

NOTICE OF PUBLIC HEARING

DEVELOPMENT PLAN AMENDMENT APPLICATION

Red River Planning District

Under authority of *The Planning Act*, the Red River Planning District Board 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 RRPD at 204 669-8880.

**Wednesday
May 21, 2025
5:30pm**

**Council Chambers
3021 Birds Hill Road
RM of East St Paul, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File:	DPA 290-25
Applicant:	RRPD Board
Property Location:	7085, 6989 Henderson Highway 26040 PTH 44 73032 Ashfield Road 72205 Heritage Drive 72060, 72072, 72098, 72106, 72120, 72128 Parkside Drive 72083 Kirkness Road.
Application Purpose: The purpose of this application is to remedy land use policy conflicts that exist between the Development Plan and both the RM of St. Clements Zoning By-law and the RM of St. Clements Lockport Secondary Plan.	
Current Designations	Proposed Designations
From: <i>Agriculture Restricted</i> From: <i>Resource & Agriculture</i> From: <i>Resource & Agriculture</i>	To: <i>Business Park</i> To: <i>Settlement Centre</i> To: <i>Business Park</i>

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





2978 Birds Hill Road
East St. Paul, Manitoba R2E 1J5
Toll Free: 800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

DATE: May 6, 2025

TO: Red River Planning District Board

FROM: Derek Eno, MCIP, RPP
Manager of Planning Services

RE: **Public Hearing Report**
Development Plan By-Law Amendment No. 290/25
RRPD Development Plan By-law (272/19)

Re-designation of multiple properties located throughout the RM of St.
Clements

7085 & 6989 Henderson Highway
(Roll# 211855, 211950)

26040 PTH 44 SSR
(Roll# 228700)

73032 Ashfield Rd
(Roll# 249790)

72205 Heritage Drive
(Roll# 243150)

72060, 72072, 72098, 72106, 72120, 72128 Parkside Drive
(Roll# 244700, 244825, 244900, 244350, 244340, 244330)

72083 Kirkness Rd
(Roll# 247900)

Appendix:

Appendix A – RRPD Maps

Appendix B – Development Plan Amendment By-law

Appendix C – Government & Municipal Comments

1.0 APPLICATION

To amend the *Red River Planning District Development Plan By-law No. 272 / 2019* by re-designating various properties throughout the RM of St. Clements. The table below outlines the subject properties and the proposed re-designations.

7085 & 6989 Henderson Highway	From: Resource and Agriculture To: Settlement Centre
26040 PTH 44 SSR	From: Resource and Agriculture To: Business Park
73032 Ashfield Rd 72205 Heritage Drive 72060, 72072, 72098, 72106, 72120, 72128 Parkside Drive 72083 Kirkness Rd	From: Agriculture Restricted To: Business Park

The purpose of this application is to remedy land use policy conflicts that exists between the Development Plan designations and both the RM of St. Clements Zoning Bylaw and the Lockport Secondary Plan. These anomalies appear to have been carried over from previous editions of the Development Plan (e.g. DP By-law 120; DP By-law 190/08). There are two general areas that were identified by the municipality: (1) Lockport; and (2) Hwy 59 and Hwy 44.

2.0 PROPOSED DESIGNATION

As noted, this application is to amend the *Red River Planning District Development Plan By-law No. 272 / 2019* by re-designating various properties throughout the RM of St. Clements to either a *Business Park* or a *Settlement Centre* land use designation. The purpose of the proposed designations, as described in the *RRPD Development Plan*, is outlined below.

Business Park

Is a designation reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses are found. Developments within this designation have a higher level of development standards (e.g. exterior finishes, landscaping, etc.) and

generate fewer nuisance related impacts than those found within the Industrial designation. (RRPD Development Plan, page 39).

The *Business Park* designation is meant to facilitate development of new business park / employment lands (e.g. light industrial and/or commercial), which would allow RM of St. Clements zones of “M” General Industrial, “ML” Light Industrial Zone, or “CH” Highway Commercial Zone, to be applied to the subject properties.

Settlement Centre

Is a designation for areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality. Settlement Centres found throughout the RRPD include the Village of Dunnottar; unincorporated town of Birds Hill (East St. Paul); Clandeboye, Petersfield, Matlock and Lockport (St. Andrews); East Selkirk, Grand Marais, Libau and Lockport (St. Clements); and Middlechurch (West St. Paul). (RRPD Development Plan, page 38).

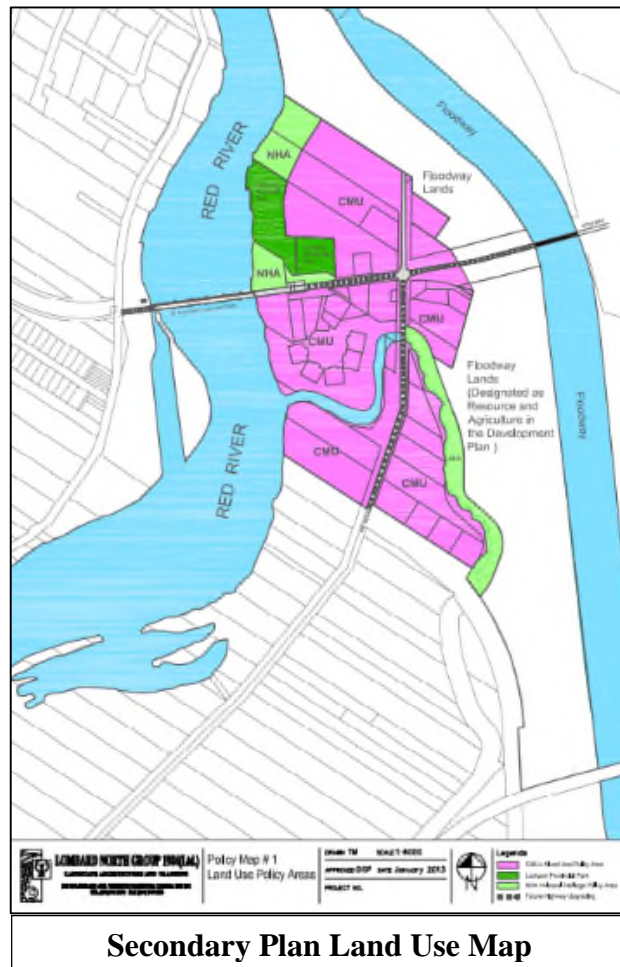
The *Settlement Centre* designation is meant to facilitate a range of urban development, which would allow RM of St. Clements residential, institutional and commercial zones to be applied to the subject properties.

