

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
December 9th, 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 56, 2025

Applicant: Brian Nemeth

Property Location: 112 Calder Road, St.
Andrews
Roll #315500
RL 10, Plan: 3405

Application Purpose:

The applicant is seeking conditional use approval for Day Care center (Kindergarten) on the subject property (Mapleton School) zoned "RR" Rural Residential zone



Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential zone	Day Care Center	Day Care Center (Before and After School)

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	November 19, 2025
Application File	CU 56, 2025
Applicant	Brian Nemeth

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	112 Calder Road, St. Andrews 315500 RL 10, Plan: 3405
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	Lockport, Existing Residential
Property Size	4.6 acres in area 568 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	Day Care Center	Day Care Center (Before and After School)

Application Purpose

The applicant is seeking conditional use approval Day Care center/facility use in Mapleton School. According to the letter of intent, the applicant proposes to create a Before and After School Day Care program that will run out of one of the classrooms in the building. The hours of operation will be from 7:00 am -8:30 am and then again from 3:30 pm – 5:00 pm.

This application was circulated to the RM, the conditions are listed below.
 No other agencies raised any concerns.

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. Hours of operation shall be Monday to Friday between 7:00AM – 5:00PM;
4. Vehicle parking associated with the daycare shall be contained on-site. No parking shall be permitted on Calder Road, Schubert Lane, Dogwood Drive or Hawthorne Place;
5. All signage shall comply with the Municipality's Zoning By-law #4066; and
6. The daycare operator shall obtain and maintain a valid annual business license from the Municipality.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 56, 2025
112 Calder Road, RM of St. Andrews

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

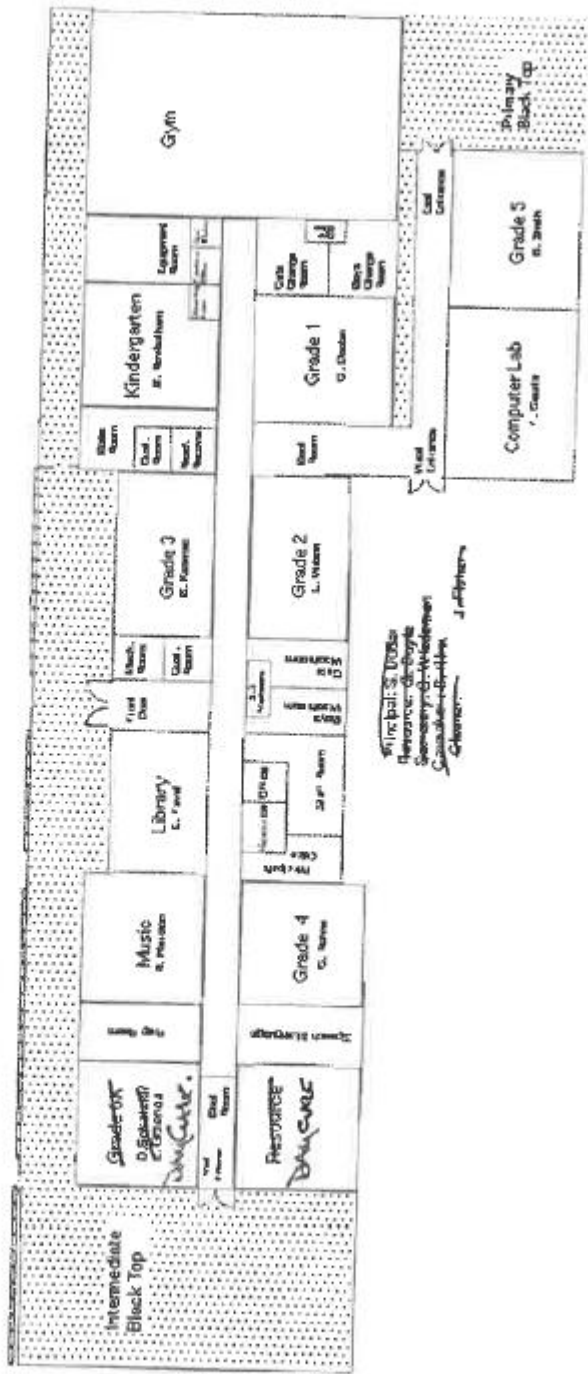
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

-  Subject Property
-  Parcel Outline
-  Highway Control Zones
-  Roads



ADDITIONAL INFORMATION – SITE PLAN

Mapleton School



ADDITIONAL INFORMATION – LETTER OF INTENT



September 3, 2025

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

Letter of Intent - Mapleton School

This letter is to confirm that Mapleton school is an elementary school in the Lord Selkirk School Division that has grades Kindergarten to Grade 5. We are requesting an occupancy permit for our provider of the Before and After school program that runs out of one of the classrooms in the building. The hours of operation for the program are from 7:00am to 8:30am and then again from 3:30pm to 5:00pm. We are currently looking to move them into a different classroom space within the same building.

If you require any additional information, please just contact us at the information below.

Sincerely,



Kelly McDonald
Secretary Treasurer