

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

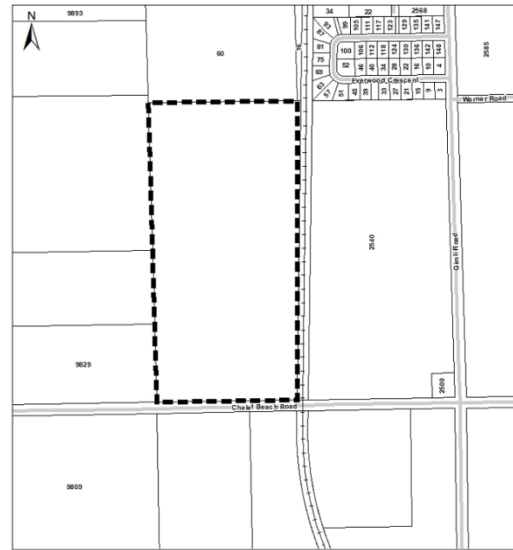
Application File: CU 52, 2025

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 concerns from the agencies were received, conditions from RM are listed below.

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.
3. Approval is limited to what is proposed in this application. Any increase to the number of camping spots or future phases of development will require separate conditional use approval;
4. Applicant/Owner shall provide the Municipality with an engineered lot grading and drainage plan, along with a concept plan for a secondary point of egress to Chalet Beach Road, for review and approval by the Municipality, prior to the commencement of on-site construction (excluding private approach construction and required tree clearing). The secondary egress route shall be constructed to a minimum width of 15 feet; gravel surfacing is not required at this time;
5. Internal road network shall be constructed to a minimum width of 15 feet, per submitted site plan;
6. Applicant/Owner shall obtain a Private Approach Permit from the Municipality prior to construction of any access approach. Approach(es) shall be constructed to a minimum top width of 30 feet;
7. All camping spots shall be serviced via individual well and holding tank;
8. The operation shall provide on-site washrooms and handwashing facilities;
9. The use and operation of the property shall comply with the Municipality's Noise By-law. Applicant/Owner is responsible for implementing internal controls to ensure compliance by all users and guests;
10. Applicant/Owner shall maintain the site and all individual camping sites in a clean and orderly condition such that it does not become unsightly. Applicant/Owner is responsible for implementing internal controls to prevent and address unsightly conditions by users and guests;

11. Applicant/Owner shall comply with the Municipality's Burning By-law and is responsible for implementing internal controls to ensure that all users and guests also adhere to the by-law;
12. The site shall be subject to annual inspection by the St. Andrews Fire Department, to assist with incorporation of FireSmart principles. Please contact Jordan Nastiuk, Director of Municipal Safety & MEC at (204) 738-2264 or jordan@rmofstandrews.com for coordination;
13. Vehicle parking associated with the operation shall be contained on-site, within dedicated parking area or individual camping spots. Parking along Chalet Beach Road or the internal road network will not be permitted;
14. All signage shall comply with the Municipality's Zoning By-Law;
15. Applicant/owner shall obtain an annual business license from the RM.