3.0 BACKGROUND INFORMATION

In August 2024, administration for the RM of St. Clements met with Red River Planning District (RRPD) to indicate that there are some anomalies with the Development Plan land-use maps that should be corrected. These land-use mapping anomalies involve properties that have a land-use designation that does not align with adopted Secondary Plan, Zoning By-law, and/or what is occurring on the property. These anomalies appear to have been carried over from previous editions of the Development Plan (e.g. DP By-law 120; DP By-law 190/08). There are two general areas that were identified by the municipality: (1) Lockport; and (2) Hwy 59 and Hwy 44.

Lockport Area

In order to promote orderly development in the Lockport area, in the year 2013 the RM of St. Clements Council adopted the Lockport Secondary Plan (By-law No. 12-2012). The Secondary Plan designates properties intended for development as “CMU” Mixed Use Policy Area. Below is a copy of Policy Map #1 from the Secondary Plan.



Secondary Plan Land Use Map

In order to facilitate the Secondary Plan and development of the Lockport area, in the year 2011 the previous Development Plan (By-law 190/08) designated the Lockport area as “Settlement Centre”, and that designation was carried forward to the RRPD’s current Development Plan (By-law 272/19) that was adopted in the years 2020. However, there are two properties located at 6989 and 7085 Henderson Highway were not designated as “Settlement Centre”, and instead both have a “Resource and Agriculture” land-use designation. See Development Plan designation map (GIS) below.



Development Plan Land Use Map (GIS)

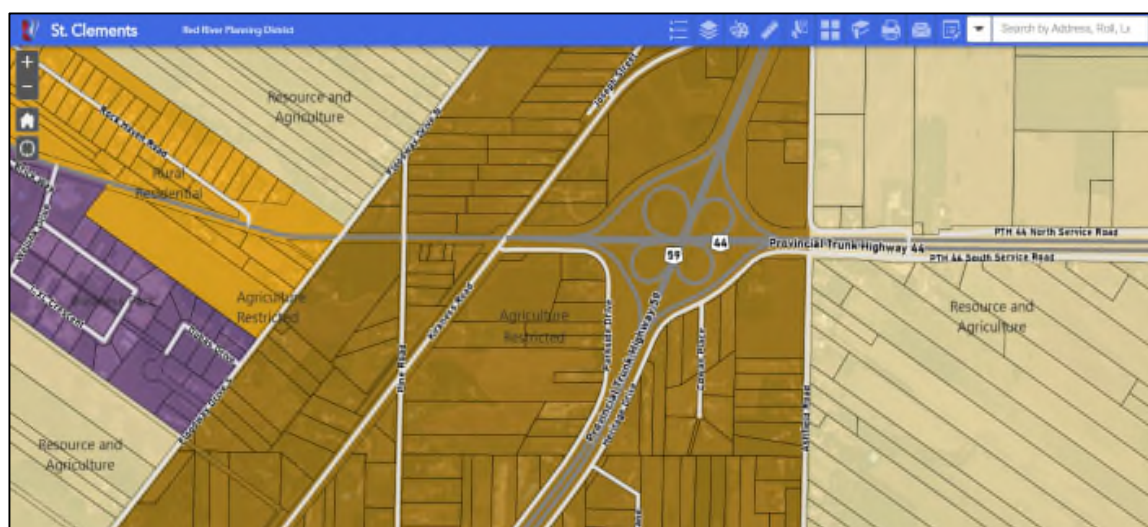
The differing land-use designation between the Development Plan and the Secondary Plan creates a policy conflict, in that the Development Plan designation only allows for agricultural uses, while the Secondary Plan designation allows for mixed-use development (e.g. residential and commercial).

It is therefore recommended that the Development Plan designation for 6989 and 7085 Henderson Highway should be changed to “*Settlement Centre*”, in order to be consistent with the Secondary Plan and the other area properties, and, to allow the properties to be developed as intended in the adopted Secondary Plan.

