD RV PARK
CONCEPTUAL SITE PLAN





CHALET BEACH ROAD RV PARK
DETAIL PLAN