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

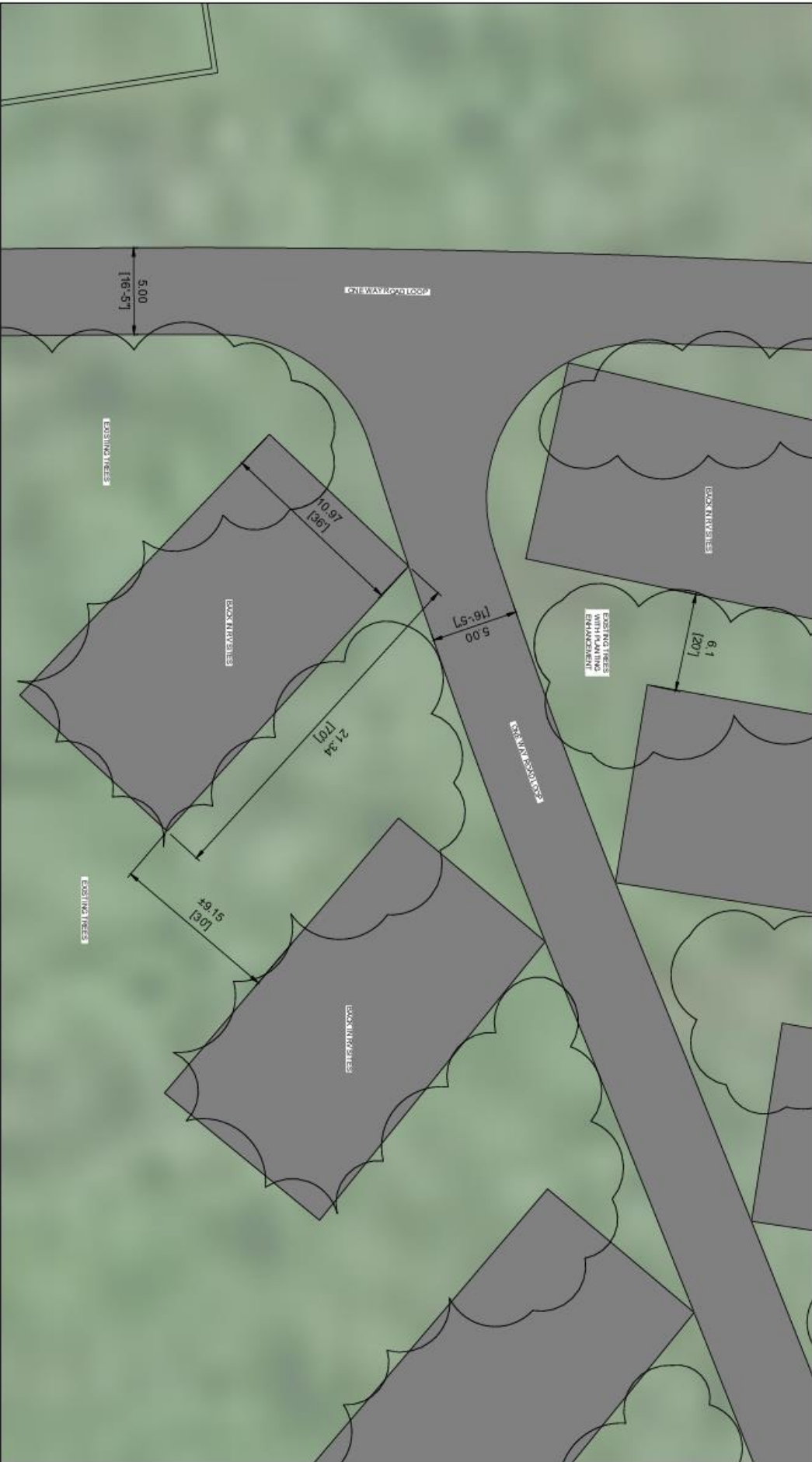
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

-  Subject Property
-  Parcel Outline
-  Rail
-  Roads



ADDITIONAL INFORMATION – SITE PLAN





CHALET BEACH ROAD RV PARK
DETAIL PLAN
COVERED 2025
SCALE: 1:100
0 10 20 30
NORTH

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.



DATE: 2025-10-31

TO: **Vallentina Esman**
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: **Archaeological Assessment Services Unit**
Historic Resources Branch
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3

CC: **gillian@rrpd.ca**

T: (204) 945-2118 **F:** (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: **File: CU 52, 2025**
AAS File: AAS-25-24614
Subdivision in the R.M. of St. Andrews – E 1/2 03-17-04 EPM
Registered Owner(s): JMT Holdings Inc.

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.

Historic Resources Branch
Archaeological Assessment Services Unit



Rural Municipality of ST. ANDREWS

Box 130, 500 Railway Avenue
Clandeboyne, 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

November 5, 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 52, 2025 – Chalet Beach Road (Roll No. 620200.000)

Please see the comments and conditions below for the noted conditional use application in the RM of St. Andrews

Comments:

Recreation Department

The proposed amenities are generally suitable for the subject site. All activities must comply with the Municipality's Noise By-law. Consideration should be given to potential noise from the pickleball/basketball courts and the implementation of reasonable operating hours of these activities to minimize disturbance to campers and neighbouring properties.

Municipal Safety / Fire Department

Recommended that the site be designed to accommodate emergency response requirements, including ensuring the internal road system has a minimum width of 4.2 metres (13.8 feet) to permit emergency vehicle access. FireSmart principles should be incorporated into both the site design and ongoing maintenance practices. It is further recommended that the development be subject to annual inspection by the local Fire Department and that a secondary emergency egress route be provided to facilitate safe evacuation in the event of an emergency. The owner will also be required to adhere to all applicable municipal by-laws, including but not limited to noise, unsightly premises, burning, off-road vehicles/ATVs, and nuisance grounds.

Infrastructure Department

No comments at this time

Public Works Department

No comments at this time

Conditions:

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B. Bennett

Braeden Bennett
Planning & Economic Development Officer