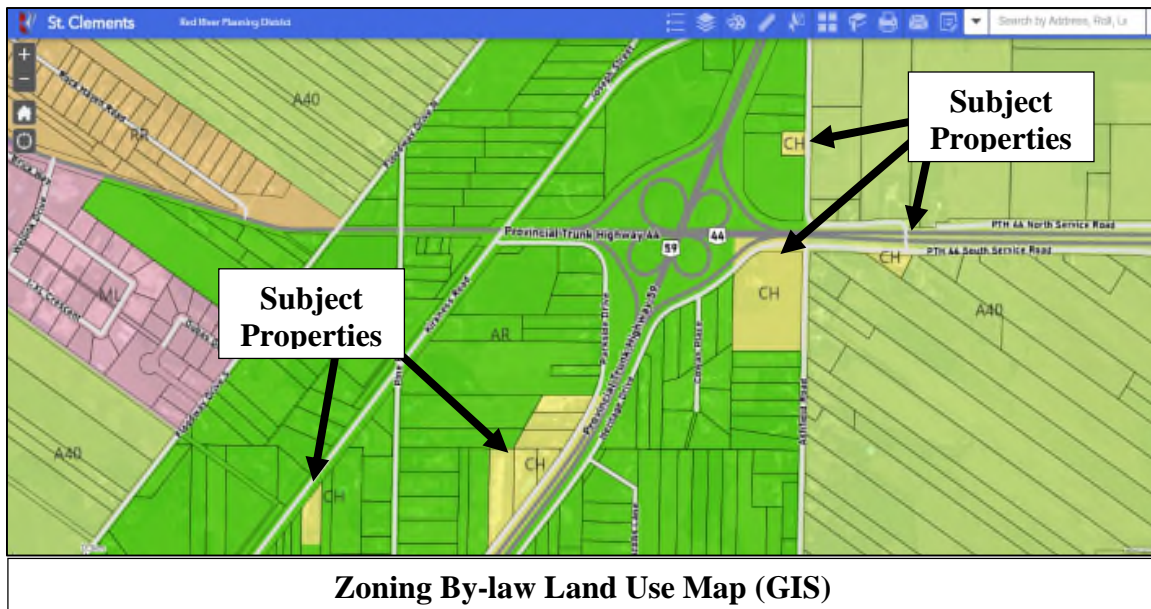
Hwy 59 and Hwy 44 Area

Located adjacent to Highway 59 are six properties (72060, 72072, 72098, 72106, 72120, 72128 Parkside Drive), which are currently designated as “Agricultural Restricted” in the Development Plan, but zoned as “CH” Commercial Highway in the RM of St Clements Zoning By-law. Likewise, to the west of these properties is 72083 Kirkness Road of which a portion is also designated as “Agricultural Restricted” in the Development Plan, but zoned as “CH” Commercial Highway in the RM of St Clements Zoning By-law.

Some of these properties are currently occupied by businesses (e.g. Lakeway Marina). Similarly, in the Hwy 44 area there are three properties (72205 Heritage Drive, 26040 PTH 44, and 73032 Ashfield Road) that are designated as “Agricultural Restricted” and “Resource and Agriculture” in the Development Plan, but zoned as “CH” Commercial Highway in the RM of St Clements Zoning By-law. Some of these properties are currently occupied by businesses (e.g. Esso gas station). See Development Plan designation and zoning map (GIS) below.



Development Plan Land Use Map (GIS)



It appears that the Development Plan adopted in 1995 (DP By-law 120) designated these properties as “Highway Commercial Area”. Then in 2011 with the adoption of a new Development Plan (DP By-law 190/08) the designation changed to “Agriculture Restricted”. That designation was carried forward to the current Development Plan (DP By-law 272/19) in the year 2020.

The land-use designation between the Development Plan and the Zoning By-law creates a policy conflict, in that the Development Plan designation only allows for agricultural uses, while the Zoning By-law allows for commercial uses.

As noted, the Development Plan from 1995 designated these properties as “Highway Commercial Area”. No such designation exists in the current Development Plan. The closest designation in the current Development Plan is “Business Park”. Therefore, it is recommended that the RRPD Board consider re-designating these properties to a “Business Park” designation.

4.0 PROVINCIAL PLANNING REGULATION (81/2011)

The *Provincial Planning Regulation 81/2011* (PPR) apply to all land that is subject to *The Planning Act*, and serve as a guide to planning authorities in preparing, reviewing and amending Development Plans. As this Development Plan Amendment application seeks to change land uses on the subject property, the PPR are reviewed to ensure the proposed amendment is generally consistent. It should be noted that because this is a Development Plan Amendment for a specific land use designation, not all of the PPR are applicable.

Protection of Agricultural Land Policies

Policy 1.2.2, 1.2.4, 3.1.1, 3.1.2

The above-noted policies provide direction when considering developing new areas with relation to agricultural land. In summary, they note that “non-resource-related uses” (e.g. residential, commercial, industrial, etc.) should be directed to existing urban centres or other areas already designated for non-resource-related uses, and, should not be wasteful of land. In addition, the policies outline that agriculture land, especially prime agriculture land, must be preserved for agricultural uses and protected from encroaching non-agriculture uses.

Land Use Compatibility Policies

Policy 1.1.3, 1.2.1

The above-noted policies provide direction when considering developing new areas with relation to land use compatibility. In summary, they note that new development must be compatible with existing uses. Further, establishing incompatible developments that could pose a danger to health and safety or that may be offensive to property owners (e.g. noise, dust, odor concerns) should be avoided, or, located so that it does not negatively affect existing developments or land use designations.

Land Use Demand

Policy 1.2.2; 1.2.3

The above-noted policies provide direction when considering developing new areas with relation to demand for the development and being wasteful of land. The policy notes that the amount of land being proposed for non-resource-related uses (e.g. residential, commercial, industrial, etc.) should be consistent with the “...*demonstrated rate of change in the requirement for such land uses...*” and also needs to take into account the community vision for the area and the existing designations of such lands. What this

means is that in order to add new designated land for development, there must be both a demand and lack of supply for the proposed land uses.

Infrastructure and Connections

Policy 1.2.1; 6.1.2; 7.1.2; 7.3.1; 7.3.4

The above-noted policies provide direction where new development should be directed to suitable areas, facilitate planned future development, and connect to existing networks, including roadways.

As previously noted, some of the subject properties are already developed, and the purpose of this application is to remedy land use policy conflicts that exists between the Development Plan designations and both the RM of St. Clements Zoning Bylaw and the Lockport Secondary Plan. Furthermore, some of these properties were designated to allow development in a previous Development Plan (e.g. DP By-law 120). With that in mind, arguably the proposed re-designations will not have a negative impact in relation to the above noted *Provincial Planning Regulation 81/2011*.

5.0 DRINKING WATER & WASTEWATER PLANS

Section 51 (1.1) outlines that development plans, and their amendments, are required to have drinking water and wastewater management plans in order to ensure that there is sufficient drinking water and wastewater capacity to accommodate projected development.

As previously noted, some of the subject properties are already developed, and the purpose of this application is to remedy land use policy conflicts that exists between the Development Plan designations and both the RM of St. Clements Zoning Bylaw and the Lockport Secondary Plan. Furthermore, some of these properties were designated to allow development in a previous Development Plan (e.g. DP By-law 120). With that in mind, arguably the drinking water and wastewater capacity already exists for the subject properties. Therefore, new or updated drinking water and wastewater management plans are not needed.

6.0 PROVINCIAL AND MUNICIPAL COMMENTS

This Development Plan Amendment application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities with instructions to forward any comments to Red River Planning District prior to the public hearing, and, that no response by the date of the public hearing will be interpreted as having no concerns. The application has been circulated in order to afford Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to

afford adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality.

The table below outlines the comments received (paraphrased) from provincial departments, agencies and adjacent municipalities. Copies of the original comments are provided in the appendix to this report.

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
MB Transportation and Infrastructure (Highway Design Branch)	No comments received
MB Agriculture (Sustainable Agriculture Branch)	No comments received
MB Municipal Relations (Community & Regional Planning Branch)	No comments received
MB Business Mining Trade and Job Creation (Mines Branch)	No comments received
MB Natural Resources & Indigenous Futures (Lands and Planning Branch)	No comments received
MB Sport Culture Heritage and Tourism (Historical Resource Branch)	No Concerns. Note: northeast quadrant of Henderson Highway / Highway 44 is adjacent to a sensitive archaeological site.
RM of East St. Paul	No Concerns
MB Hydro & Centra Gas	No Concerns
BellMTS	No comments received

7.0 ANALYSIS AND RECOMMENDATION:

One of the critical points of assessment for a Development Plan Amendment is to evaluate if the proposal adheres to *The Planning Act* and its *Provincial Planning Regulation*. However, this proposal is not to designate the subject properties to facilitate new development, it is to remedy land use policy conflicts that exists between the current Development Plan designations and both the RM of St. Clements Zoning Bylaw and the Lockport Secondary Plan, where some of the properties are already developed. Furthermore, some of these properties were designated to allow development in a

previous Development Plan (e.g. DP By-law 120). If this Development Plan Amendment is approved, it would protect development rights of property already established for development.

Based on our analysis of the information provided and gathered, along with *The Planning Act* and its *Provincial Planning Regulation*, our office recommends that this Development Plan Amendment could **be approved**.

APPENDIX A
(RRPD Maps)



Schedule "A"

Development Plan 272/19
RM of St. Clements

Development Plan No. 290/25, as ammended
FROM: Resource and Agriculture
TO: Settlement Centre

Not To Scale. For Discussion Purposes Only.

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



Letter 8.5 x 11



Date: February 2025

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Schedule "A"

Development Plan 272/19
RM of St. Clements

Development Plan No. 290/25, as ammended
FROM: Resource and Agriculture
TO: Settlement Centre

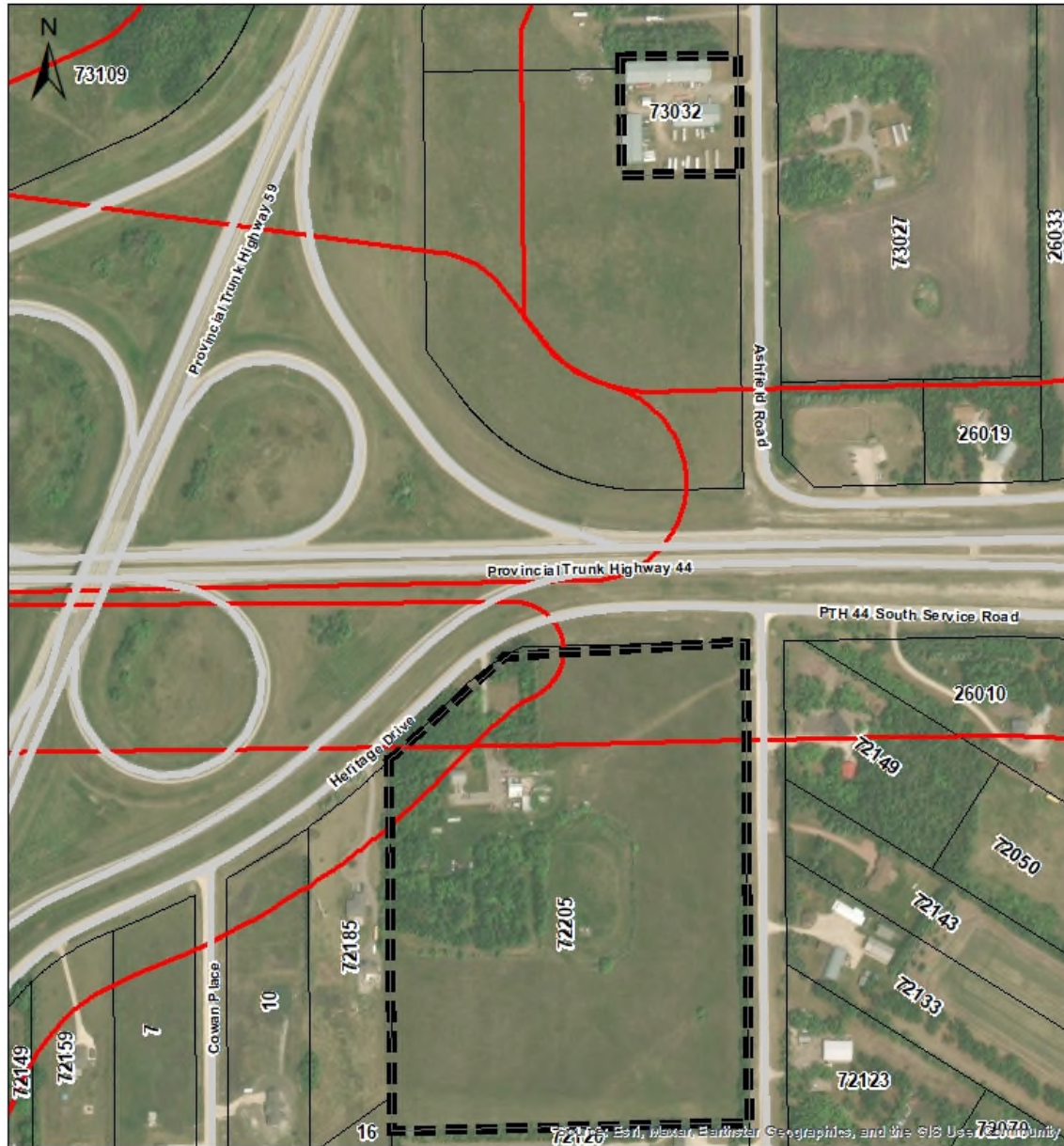
Not To Scale. For Discussion Purposes Only.

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



Letter 8.5 x 11

Date: February 2025



Schedule "A"

Development Plan 272/19
RM of St. Clements

Development Plan No. 290/25, as ammended
FROM: Agriculture Restricted
TO: Settlement Centre

Not To Scale. For Discussion Purposes Only.



Subject Property



Highway Control Zones



Roads



Parcel Outline



RED RIVER
PLANNING DISTRICT

Development Plan 272/19
RM of St. Clements

Development Plan No. 290/25, as amended
FROM: Agriculture Restricted
TO: Settlement Centre

Not To Scale. For Discussion Purposes Only.

-  Subject Property
 Highway Control Zones
 Roads
 Parcel Outline



Letter 8.5 x 11

Date: March 2025



Schedule "A"

Development Plan 272/19
RM of St. Clements

Development Plan No. 290/25, as ammended
FROM: Agricultural Restricted
TO: Business Park

Not To Scale. For Discussion Purposes Only.

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



APPENDIX B

(Development Plan Amendment By-law)

RED RIVER PLANNING DISTRICT

BY-LAW NO. 290 / 2025

BEING a By-law of the Red River Planning District Board to amend the *Red River Planning District Development Plan By-law No. 272 / 2019*, as amended;

WHEREAS Section 56 of *The Planning Act* provides that a Development Plan By-law may be amended in accordance with the *Act*;

NOW THEREFORE the Board of the Red River Planning District, in a meeting duly assembled, enacts as follows:

1. That the Development Plan *RRPD Land Use Designation Map 4 (RM of St. Clements) and Map 4A (Floodway and Area)* attached to and being part of the *Red River Planning District Development Plan By-law No. 272 / 2019*, is amended by re- designating:

7085 & 6989 Henderson Highway

(Roll# 211855, 211950)

in the RM of St. Clements

As illustrated on Schedule 'A' of this by-law

From: Resource and Agriculture

To: Settlement Centre

2. That the Development Plan *RRPD Land Use Designation Map 4 (RM of St. Clements) and Map 4A (Floodway and Area)* attached to and being part of the *Red River Planning District Development Plan By-law No. 272 / 2019*, is amended by re- designating:

26040 PTH 44 SSR

(Roll# 228700)

in the RM of St. Clements

As illustrated on Schedule 'A' of this by-law

From: Resource and Agriculture

To: Business Park

3. That the Development Plan *RRPD Land Use Designation Map 4 (RM of St. Clements) and Map 4A (Floodway and Area)* attached to and being part of the *Red River Planning District Development Plan By-law No. 272 / 2019*, is amended by re- designating:

73032 Ashfield Rd

(Roll# 249790)

72205 Heritage Drive

(Roll# 243150)

72060, 72072, 72098, 72106, 72120, 72128 Parkside Drive

(Roll# 244700, 244825, 244900, 244350, 244340, 244330)

in the RM of St. Clements

As illustrated on Schedule 'A' of this by-law

From: Agriculture Restricted

To: Business Park

4. That the Development Plan *RRPD Land Use Designation Map 4 (RM of St. Clements) and Map 4A (Floodway and Area)* attached to and being part of the *Red River Planning District Development Plan By-law No. 272 / 2019*, is amended by re- designating a portion of :

72083 Kirkness Rd

(Roll# 247900)

in the RM of St. Clements

As illustrated on Schedule 'A' of this by-law

From: Agriculture Restricted

To: Business Park

DONE AND PASSED by the Board of the Red River Planning District assembled in the _____ in the Province of Manitoba this _____ day of _____ A.D. 2025.

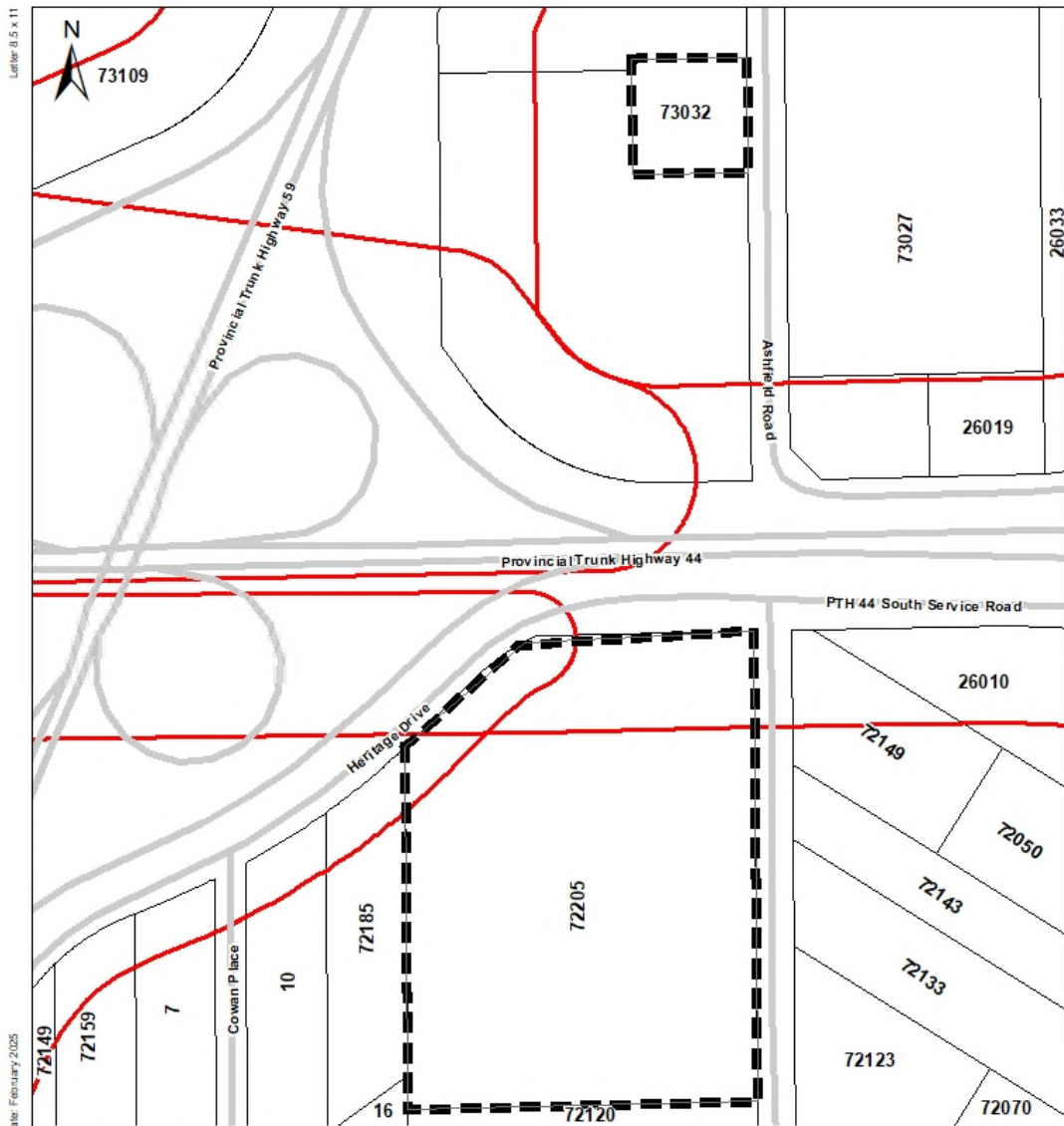
READ A FIRST TIME THIS _____ day of _____ A.D. 2025.

READ A SECOND TIME THIS _____ day of _____ A.D. 2025.

READ A THIRD TIME THIS _____ day of _____ A.D. 2025.

Chair

Executive Director



Schedule "A"

Development Plan 272/19
RM of St. Clements

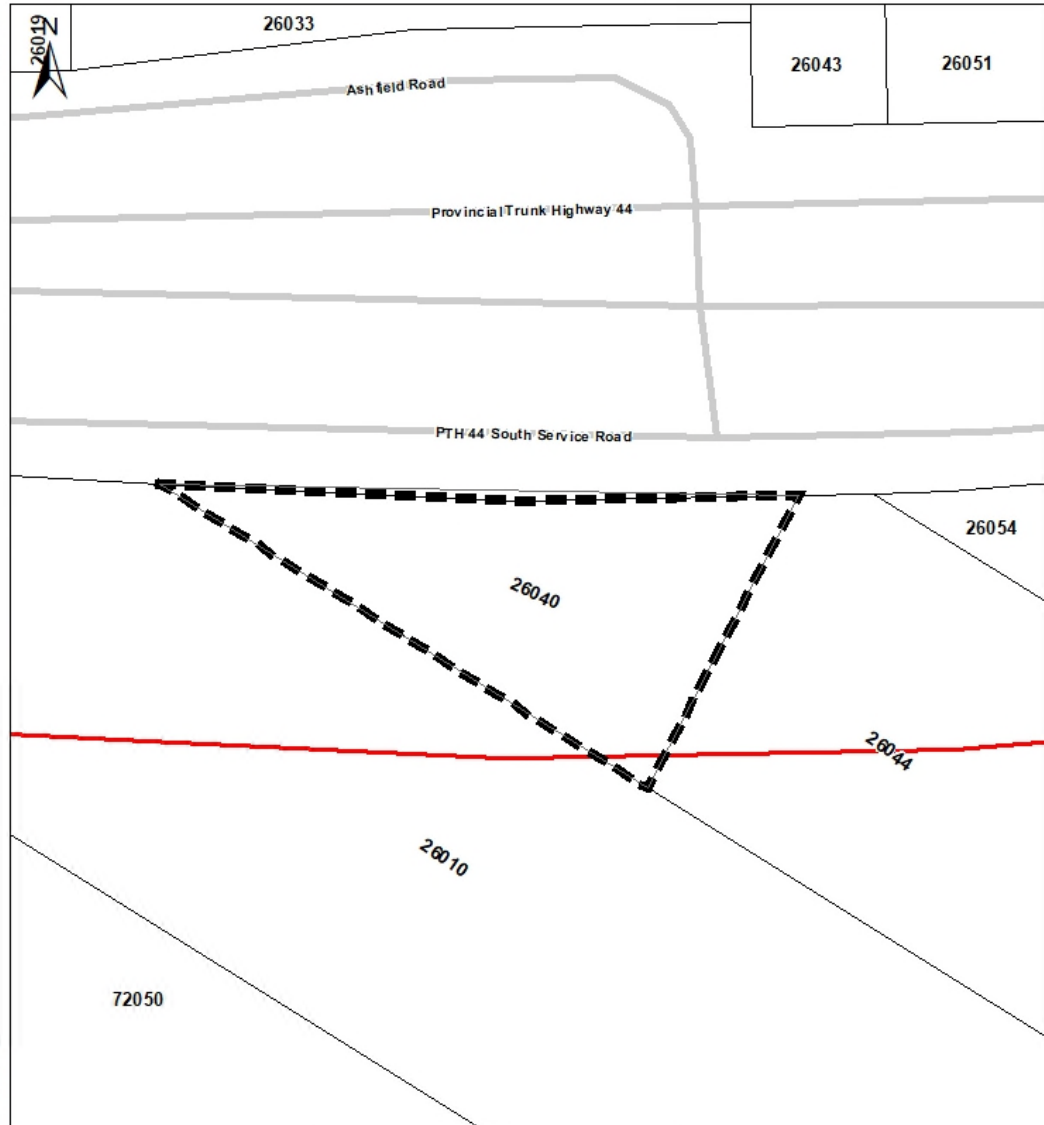
Development Plan No. 290/25, as ammended
FROM: Agriculture Restricted
TO: Settlement Centre

Not To Scale. For Disoussion Purposes Only.

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



Letter 8.5 x 11



Date: February 2025

Schedule "A"

Development Plan 272/19
RM of St. Clements

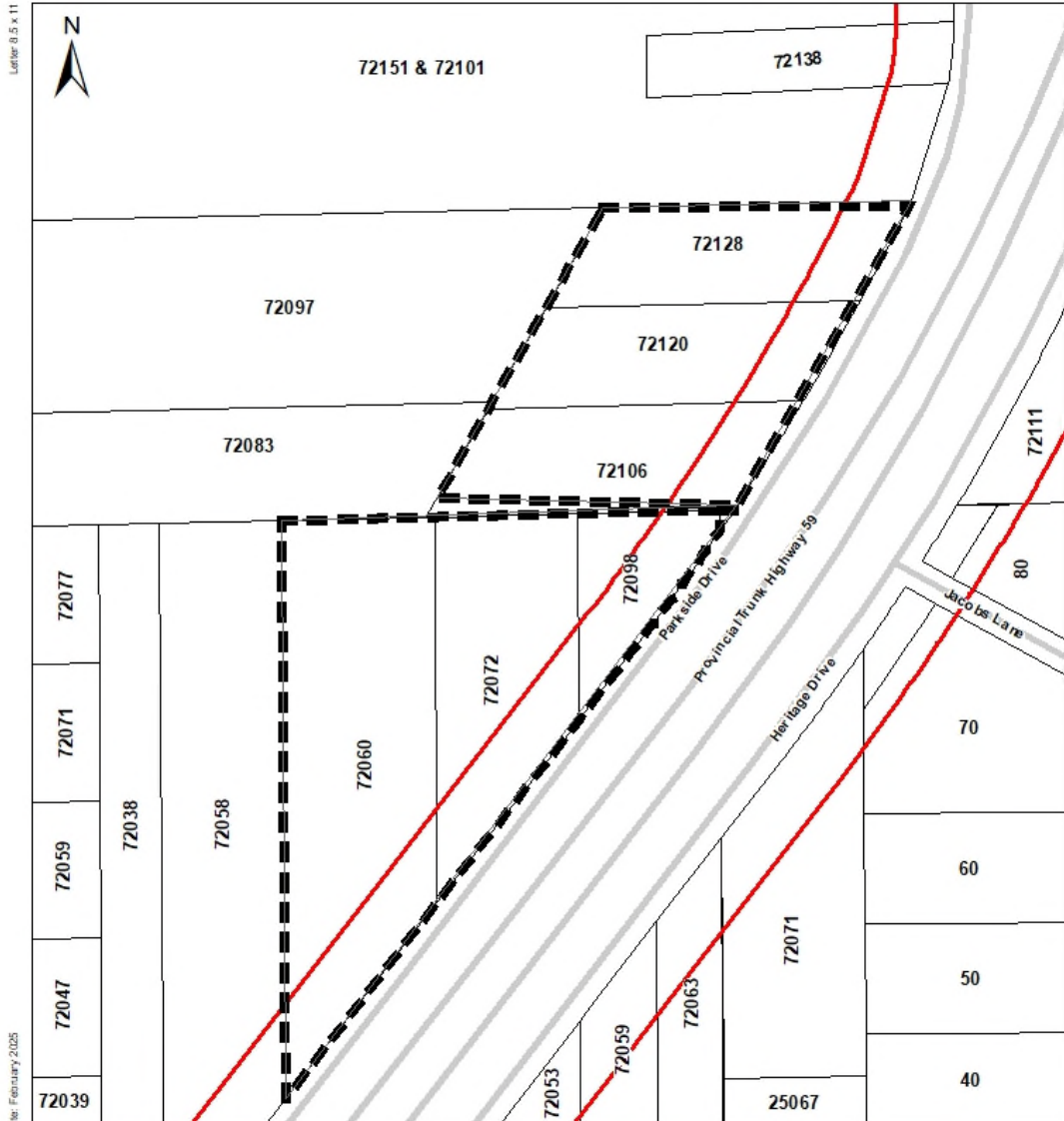
Development Plan No. 290/25, as ammended
FROM: Resource and Agriculture
TO: Settlement Centre

Not To Scale. For Discussion Purposes Only.

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



Letter 9.5 x 11



Date: February 2025

Schedule "A"

Development Plan 272/19
RM of St. Clements

Development Plan No. 290/25, as ammended
FROM: Agriculture Restricted
TO: Settlement Centre

Not To Scale. For Discussion Purposes Only.

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





Schedule "A"

Development Plan 272/19
RM of St. Clements

Development Plan No. 290/25, as ammended
FROM: Agricultural Restricted
TO: Business Park

Not To Scale. For Discussion Purposes Only.

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



APPENDIX C

(Government & Municipal Comments)

Derek Eno

From: +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>
Sent: Tuesday, April 29, 2025 10:14 AM
To: Derek Eno
Cc: +WPG574 - HRB Archaeology
Subject: RE: Red River Planning District - Development Plan By-law Amendment No. 290/2025

Good day, Derek,

Historic Resources Branch has reviewed the proposed By-law Amendment No. 290/2025. While we do not have any concerns regarding the proposal to rezone the properties in question, it is worth mentioning that the specific properties located in the northeast quadrant of the Henderson Highway/Highway 44 intersection are immediately adjacent to a complex of large and very sensitive archaeological sites. Furthermore, it is unclear if those documented archaeological sites extend into the noted properties in parts of RL-0160-AD and RL-0161-AD. Therefore, we would caution that any future plans to redevelop these parcels should be sent to HRB for additional screening prior to any ground disturbance.

Please let me know if you have any questions and I will be happy to assist.

Gordon Wallace

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
T: (204) 599-2000 | F: 204.945.2384 | e: Gordon.Wallace@gov.mb.ca

From: Derek Eno <deno@rrpd.ca>
Sent: April 9, 2025 10:29 AM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; citizensupport@cityofselkirk.com; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; info@sipd.ca; eipd@mymts.net; planningclerk@rmalexander.com; info@eaststpaul.com; info@rmofstandrews.com; info@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; rmldb@lacdubonnet.com; St. Clements, R.M. <info@rmofstclements.com>
Subject: Red River Planning District - Development Plan By-law Amendment No. 290/2025

On February 19th, 2025 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 290/2025. A copy of the by-law is attached.

With this Development Plan By-law Amendment the RRPD proposes to re-designate various properties throughout the RM of St Clements. This is the RRPD Board's application. The purpose of this application is to remedy land use policy conflicts that exist between the Development Plan and both the RM of St. Clements Zoning By-law and the RM of St. Clements Lockport Secondary Plan. For example, many of the listed properties are developed with a commercial business and are zoned "CH" Highway Commercial, but are designated as "Agriculture Restricted" in the Development Plan.

A Public Hearing with the RRPD Board is tentatively planned for May 21, 2025 at 5:30pm. Should you have any comments regarding this Development Plan By-law Amendment, please reply to me with a copy to

selkirkCRP@gov.mb.ca by May 12, 2025. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information please feel free to contact me. Thank you.

Best regards,



Derek Eno RPP, MCIP
Manager of Planning Services
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

Derek Eno

From: Red River Planning District
Sent: Tuesday, April 15, 2025 3:54 PM
To: Valentina Esman
Subject: FW: Development Plan 290-2025 (RM of St. Clements) - Email to Planning - Hydro File # 2025-1464

Hi Valentina,

Please see below, thank you.

Rajveer for,



Luanne Martin
Administrative 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

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: April 15, 2025 3:07 PM
To: Red River Planning District <info@rrpd.ca>
Cc: propertyacquisition@bellmts.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>
Subject: Development Plan 290-2025 (RM of St. Clements) - Email to Planning - Hydro File #2025-1464



The Manitoba Hydro-Electric Board – Centra Gas Manitoba Inc.

RE: Application(s) **Development Plan 290-2025 (RM of St. Clements)**

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file :

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the development plan amendment.
2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to review the file to determine if our concerns remain the same.
3. If there are existing Manitoba Hydro and/or Centra Gas easements on the titles, any building and/or construction affecting our easements will require approval prior to work beginning and can be applied for through SecondaryLandUse@hydro.mb.ca.
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada



Derek Eno

From: Cara Nichols <planning@eaststpaul.com>
Sent: Monday, April 14, 2025 11:16 AM
To: Derek Eno
Subject: RE: Red River Planning District - Development Plan By-law Amendment No. 290/2025

Hi Derek,

I have no concerns with Development Plan By-law Amendment No. 290/2025.



Cara Nichols B.Env.D, Architecture
Community Development Planner
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From: Derek Eno <deno@rrpd.ca>
Sent: April 9, 2025 10:29 AM
To: neteng.control@bellmts.ca; SubdivisionCirculars@hydro.mb.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; mines_br@gov.mb.ca; Mraz, Peter <Peter.Mraz@gov.mb.ca>; psfb@gov.mb.ca; mwsreviews@gov.mb.ca; drainage@gov.mb.ca; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; info@rmofstandrews.com; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; citizensupport@cityofselkirk.com; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; info@sipd.ca; eipd@mymts.net; planningclerk@rmalexander.com; Administration Department <administration@eaststpaul.com>; info@rmofstandrews.com; info@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; rmldb@lacdubonnet.com; info@rmofstclements.com
Subject: Red River Planning District - Development Plan By-law Amendment No. 290/2025

On February 19th, 2025 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 290/2025. A copy of the by-law is attached.

With this Development Plan By-law Amendment the RRPD proposes to re-designate various properties throughout the RM of St Clements. This is the RRPD Board's application. The purpose of this application is to remedy land use policy conflicts that exist between the Development Plan and both the RM of St. Clements Zoning By-law and the RM of St. Clements Lockport Secondary Plan. For example, many of the listed properties are developed with a commercial business and are zoned "CH" Highway Commercial, but are designated as "Agriculture Restricted" in the Development Plan.

A Public Hearing with the RRPD Board is tentatively planned for May 21, 2025 at 5:30pm. Should you have any comments regarding this Development Plan By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by May 12, 2025. No response by this date will be interpreted as your office having no concerns with this application. Please circulate to anyone in your office that may have comments regarding this file.

If you require any additional information please feel free to contact me. Thank you.

Best regards,



Derek Eno RPP, MCIP
Manager of Planning Services
Red River Planning District

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Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul