

# 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  
August 20, 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

|                             |   |
|-----------------------------|---|
| <b>Application File:</b>    | DPA 292-25  |
| <b>Applicant:</b>           | Landmark Planning & Design  |
| <b>Property Location:</b>   | 641 Brimacombe Road<br>(ROLL # 448200)  |
| <b>Application Purpose:</b> | The purpose of this application is to facilitate future development of resort residential lots. |



| Current Designations                    | Proposed Designations |
|---|-----------------------|
| From: <i>Resource &amp; Agriculture</i> | To: <i>Resort</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](mailto: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:** August 2, 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. 292/25**  
RRPD Development Plan By-law (272/19)

Re-designation of land located:  
641 Brimacombe Road  
RM of St. Andrews

Roll Number:  
448200

Legal Description:  
THE SLY 825 FEET OF SE 1/4 10-15-4 EPM  
EXC THE SLY 760 FEET OF THE ELY 560 FEET

**Appendix:**

Appendix A – RRPD Maps  
Appendix B – Development Plan Amendment By-law  
Appendix C – Government & Municipal Comments  
Appendix D – Applicant Provided Information

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**1.0 APPLICATION**

To amend the *Red River Planning District Development Plan By-law No. 272 / 2019* by re-designating the subject land consisting of 40 acres (+/-):

From: *Resource and Agriculture*

To: *Resort*

The applicant states that the purpose of this application is to facilitate future development of resort residential lots (31 lots illustrated on a conceptual plan).

As part of their application, the applicant provided information in support of their proposal, which is attached in the appendix to this report. This information includes:

- Memo with supporting reasons for the request

## **2.0 PROPOSED DESIGNATION**

As noted, the applicant wishes to re-designate the subject property to a *Resort* designation, in order to develop the property into a new resort-type residential lots. The purpose of the proposed designation, as described in the *RRPD Development Plan*, is outlined below.

### ***Resort***

*Is a designation given to areas associated with natural or recreational resources whereby development for tourism, economic development, and residential dwellings are encouraged while protecting the resource which makes development attractive. The intensity of development shall be governed by the natural capacity of the ecosystem and servicing capacity of the area. (Development Plan, page 38)*

## **3.0 BACKGROUND INFORMATION**

### **3.1 Subject Property**

The property (Roll# 448200) is approximately 40 acres (+/-) in site area (according to RRPD GIS data) with existing ponds, is located on the north side of Brimacombe Road and approximately 0.8km east of PTH 9. The subject property is zoned “A80” Agricultural General in the Zoning By-law and *Resource and Agriculture* in the Development Plan. Manitoba Agriculture Department notes that the land has an agricultural capability mix of Class 2, 3, and 4, with approximately 15 acres that appear to be arable but are not currently farmed.

The subject property is currently designated within the *RRPD Development Plan* as *Resource and Agriculture*. The purpose of the *Resource and Agriculture* designation, as described in the *RRPD Development Plan*, is

“...a designation aimed at reserving land for agricultural and other natural resource related industries and uses” (*RRPD Development Plan*, page 38).

### **3.2 Surrounding Area**

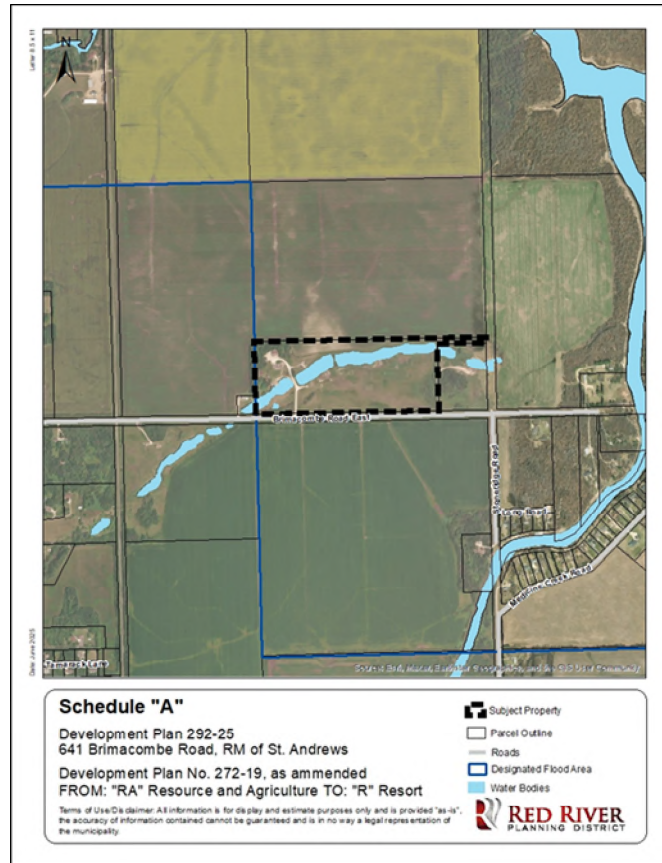
The subject property is surrounded by the following

To the North: Farm land zoned “A80” Agricultural.

To the South: Brimacombe Road, then Farm land zoned “A80” Agricultural.

To the West: Farm land zoned “A80” Agricultural.

To the East: treed land zoned “A80” Agricultural.



#### 4.0 LAND SUPPLY & DEMAND INFORMATION (RRPD Data)

When considering the re-designation of land for additional development a key piece of information is the current availability of land for the proposed type of development, and, the demand for that type of development. It should be noted that the *Provincial Planning Regulation* (81/2011) requires this type of information for new or amended Development Plans.

##### 4.1 Residential Land Supply & Demand

In 2020 the RRPD Board adopted a new *Development Plan* (By-law No. 272/19). As part of the process for making a new Development Plan extensive background research was conducted and results were published in the *Background Report for the RRPD Development Plan Update Project* document. The results included a land supply and

market demand analysis. The background research related to land supply and market demand analysis was completed by the RRPD and Stevenson Advisors (a Winnipeg based consulting firm) during the years 2017 and 2018. The table below summarizes the findings of the land supply and market demand analysis as it relates to employment land (e.g. commercial, industrial, etc.) in the RM of St. Clements and this Development Plan re-designation proposal.

| <b>RM of St Andrews</b><br><b>Residential Land Supply &amp; Demand to 2037</b><br><b>(single-family units)</b> |  |  |                            |
|--|--|--|----------------------------|
| <b>Amount of Land Required (Net)</b>   | <b>Amount of Land Required (Gross)</b> | <b>Amount of Designated Land Available (Gross)</b> | <b>Difference (+ or -)</b> |
| 577 to 2,309 acres   | 750 to 3,002 acres                     | 927 acres  | +177 to -2075 acres        |

Based on this previous data and analysis, if the RM of St. Andrews allows residential development to occur at a low density (e.g. rural residential type acreages), there is potential for a shortfall of land needed to sustain projected residential growth to the year 2037. The RRPD Board should keep in mind that this previous RRPD land supply and market demand analysis completed by the RRPD and Stevenson Advisors is now over 7-years old.

The applicant has provided information, a report, along with their application. This includes a “Market and Demographic Overview” and “Resort Residential Supply and Demand”. A copy of the applicant’s information is provide in the appendix. In terms of supply and demand, some of the main points outlined by the applicant are paraphrased as follows:

- The RM of St. Andrews has a declining population;
- There are no available “*Resort*” designated building lots for sale;
- There haven’t been any new subdivision on existing “*Resort*” designated land; and
- There is a lack of residential options on the market;

Based on these factors the applicant argues that new *Resort* designated areas within St. Andrews for future development should be given consideration.

## **5.0 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.

The application proposes to establish residential lots (31 lots based on concept plan) on land that Manitoba Agriculture considers be prime agriculture land - Class 2, 3, and 4 (see attached MB Agriculture comments). With this information in mind, the Development Plan Amendment application does not appear to be consistent with the noted PPR policies. That being the case, Manitoba Agriculture notes in their submitted comments that “...*the proposal would not result in the removal of a significant amount of agricultural land from production...*”. Manitoba Agriculture notes concern with the proposed land use conflicting with adjacent farm operation.

## **Protection of Heritage Resources Policies**

### **Policy 4.1.6, 4.1.7, 4.1.8**

The above-noted policies provide direction when considering developing new areas with relation to the protection of heritage resources. In summary, heritage resources could include sites, objects, and any work of nature or human endeavor that is of value for its archaeological, paleontological, prehistoric, historic, cultural, natural, scientific or aesthetic features. Furthermore, these policies outlines that heritage resources should be preserved and protected.

The application proposes to establish residential lots (31 lots based on concept plan) on land that Manitoba Historic Resource Branch identifies as within “...*proximity to several known archaeological sites and relict drainages*”. Manitoba Historic Resource Branch notes that prior to any work or activity on the site, the property owner may be require to obtain a heritage permit and conduct a heritage resource impact assessment (HRIA).

## **Mineral Resources Policies**

### **Policy 8.1.1, 8.1.2, 8.1.3**

The above-noted policies provide direction when considering developing new areas with relation to the mineral resources. In summary, mineral resource areas should be protected from land uses / activity that could limit the potential for mineral extraction. Manitoba Mines Branch notes that the proposed development will result in setbacks that potentially could limit the extractability of medium-potential aggregate deposits in the area.

### **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.

The Development Plan Amendment application proposes to establish new *Resort* land which would be located adjacent (on all sides) to agricultural land. This could be considered a land use conflict as farming activity can result in dust, odor, and other nuisances. Should the RRPD Board approve this application additional planning application approvals will still be required (e.g. rezoning, subdivision). Through those approvals the municipal Council can add conditions of approval to mitigate potential land use incompatibility (e.g. landscape buffering, location of building, restriction on land uses, etc.).

### **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.

The application proposes to establish new residential lots within the RM of St. Andrews. As previously noted, data within the 2017 RRPD land supply and market demand analysis completed by the RRPD and Stevenson Advisors suggests if the RM of St. Andrews allows residential development to occur at a low density (e.g. rural residential type acreages), there is potential for a shortfall of land needed to sustain projected

residential growth to the year 2037. The RRPD Board should keep in mind that this previous RRPD land supply and market demand analysis completed by the RRPD and Stevenson Advisors is now over 7-years old, and some portions of it could be outdated.

It should also be noted that the subject land proposed for *Resort* is 0.25km (+/-) from an existing *Resort* designated area around Medicine Creek, and, 1.4km (+/-) from an existing *Resort* designated area around Muckle Creek. Both the Medicine Creek and Muckle Creek area include undeveloped *Resort* land that could be subdivided for residential purposes. MB Agriculture suggests this undeveloped land amounts to 120 acres (+/-).

Based on the above-noted, it is difficult to definitively state if there is a lack of supply for the proposed *Resort* land uses.

### **Infrastructure and Service Connections**

#### **Policy 6.1.2; 6.2.8; 7.3.1**

The above-noted policies provide direction where new development should be directed to suitable areas that can accommodate onsite services (wastewater, drinking water) and connect to existing roadway networks. The subject land has direct access to Brimacombe Road, a municipal roadway. The applicant notes the lots will be serviced with onsite services, which will require provincial approvals for installation.

## **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.

| <b>PROVINCIAL DEPARTMENT<br/>MUNICIPALITY OR AGENCY</b> | <b>COMMENTS</b>   |
|---|---|
| <b>MB Transportation and Infrastructure</b>             | No Concerns <ul style="list-style-type: none"><li>• Property is along a municipal</li></ul> |



|   |   |
|---|---|
| (Highway Design Branch)   | road.   |
| <b>MB Agriculture</b><br>(Sustainable Agriculture Branch)                           | Has Concerns <ul style="list-style-type: none"> <li>• The land is prime agriculture (class 2, 3, and 4).</li> <li>• There are existing undeveloped Resort lands (120 acres) 1.4km away.</li> <li>• Development of this land could increase potential land use conflicts with existing farming.</li> </ul>                         |
| <b>MB Municipal Relations</b><br>(Community & Regional Planning Branch)             | Has Concerns <ul style="list-style-type: none"> <li>• There are existing Resort lands that are not contiguous to the subject land, which could increase potential for land use conflicts with adjacent agriculture lands.</li> <li>• Population growth has not changed, and there is already a 20-year supply of land.</li> </ul> |
| <b>MB Business Mining Trade and Job Creation</b><br>(Mines Branch)                  | Has Concerns <ul style="list-style-type: none"> <li>• Development may limit extractability of medium-potential aggregate deposit located in area.</li> </ul>  |
| <b>MB Natural Resources &amp; Indigenous Futures</b><br>(Lands and Planning Branch) | No Concerns   |
| <b>MB Sport, Culture, Heritage and Tourism</b><br>(Historical Resource Branch)      | Has Concerns <ul style="list-style-type: none"> <li>• Property is in proximity to known archaeological sites and relict drainages.</li> <li>• Development has potential to impact heritage resources.</li> </ul>  |
| <b>City of Selkirk</b>  | Administration raise concerns <ul style="list-style-type: none"> <li>• Proposed development does not align with policies of Plan 20-50.</li> <li>• City does not support private wells into the aquifer, and, there is a potential risk for holding tanks to impact water quality.</li> </ul>                                     |

|  |  |
|--|--|
| <b>RM of East St. Paul</b>                 | No Comment, since it does not affect the RM of East St. Paul |
| <b>Eastern Interlake Planning District</b> | No Concerns  |
| <b>RM of Springfield</b>                   | No Concerns  |
| <b>MB Hydro &amp; Centra Gas</b>           | No Concerns  |
| <b>BellMTS</b>                             | No Concerns  |

## 7.0 ANALYSIS AND RECOMMENDATION:

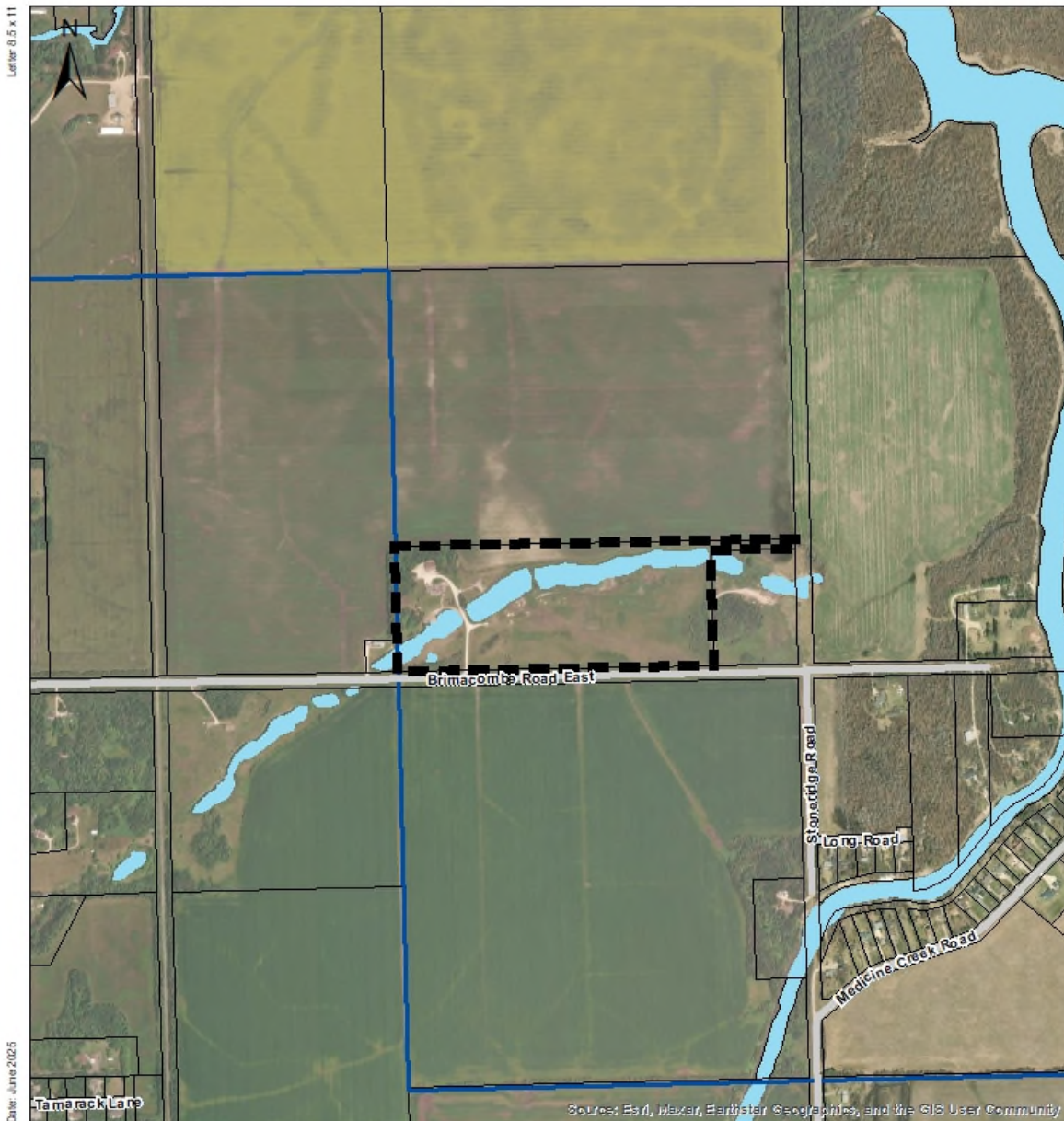
One of the critical points of assessment for the RRPD Planning Board is to evaluate if the proposal adheres to *The Planning Act* and its *Provincial Planning Regulation*. Some aspects of the proposal do not adhere to applicable policy within the *Provincial Planning Regulation*, which are highlighted with concerns raised by various Province of Manitoba departments. Applications that do not adhere to the *Provincial Planning Regulation* should not be approved. However, should the RRPD Board approve this application additional planning application approvals will still be required (e.g. rezoning, subdivision). Through those approvals the municipal Council can add conditions to address some of the concerns raised by the Province of Manitoba (e.g. buffering and other mitigation methods to reduce land use conflicts; archeological investigation and asset protection; etc.), which could bring the proposal more into conformance with the *Provincial Planning Regulation*.

As noted by MB Mines Branch, the establishment of the proposed development may limit the extractability of mineral resources, which does not adhere to the *Provincial Planning Regulation*. At this time the RRPD cannot identify a method to mitigate this concern, and addressing this concern at the development approval stage (e.g. subdivision) may be too late in the process. Therefore, based on the information provided and gathered, along with *The Planning Act* and its *Provincial Planning Regulation*, our office recommends that this Development Plan Amendment should **not be approved**.

Alternatively, the RRPD Board could postpone making a decision on this application (i.e. adjourn the public hearing) allowing the applicant an opportunity to consult with MB Mines Branch to obtain more information. If applicant were able to provide additional information to demonstrate that their proposal does not pose a threat to mineral extraction, and thus be in conformance to the *Provincial Planning Regulation*, then their application could be re-evaluated by the RRPD.

**APPENDIX A**  
(RRPD Maps)

Letter 8.5 x 11





## Schedule "A"


Development Plan 292-25  
641 Brimacombe Road, RM of St. Andrews


Development Plan No. 272-19, as ammended  
FROM: "RA" Resource and Agriculture TO: "R" Resort

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

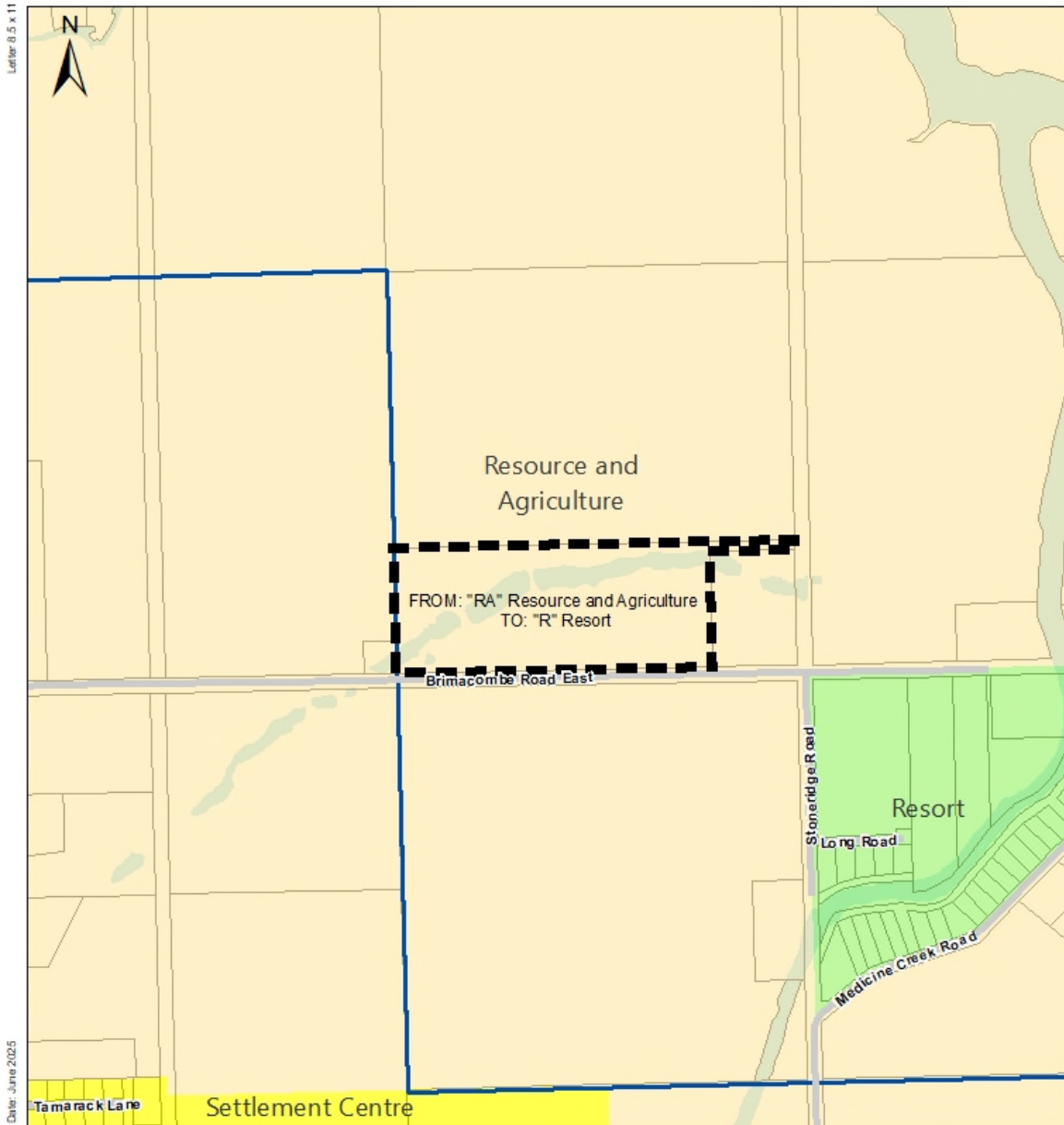
 Parcel Outline

 Roads

 Designated Flood Area

 Water Bodies

 **RED RIVER**  
PLANNING DISTRICT




## Schedule "A"


Development Plan 292-25  
641 Brimacombe Road, RM of St. Andrews


Development Plan No. 272-19, as ammended  
FROM: "RA" Resource and Agriculture TO: "R" Resort


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

 Roads

 Designated Flood Area

 Water Bodies

 **RED RIVER**  
PLANNING DISTRICT

## **APPENDIX B**

(Development Plan Amendment By-law)

**RED RIVER PLANNING DISTRICT**

**BY-LAW NO. 292 / 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 2 (RM of St. Andrews) and Map 2B (Community of Petersfield 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:

**THE SLY 825 FEET OF SE 1/4 10-15-4 EPM  
EXC THE SLY 760 FEET OF THE ELY 560 FEET**

**(641 Brimacombe Road)  
(CT# 1276391/1)  
(ROLL # 448200)**

**in the RM of St. Andrews**

As illustrated on Schedule ‘A’ of this by-law

**From: Resource and Agriculture**

**To: Resort**

**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.

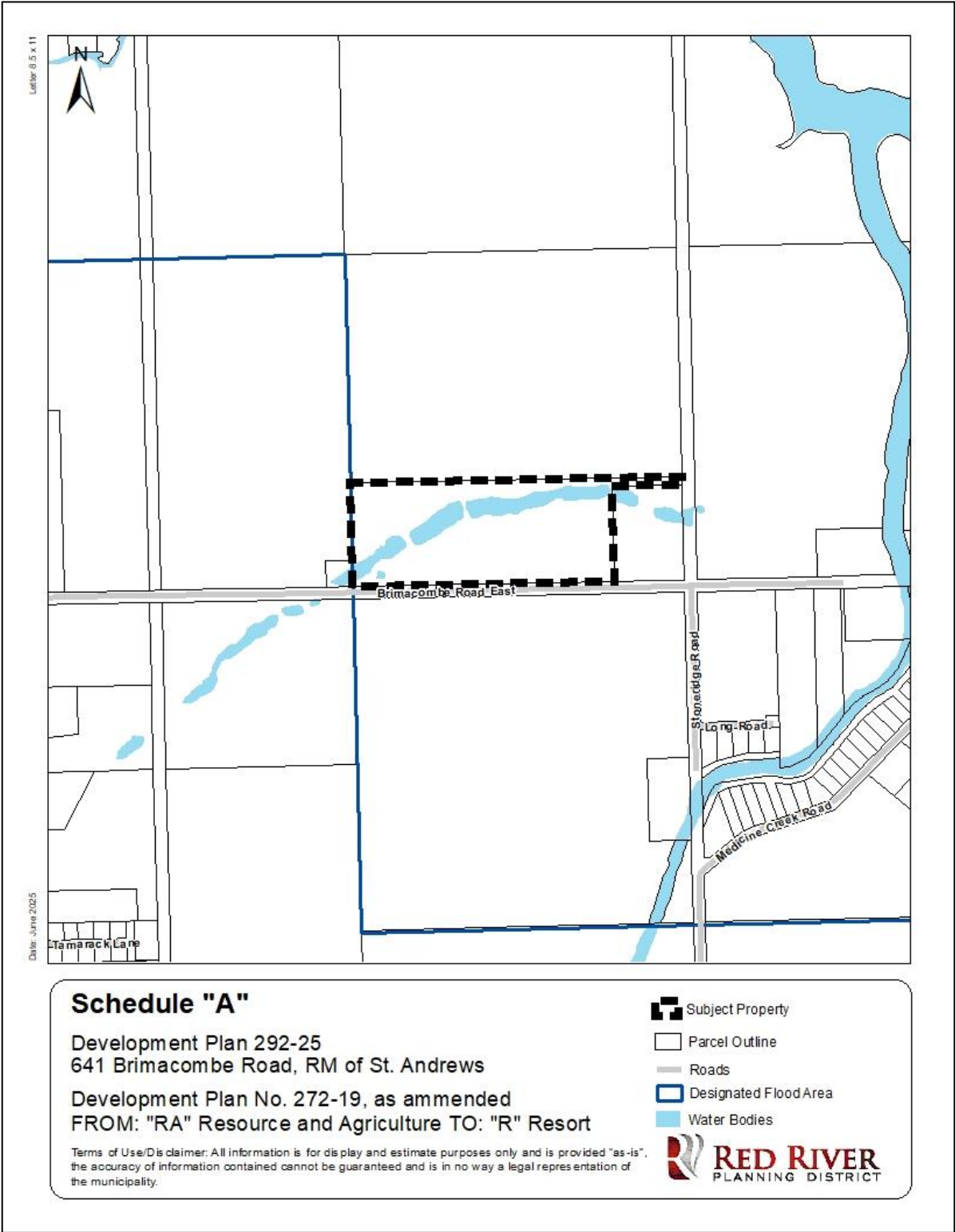
READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2025.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2025.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Executive Director

Schedule 'A'  
Location Map / Proposed Amendment





## **APPENDIX C**

(Government & Municipal Comments)

## Derek Eno

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**From:** Bell MTS Subdivisions <Subdivisions@bellmts.ca>  
**Sent:** Wednesday, July 16, 2025 3:50 PM  
**To:** Derek Eno  
**Cc:** SelkirkCRP@gov.mb.ca; PROPERTY ACQUISITION  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025  
**Attachments:** By-law Amdt. No. 292-2025 - 641 Brimacombe Road (Red River Planning District) - Bell MTS.docx

You don't often get email from subdivisions@bellmts.ca. [Learn why this is important](#)  
Good afternoon,

Bell MTS comments are attached.

Thank-you  
**Heather Dixon**



Network Services Associate  
[subdivisions@bellmts.ca](mailto:subdivisions@bellmts.ca)

**From:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Sent:** Friday, July 04, 2025 2:15 PM  
**To:** NETENG CONTROL CENTRE <[neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca)>; [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; [mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca); Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); [info@eaststpaul.com](mailto:info@eaststpaul.com); [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@rmofspringfield.ca](mailto:info@rmofspringfield.ca); [admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca); [admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com); [info@rmofstclements.com](mailto:info@rmofstclements.com)  
**Subject:** [EXT]Red River Planning District - Development Plan By-law Amendment No. 292/2025

On June 18<sup>th</sup>, 2025 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 292/2025. A copy of the by-law is attached.

With this Development Plan By-law Amendment the applicant proposes to re-designate a property in the RM of St. Andrews from *Resource and Agriculture* to *Resort*. The applicant states that the purpose of this application is to facilitate future development of resort residential lots. A copy of the RRPD's First Reading memo and applicant's submitted info is attached.

A Public Hearing with the RRPD Board is tentatively planned for August 20, 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](mailto:selkirkCRP@gov.mb.ca) by August 1, 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](http://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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*External Email: Please use caution when opening links and attachments / Courriel externe: Soyez prudent avec les liens et documents joints*

**Derek Eno**

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**From:** SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>  
**Sent:** Wednesday, July 30, 2025 2:24 PM  
**To:** Red River Planning District; Valentina Esman; Calvin So  
**Cc:** PROPERTY ACQUISITION; Project Manager - Manitoba  
**Subject:** By-Law 292-2025 (Red River Planning District) - Email to Planning - Hydro File # 2025-1990



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

**RE: Application(s) By-Law 292-2025 (Red River Planning District)**

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 Zoning By-Law 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](mailto: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](mailto:HCSC@hydro.mb.ca).

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



## Derek Eno

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**From:** eipd@mymts.net  
**Sent:** Friday, August 08, 2025 11:05 AM  
**To:** Derek Eno  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Hello,

Please accept this email as confirmation that the Board of the Eastern Interlake Planning District has no concerns with this application.

Thank you,

Sincerely,  
Nancy Thom, CMMA  
CAO/Development Officer

Eastern Interlake Planning District  
Box 1758, 62 - 2nd Avenue Gimli, Manitoba, R0C 1B0  
Ph: 204-642-5478 Fax: 204-642-4061  
email: [eipd@mymts.net](mailto:eipd@mymts.net) Web: [www.interlakeplanning.com](http://www.interlakeplanning.com)

Serving Gimli, Bifrost-Riverton, Arborg and Winnipeg Beach

**From:** Derek Eno <deno@rrpd.ca>  
**Sent:** July 4, 2025 2:15 PM  
**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; info@eaststpaul.com; info@rmofstandrews.com; info@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; rmlldb@lacdubonnet.com; info@rmofstclements.com  
**Subject:** Red River Planning District - Development Plan By-law Amendment No. 292/2025

On June 18<sup>th</sup>, 2025 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 292/2025. A copy of the by-law is attached.

With this Development Plan By-law Amendment the applicant proposes to re-designate a property in the RM of St. Andrews from *Resource and Agriculture* to *Resort*. The applicant states that the purpose of this application is to facilitate future development of resort residential lots. A copy of the RRPD's First Reading memo and applicant's submitted info is attached.

A Public Hearing with the RRPD Board is tentatively planned for August 20, 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](mailto:selkirkCRP@gov.mb.ca) by August 1, 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](http://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:** Cara Nichols <planning@eaststpaul.com>  
**Sent:** Thursday, July 17, 2025 11:58 AM  
**To:** Derek Eno  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Hi Derek,

No comments for Development Plan By-law Amendment No. 292/2025, since it does not affect the RM of East St. Paul.



**Cara Nichols** B.Env.D, Architecture  
Community Development Planner  
Unit 1 - 3021 Birds Hill Road  
East St. Paul, MB R2E 1A7  
Office: (204) 668-8112 Fax: (204) 668-1987  
Website: <http://www.eaststpaul.com/>

**From:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Sent:** Friday, July 4, 2025 2:15 PM  
**To:** [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; [mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca); Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); Administration Department <[administration@eaststpaul.com](mailto:administration@eaststpaul.com)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@rmofspringfield.ca](mailto:info@rmofspringfield.ca); [admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca); [admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com); [info@rmofstclements.com](mailto:info@rmofstclements.com)  
**Subject:** Red River Planning District - Development Plan By-law Amendment No. 292/2025

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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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Tel: 204-669-8880 Fax: 204-669-8882

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Planning and Development Services for the Municipalities of:

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



## Derek Eno

---

**From:** Erb, Michelle <Michelle.Erb@gov.mb.ca>  
**Sent:** Friday, August 01, 2025 11:43 AM  
**To:** Derek Eno  
**Cc:** +SEL1081 - Selkirk CRP; Russell-Edmonds, Jessie; +WPG139 - Provincial Planning Services; +WPG112 - AGRLandUse  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Hi Derek,

I have reviewed this proposed Development Plan Amendment for the Red River Planning District on behalf of Manitoba Agriculture, in the context of the Provincial Land Use Policies, the Red River Planning District Development Plan and from an agricultural perspective. This amendment proposes to change the land use designation of a 40-acre parcel within Pt. SE 10-15-4E1 in the RM of St. Andrews from Resource and Agriculture Area to Resort Area. The proponent seeks to re-designate this 40 acre parcel to create a seasonal residential development with a conceptual design showing 31 lots. We have the following comments to offer.

This parcel is currently developed as a rural residential lot with a former aggregate extraction operation and water feature. The soils for the quarter section are mapped as Class 2 for agricultural capability according to detailed soil survey. This quarter section meets the definition of prime agricultural land. The parcel in question is a mix of class 2, 3 and 4, with approximately 15 acres that appear to be arable, but are not currently actively farmed.

Adjacent and surrounding land uses include cultivated annual crop production in the Resource and Agriculture Area as well as additional Resort and Rural Residential designations within a 1.6 km radius. There is a Resort designation directly to the southeast in NW 2-15-4E1. The 40-acre parcel in question is situated between the Settlement Areas of Petersfield to the north and Clandeboyne to the south. There do not appear to be any large livestock operations in immediate proximity that would be impacted from a separation distance perspective. We note infrastructure for possibly cattle or horses in SW 9-15-4E that is ~940 m away from the nearest boundary of the parcel in question. The RM should confirm that this operation is not larger than 201 AU and can meet separation distance requirements.

### RRPD Development Plan – 4.1 Resource and Agriculture Objectives and Policies:

- 4.1.a To protect, support and strengthen agriculture as the primary land use in the district.
- 4.1.c To protect Resource and Agricultural areas for agricultural and resource use by preventing the development of conflicting uses which may restrict these uses or have an inflating effect on agricultural land assessment.
- 4.1.1 Resource and Agriculture areas shall be preserved for a full range and intensity of agricultural and resource based activities.
- 4.1.3 Land uses and development that conflict with a full range and intensity of resource and agricultural activities shall be directed away from Resource and Agriculture areas.

### 4.4 Resort Area Objectives and Policies:

- 4.4.b To locate resort development in areas where agricultural activities will be the least affected.

- 4.4.1 Resort area development shall be directed towards sites with a low potential for agricultural activities, including livestock production, due to poor soil conditions (Agriculture Capability Class 5 to 7) or other physical constraints which make the use of the land for agriculture unfeasible, and shall be directed towards sites where the proposed development will not unduly interfere with existing or proposed agricultural operations.
- 4.4.2 Developments shall be sufficiently separated from existing agricultural operations, including livestock operations, to ensure they will not cause conflicts and be consistent with Provincial Regulations.
- 4.4.12 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:
  - 4.4.12.1 There is sufficient demand for the proposed development.
  - 4.4.12.2 The proposal is not wasteful of land.
  - 4.4.12.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.
  - 4.4.12.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.
  - 4.4.12.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.
  - 4.4.12.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.
  - 4.4.12.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.
  - 4.4.12.8 The proposed development will have adequate surface water drainage.
  - 4.4.12.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

The Provincial Land Use Policies state the following with respect to designating lands for cottage development:

- 1.2.1 Development must be compatible with its surroundings, with existing uses and with transportation systems.
- 1.2.2 The designation of land for ***non-resource-related uses*** should not be wasteful of land.
- 1.2.3 The amount of land designated for ***non-resource-related uses*** should be consistent with the demonstrated rate of change in the requirements for such land uses and must take into account:
  - a) the community vision for the ***planning area***; and
  - b) the existing designations of such lands within the region.
- 1.2.6 ***Rural residential*** and ***cottage*** development must be directed to land designated for that purpose.
- 1.2.7 Developments described in policies 1.2.5 and 1.2.6 must be directed
  - a) to areas where, due to a combination of a diversity of landscape features, the predominance of lower class land, a high degree of land fragmentation and the existence of a mixture of land uses, agriculture is not dominant; and

b) away from **prime agricultural land, viable lower class land** and existing **agricultural operations** whenever possible.

While this proposal would not result in the removal of a significant amount of agricultural land from production, and there are other Resort and Rural Residential developments in the general area, Manitoba Agriculture expresses concerns and cautions that there may be implications from a land use compatibility perspective given that lands directly adjacent to this parcel are under active annual crop production and this development may increase the potential for land use conflicts. Cottagers may not appreciate or tolerate the dust, odour or other nuisances which are the result of normal farming practices occurring on adjacent parcels. Normal farming practices include manure application, spraying activities, aerial application of pest control products, and harvest activities to name a few. Traffic volumes and road sharing should be a consideration of any development where multiple lots are being proposed in predominantly agricultural areas with active farmland, particularly at this proposed density. Further, there is a significant Resort Area located 1.4 km from the parcel in question; it spans from Clandeboye Rd to north of Brimacombe Rd and has over 120 acres of land that appear to be undeveloped (SW 1-15-4E) and of which 85 acres are actively farmed. If there is no intention to have these 120 acres developed in the short- or medium-term, Manitoba Agriculture strongly recommends that the Board consider removing the active farmland from the Resort designation in SW 1-15-4E in consideration of these new 40 acres.

Thank you for the opportunity to review and provide input into this proposal.

Regards,

Michelle

**Michelle Erb, M.Sc., P.Ag.**

Agricultural Planning Specialist

Sustainable Land Management

[Michelle.Erb@gov.mb.ca](mailto:Michelle.Erb@gov.mb.ca)

T: 204-794-1804

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**From:** Derek Eno <deno@rrpd.ca>

**Sent:** July 4, 2025 2:15 PM

**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. 292/2025

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Best regards,



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

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

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

## Derek Eno

---

**From:** +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>  
**Sent:** Friday, August 01, 2025 1:47 PM  
**To:** Derek Eno  
**Cc:** +SEL1081 - Selkirk CRP  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Good afternoon,

I have reviewed Red River Planning District Development Plan Amendment By-law No. 292/2025 on behalf of the Community Planning Services Branch of Manitoba Municipal and Northern Relations. By-law No. 292/2025 proposes to redesignate approximately 40 acres of land in the Rural Municipality of St. Andrews from Resource and Agriculture to Resort to allow for the subdivision and development of the subject land into resort residential uses.

The following Provincial Land Use Policies (PLUPs) are applicable:

- 1.2.1 *Development must be compatible with its surroundings, with existing uses and with transportation systems.*
- 1.2.3 *The amount of land designated for non-resource-related uses should be consistent with the demonstrated rate of change in the requirements for such land uses and must take into account
  - a) *The community vision for the planning area; and*
  - b) *The existing designations of such lands within the region.**
- 1.2.6 *Rural residential and cottage development must be directed to land designated for that purpose.*
- 1.2.7 *Developments described in policies 1.2.5 and 1.2.6 must be directed
  - a) *To areas where, due to a combination of a diversity of landscape features, the predominance of lower class land, a high degree to land fragmentation and the existence of a mixture of land uses, agriculture is not dominant; and*
  - b) *Away from prime agricultural land, viable lower class land and existing agricultural operations wherever possible.**
- 2.3.1 *New rural residential and cottage development must be designated and planned in a way that preserves the natural and rural character of the area and makes it distinct from development in urban centres. In order to ensure this, rural residential and cottage development should
  - a) *Be located and designed to preserve the agrarian or natural resources of the area;*
  - b) *Have lots larger than those found in urban centres, but not be so large as to be wasteful of land; and*
  - c) *Generally be required to rely on onsite water and wastewater infrastructure.**
- 2.3.2 *Areas designated for rural residential and cottage development must not interfere with the expansion of urban centres or with existing resource-related uses or the expansion of those uses.*
- 2.3.3 *When considering establishing a new or expanding an existing rural residential or cottage development, the cumulative impacts of the development must be assessed to demonstrate that the additional development will not
  - a) *Negatively impact on existing rural residential and cottage development;*
  - b) *Create the requirement for urban-like services, such as commercial development, neighbourhood-scale facilities and services or institutional facilities, to serve the development;*
  - c) *Lead to the evolution of a new urban centre; or*
  - d) *Detract from the natural and rural character that attracted development to the area.**
- 3.1.2 *Land designated for agricultural use must be protected for agricultural operations, and from encroachment by new non-agricultural development which might unduly interfere with the continued operation or future expansion of agricultural operations.*

Community Planning Services has concerns with the proposed redesignation. The land subject to redesignation is primarily surrounded by land designated and used for agricultural purposes. (The Resort-designated land to the east

southeast is nearby but not contiguous.) Because of this proximity, conflicts between the residential and agricultural uses related to typical agricultural practices may occur. The PLUPs require that development be compatible with its surroundings and existing uses (PLUP 1.2.1). Agricultural operations are to be protected, and cottage development must not interfere with existing resource-related uses, like agricultural operations, or impact their future expansion (PLUP 2.3.2 and 3.1.2). Rural residential and cottage development is to be directed to areas where agriculture is not dominant and away from prime agricultural land and existing agricultural operations, wherever possible (PLUP 1.2.7).

Additionally, the amount of land designated for non-resource-related uses, like rural residential and cottage development, must be consistent with the demonstrated rate of change and take into account the amount of land already designated for the use (PLUP 1.2.3). When the Red River Planning District Development Plan was updated in 2018/19, a 20-year supply for land would have been identified. If additional land is being proposed for redesignation, and the population growth projections have not changed so as to require additional land, consideration should be given to removing land that is unlikely to be developed at this time or in the near future. Manitoba Agriculture has identified actively farmed land that is designated Resort, land that may be a suitable candidate for redesignation.

Thank you for the opportunity to comment.

**Jessie Russell-Edmonds, MCP** (she/her)  
Community Planner

Community Planning Services Branch  
Manitoba Municipal & Northern Relations  
103 – 235 Eaton Avenue | Selkirk, MB R1A 0W7  
O: (204) 785-5090 | M: (204) 785-5131

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**Sent:** July 4, 2025 2:15 PM

**To:** [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); +WPG569 - Drainage <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>; +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); [info@eaststpaul.com](mailto:info@eaststpaul.com); [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@rmofspringfield.ca](mailto:info@rmofspringfield.ca); [admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca); [admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com); St. Clements, R.M. <[info@rmofstclements.com](mailto:info@rmofstclements.com)>

**Subject:** Red River Planning District - Development Plan By-law Amendment No. 292/2025

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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

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Planning and Development Services for the Municipalities of:

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



## Derek Eno

---

**From:** DiNella, Jeff <Jeff.DiNella@gov.mb.ca>  
**Sent:** Monday, July 21, 2025 12:44 PM  
**To:** Derek Eno  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Hi Derek

We have reviewed the Red River Planning District DP amendment 292-2025 and have no concerns. The property being re-designated has frontage along a municipal road.

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:** July 8, 2025 10:38 AM  
**To:** DiNella, Jeff <Jeff.DiNella@gov.mb.ca>  
**Subject:** FW: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Comments due August 1, 2025

### *Juanita Mowbray*

Roadside Development Support Technician  
Highway Design | Engineering and Technical Services  
1420-215 Garry St, Winnipeg MB R3C 3P3



**Transportation and Infrastructure**

**From:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Sent:** July 4, 2025 2:15 PM  
**To:** [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; +WPG1195 - Mines BR <[mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca)>; Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); +WPG569 - Drainage <[drainage@gov.mb.ca](mailto:drainage@gov.mb.ca)>;



+WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>; [citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); [info@eaststpaul.com](mailto:info@eaststpaul.com); [info@rmofstandrews.com](mailto:info@rmofstandrews.com); [info@rmofspringfield.ca](mailto:info@rmofspringfield.ca); [admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca); [admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com); St. Clements, R.M. <[info@rmofstclements.com](mailto:info@rmofstclements.com)>  
**Subject:** Red River Planning District - Development Plan By-law Amendment No. 292/2025

On June 18<sup>th</sup>, 2025 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 292/2025. A copy of the by-law is attached.

With this Development Plan By-law Amendment the applicant proposes to re-designate a property in the RM of St. Andrews from *Resource and Agriculture* to *Resort*. The applicant states that the purpose of this application is to facilitate future development of resort residential lots. A copy of the RRPD's First Reading memo and applicant's submitted info is attached.

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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](http://www.redriverplanning.com)

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

**DATE:** 2025-07-23

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

**FROM:** Archaeological Assessment Services Unit  
Historic Resources Branch  
Manitoba Sport, Culture, Heritage and Tourism  
Main Floor – 213 Notre Dame Avenue  
Winnipeg, MB  
R3B 1N3

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

**SUBJECT:** File: No. 292/2025 (Pt. SE 10-15-04 EPM)  
AAS File: AAS-25-23758  
By-Law Amendment No. 292 / 2025 – First Reading RM St. Andrews

### Concerns

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with Branch records for areas of potential concern. Notably, the development footprint is in proximity to several known archaeological sites and relict drainages. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources. Therefore, the Historic Resources Branch has concerns.

### Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

### HRIA Expectations

The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

If you have any questions, please contact as above for proper assignment and queueing.

*Historic Resources Branch  
Archaeological Assessment Services Unit*

## Derek Eno

---

**From:** +WPG1195 - Mines BR <mines\_br@gov.mb.ca>  
**Sent:** Friday, August 01, 2025 11:35 AM  
**To:** Derek Eno  
**Cc:** Gallagher, Shaun  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Good morning,

Mines Branch has a concern with this re-zoning circular:

The proposed development of several properties on the south side of the water body will result in setbacks, potentially limiting extractability in the northern portion of the medium-potential aggregate deposit in the area.

Thanks,

-Sahejpal S.

Office of the Mining Recorder Manitoba

[Mines\\_Br@gov.mb.ca](mailto:Mines_Br@gov.mb.ca)

---

### Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

**From:** Derek Eno <deno@rrpd.ca>

**Sent:** July 4, 2025 2:15 PM

**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. 292/2025

On June 18<sup>th</sup>, 2025 the RRPD Board gave First Reading to Development Plan By-law Amendment No. 292/2025. A copy of the by-law is attached.

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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](http://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:** +WPG569 - Conservation\_Circulars <ConCirculars@gov.mb.ca>  
**Sent:** Wednesday, July 16, 2025 2:09 PM  
**To:** Derek Eno  
**Cc:** +SEL1081 - Selkirk CRP  
**Subject:** RE: Red River Planning District - Development Plan By-law Amendment No. 292/2025

Good afternoon,

On behalf of the Land and Planning Branch, there are no concerns on the Red River Planning District - Development Plan By-law Amendment No. 292/2025.

Thank you.

**Oladipo Akinpelumi**  
Resource Planning Specialist  
Lands and Planning Branch  
Natural Resource Stewardship Division  
Department of Natural Resources and Indigenous Futures  
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6  
Cell: 204-583-0355



**From:** Derek Eno <deno@rrpd.ca>  
**Sent:** July 4, 2025 2:15 PM  
**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. 292/2025

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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](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:

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

## RRPD Circulation Notice Report

**To:** Committee of the Whole

**From:** Tim Feduniw, Director of Sustainable Economic Development

**Re:** **Red River Planning District Development Plan  
Amendment No. 292/2025**

**Date:** July 21, 2025

**File Number:** AR 089/25

---

### **Issue:**

The Red River Planning District (RRPD) circulated notice of amending the Red River Planning District Development Plan by re-designating lands from "RA" Resource and Agriculture to "R" Resort.

### **Strategic Impact:**

No strategic impact.

### **Administrative Action:**

Administration raises a concern with Red River Planning District Development Plan Amendment No. 292/2025 as the proposed development does not align with *Plan20-50* policies on community growth and development. In addition, the reliance on private water and wastewater servicing presents risks related to groundwater sustainability and potential impacts on nearby waterbodies.

### **Analysis:**

The Red River Planning District received an application to re-designate approximately 40 acres of undeveloped land in the RM of St. Andrews, located northeast of the community of Clandeboye.

The applicant is proposing to re-designate the subject lands from "RA" Resource and Agriculture to "R" Resort. The intent of the re-designation is to enable the development of approximately 31 residential lots.

Although the Regional Growth Plan for the Winnipeg Metropolitan Region, *Plan20-50*, is not in effect, it provided direction for regional land use planning and its policies remain a useful point of reference. *Plan20-50* emphasizes the protection of agricultural lands and directing growth to existing built-up areas or designated Settlements. However, it does permit new rural residential lots in the Outer Metropolitan Area beyond the Rural Residential Boundary, where the proposed development is located, if certain criteria are met. One of these criteria is that 90% or more of the municipality's existing rural residential land supply has been built out.

The applicant notes that current market offerings show a limited supply of land for the type of development being proposed, suggesting restricted availability. While this may indicate strong demand, this observation alone does not confirm that 90% of the designated rural residential land has been built out. Without supporting data to demonstrate that the threshold has been met, the proposed development does not appear to align with the intent of *Plan20-50's* Community Growth and Development policies.

The applicant notes that the subject site is currently unserviced and that future servicing would be provided via private wells and onsite wastewater management systems. The City of Selkirk generally does not support the introduction of additional private wells into the aquifer, due to concerns about long-term groundwater sustainability and the lack of oversight mechanisms to monitor and manage the wells.

In addition, if holding tanks are proposed as part of the wastewater solution, there is potential for system failure or inappropriate use, both of which pose risks to the waterbody located on site, as well as downstream to Wavy Creek and ultimately Lake Winnipeg. Improperly maintained or unauthorized discharge from holding tanks could impact water quality and the broader ecological health of the area.

Given these considerations, the East Interlake Watershed District and Manitoba Environment and Climate Change's Office of Drinking Water should be consulted to provide technical input on the proposed water and wastewater servicing approach, as well as to identify any site-specific risks or recommendations.

**History:**

An application was made to amend the Red River Planning District (RRPD) Development Plan No. 272/2019 by re-designating lands to "R" Resort.

On June 24, 2025, the RRPD Board gave First Reading to Development Plan Amendment No. 292/2025. A public hearing for the development plan amendment is tentatively scheduled for August 20, 2025.

**Public Participation:** Not applicable

**Climate Change Adaptation Impact:** Not applicable

**Climate Change Mitigation Impact:** Not applicable

**Background/Supporting Documents:**

1. First Reading Report
2. Development Plan Amendment 292/2025 First Reading Report
3. Red River Planning District Development Plan Amendment 292/2025
4. Financial Impact Statement



## Derek Eno

---

**From:** Tanya Catellier <tcatellier@rmofspringfield.ca>  
**Sent:** Tuesday, July 08, 2025 8:31 AM  
**To:** Derek Eno  
**Cc:** Colleen Draper; Martin Sandhurst; Dan Doucet  
**Subject:** FW: Red River Planning District - Development Plan By-law Amendment No. 292/2025  
**Attachments:** DPA By Law No 292 2025 - July 4, 2025 signed.pdf

You don't often get email from tcatellier@rmofspringfield.ca. [Learn why this is important](#)  
Good morning,

In response to your email for the Red River Planning District - Development Plan By-law Amendment No. 292/2025 our office has no concerns with this application.

Tanya Catellier  
Administrative Planning Assistant

Planning & Development  
Rural Municipality of Springfield  
Unit 1 – 686 Main Street  
Box 219, Oakbank, MB R0E 1J0  
Phone: (204) 444-7354  
Fax: (204) 444-7440  
Email: [tcatellier@rmofspringfield.ca](mailto:tcatellier@rmofspringfield.ca)

**From:** RM of Springfield <[info@rmofspringfield.ca](mailto:info@rmofspringfield.ca)>  
**Sent:** Friday, July 4, 2025 2:37 PM  
**To:** Dan Doucet <[ddoucet@rmofspringfield.ca](mailto:ddoucet@rmofspringfield.ca)>; Martin Sandhurst <[msandhurst@rmofspringfield.ca](mailto:msandhurst@rmofspringfield.ca)>  
**Cc:** Colleen Draper <[cdraper@rmofspringfield.ca](mailto:cdraper@rmofspringfield.ca)>  
**Subject:** FW: Red River Planning District - Development Plan By-law Amendment No. 292/2025

**From:** Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>  
**Sent:** Friday, July 4, 2025 2:15 PM  
**To:** [neteng.control@bellmts.ca](mailto:neteng.control@bellmts.ca); [SubdivisionCirculars@hydro.mb.ca](mailto:SubdivisionCirculars@hydro.mb.ca); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; +SEL1081 - Selkirk CRP <[SelkirkCRP@gov.mb.ca](mailto:SelkirkCRP@gov.mb.ca)>; +WPG574 - HRB Archaeology <[HRB.archaeology@gov.mb.ca](mailto:HRB.archaeology@gov.mb.ca)>; +WPG1166 - MIT Water Review <[MITWaterReview@gov.mb.ca](mailto:MITWaterReview@gov.mb.ca)>; +WPG969 - Roadside Development <[RoadsideDevelopment@gov.mb.ca](mailto:RoadsideDevelopment@gov.mb.ca)>; [mines\\_br@gov.mb.ca](mailto:mines_br@gov.mb.ca); Mr. Mraz, Peter <[Peter.Mraz@gov.mb.ca](mailto:Peter.Mraz@gov.mb.ca)>; [psfb@gov.mb.ca](mailto:psfb@gov.mb.ca); [mwsreviews@gov.mb.ca](mailto:mwsreviews@gov.mb.ca); [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca); +WPG569 - Conservation\_Circulars <[ConCirculars@gov.mb.ca](mailto:ConCirculars@gov.mb.ca)>; [info@rmofstandrews.com](mailto:info@rmofstandrews.com); +WPG112 - AGRLandUse <[AGRLandUse@gov.mb.ca](mailto:AGRLandUse@gov.mb.ca)>;

[citizensupport@cityofselkirk.com](mailto:citizensupport@cityofselkirk.com); PPD-RegionalPlanning <[RegionalPlanning@winnipeg.ca](mailto:RegionalPlanning@winnipeg.ca)>; [info@sipd.ca](mailto:info@sipd.ca); [eipd@mymts.net](mailto:eipd@mymts.net); [planningclerk@rmalexander.com](mailto:planningclerk@rmalexander.com); [info@eaststpaul.com](mailto:info@eaststpaul.com); [info@rmofstandrews.com](mailto:info@rmofstandrews.com); RM of Springfield <[info@rmofspringfield.ca](mailto:info@rmofspringfield.ca)>; [admin@rmofbrokenhead.ca](mailto:admin@rmofbrokenhead.ca); [admin@brpd.ca](mailto:admin@brpd.ca); [rmldb@lacdubonnet.com](mailto:rmldb@lacdubonnet.com); [info@rmofstclements.com](mailto:info@rmofstclements.com)

**Subject:** Red River Planning District - Development Plan By-law Amendment No. 292/2025

**WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Best regards,



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**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**

## **APPENDIX D**

(Applicant Provided Information)

# **Red River Planning District Development Plan Amendment Planning Rationale Report**

---

**MARCH 2025**

**PREPARED FOR**

Red River Planning District  
RM of St. Andrews

**PREPARED BY**

Landmark Planning & Design Inc.



## **RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN AMENDMENT**

Planning Rationale Report

March 2025

This report has been prepared solely for the use of the intended recipient, in accordance with the professional services agreement. The intended recipient is solely responsible for the disclosure of any information contained in this report. The content and opinions contained in the present report are based on the observations and/or information available to Landmark at the time of preparation. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. Landmark does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report. This limitations statement is considered an integral part of this report.

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# 1.0 INTRODUCTION

The Rural Municipality (RM) of St. Andrews which is part of the Red River Planning District (RRPD) currently has nine areas of land designated as *Resort* (R). The *Resort* designation is closely related to a rural residential designation but provides opportunities for seasonal uses including flexible recreation opportunities. The designated areas in the *RRPD Development Plan* range greatly in size from 6.63 acres to 328.15 acres, and are located near the community of Clandeboye, the Village of Dunnottar, and the Town of Winnipeg Beach.

While the lands designated as *Resort* have been allocated to take advantage of physical features such as Lake Winnipeg, Medicine Creek, and Muckle Creek, the development of these lands has been underwhelming. Areas designated as *Resort* along Muckle Creek specifically have seen little to no development. Given that the majority of the areas designated as *Resort* have existed since the adoption of the previous *Development Plan* in 2010, it appears that these areas have not been effective in supporting residential growth in the RM of St. Andrews, and the original intent of this designation has not been fulfilled.

To support future residential development in the RM of St. Andrews, this report focuses on a parcel of land (subject land) located along Brimacombe Road East which has a site area of approximately 40 acres as shown in Figure 1. Given the location of the subject land and its configuration and physical features, this report outlines that the re-designation of the subject land to *Resort*, in order to facilitate residential development in the RM of St. Andrews, represents sound land use planning.

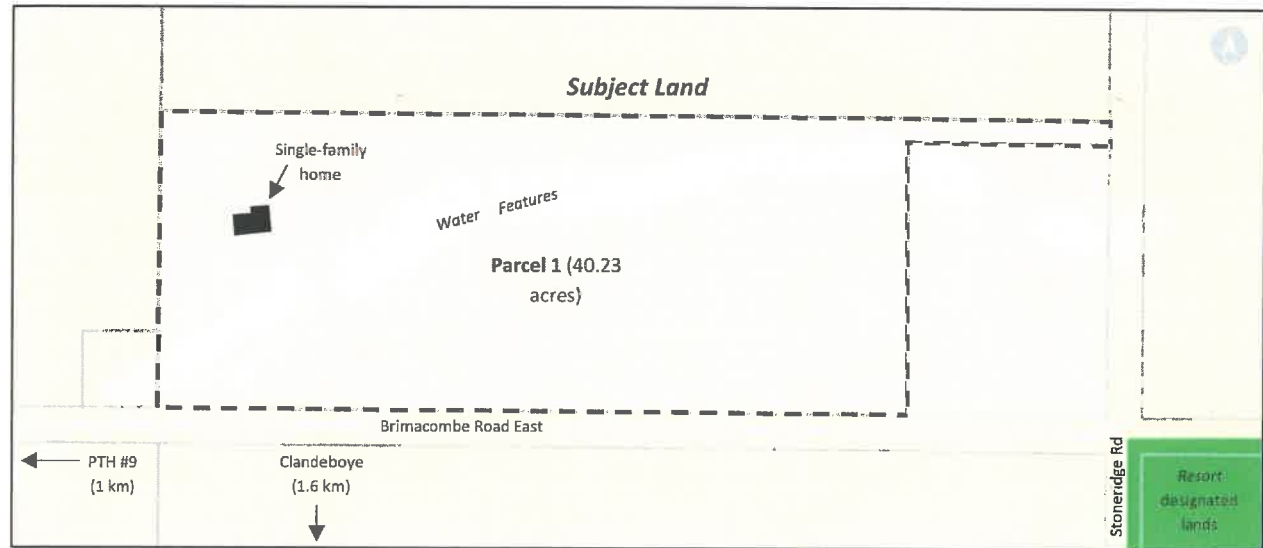


**Figure 1: Location of Subject Land in the RM of St. Andrews**

## 2.0 BACKGROUND AND CONTEXT

### 2.1 REDESIGNATION AREA AND SITE CONTEXT

Located northeast of the community of Clandeboye and a short distance east of Provincial Trunk Highway (PTH) #9, the subject land is not well suited for agricultural purposes as it is bisected by a water feature created as a result of removing aggregate. The subject land is, however, well-fit to accommodate a residential subdivision and can be seen below in Figure 2:



**Figure 2. Subject Land**

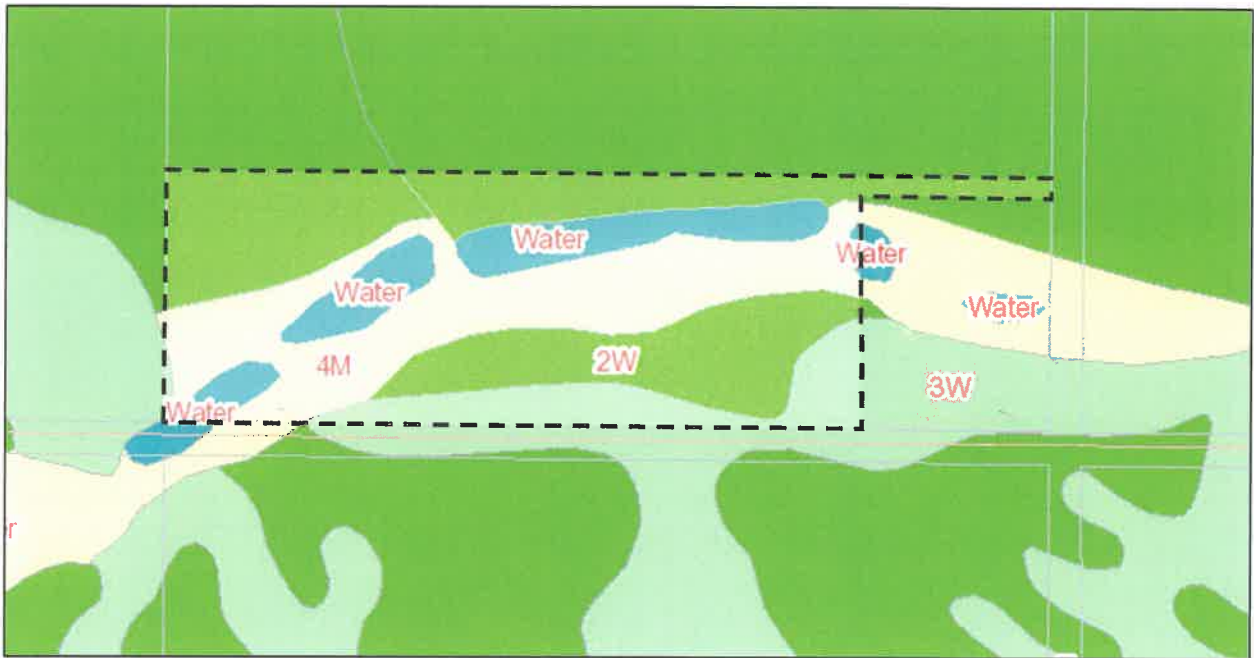
The subject land is generally flat and rural residential in nature. There is one single-family dwelling within the redesignation area. The majority of the land contains mowed grass with treed sections, but is not cultivated. The subject land is bounded by agricultural lands in nearly all directions, with resort residential parcels to the southeast (along Medicine Creek). The subject land has direct access to an existing municipal road, Brimacombe Road East, and intersects with an existing road allowance to the northeast.

### 2.2 DRYLAND SOIL CAPABILITY

The Province of Manitoba's Soil Survey Data classifies agricultural lands into one of seven Dryland Agricultural Capability classes. Soil areas are arranged from the most capable of agricultural activity (Class 1) to the least capable (Class 7).

The subject land is predominantly Class 2, 3, and 4 land, with most Class 4 lands nearest to the water along the north side of the subject land, and Classes 2 and 3 along the south side. Figure 3 shows that some of the redesignation area is considered "prime" agricultural land (i.e., Class 1 - 3). However, based on the configuration of the parcel, it is not suited for modern agricultural practices and as such, is not cultivated.





**Figure 3. Dryland Agricultural Capability Map**

## 2.3 SERVICING

The subject site is currently un-serviced. Future servicing would be provided via private well and suitable onsite wastewater management systems.

# 3.0 POLICY CONTEXT

Development of the subject land would occur in accordance with the applicable land use by-laws and regulations in place at the time of making a development application. Planning decisions in the RM of St. Andrews are subject to a variety of land use by-laws and regulations which are administered by the RRPD. The hierarchy of land use by-laws and associated documents such as development agreements in Manitoba is illustrated below in Figure 4.



**Figure 4. Hierarchy of Land Use By-laws applying to the development in the RM of St. Andrews**

This section discusses the applicable policies, requirements and standards found in the following policy and regulatory documents:

1. Provincial Land Use Policies
2. The RRPD Development Plan
3. The RM of St. Andrews Zoning By-law

### **3.1 PROVINCIAL LAND USE POLICIES (PLUPs)**

The PLUPs represent the provincial government's interest in land, resources, and sustainable development. They provide policy direction for a comprehensive, integrated and coordinated approach to land use planning. The PLUPs apply to all land that is subject to *The Planning Act*. The Provincial Land Use Policies serve as a guide to Provincial and local authorities undertaking and reviewing land use plans as well as individual projects and environmental impacts. The policies may be refined and adapted at the local level to suit the needs of varied areas of Manitoba. Accordingly, development plans and amendments are reviewed by provincial agencies based on these policies.

PLUPs pertinent to this proposed Development Plan amendment include:

- 1.1.1 *Planning and development decisions must direct development to areas that are suitable for the proposed use and where risk can be prevented or minimized.*
- 2.3.1 *New rural residential and cottage development must be designated and planned in a way that preserves the natural and rural character of the area and makes it distinct from development in urban centres.*

Development interest surrounding designated RM of St. Andrews Resort lands largely follows the recommended approach from the Provincial Land Use Policies to direct development to suitable areas, preserve natural and rural character, and subdivide agricultural land only in specific cases such as physical isolation.

### **3.2 RRPD DEVELOPMENT PLAN**

Planning and development within the RM of St. Andrews is subject to the provisions of the *RRPD Development Plan*. A development plan is a policy document that provides overall planning direction for how development should occur by designating lands for a variety of uses within the entire Planning District which is comprised of the RMs of West and East St. Paul, the RM of St. Andrews, the RM of St. Clements, and the Village of Dunnottar.

The development plan is jointly approved by the Planning District Board (made up of municipal representatives) as well as the Minister of Municipal & Northern Relations. Among other general land use policies, subdivision is governed through the development plan.

The RRPD recognizes the need to accommodate a growing population, but also stresses the need to do so sustainably. While *Rural Residential* and *Resort* designations do exist within the development plan, the plan states that their development should be governed by the natural capacity of the ecosystem and servicing capacity of any given area, mirroring recommendations from the PLUPs.

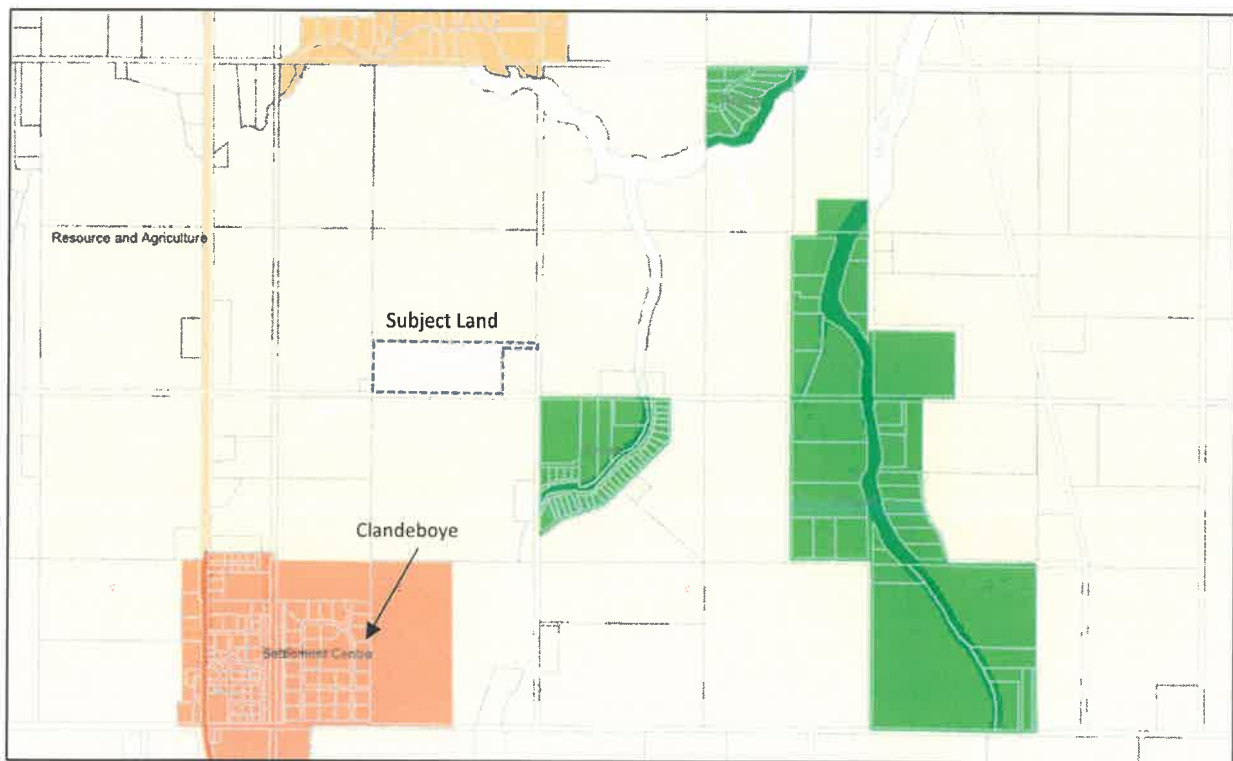
As part of the background review to create the current *RRPD Development Plan*, a study entitled *Supply and Demand Analysis to Assist with Future Planning & Growth Strategies Employment & Residential Lands within the Red River Planning District* growth was prepared by Stevenson Advisors. The growth

strategy provided a specific rationale for how the plan should provide growth opportunities within each of the member municipalities. For the RM of St. Andrews, the growth study states:

*"Future development focus should be placed on the settlement areas given the increasing demand for housing Province-wide. The resort areas are **crucial** economic drivers to the northern region of the RM, while the potential for employment land opportunities will be examined in this report with a focus on the St. Andrews Business & Industrial Park." (pg. 27)*

## EXISTING DESIGNATION

The subject land currently is currently designated *Resource and Agriculture (RA)* within the *RRPD Development Plan* as shown in Figure 5. This designation is intended to provide for the full range of agricultural activities, with limited opportunity for non-agricultural development to reduce the likelihood of land use conflicts in the future as adjoining lands continue to evolve into non-agricultural designated land uses. There are select cases where subdivision is permitted, including for parcels that have been physically separated and are impractical to cultivate, as is the case with the subject land.



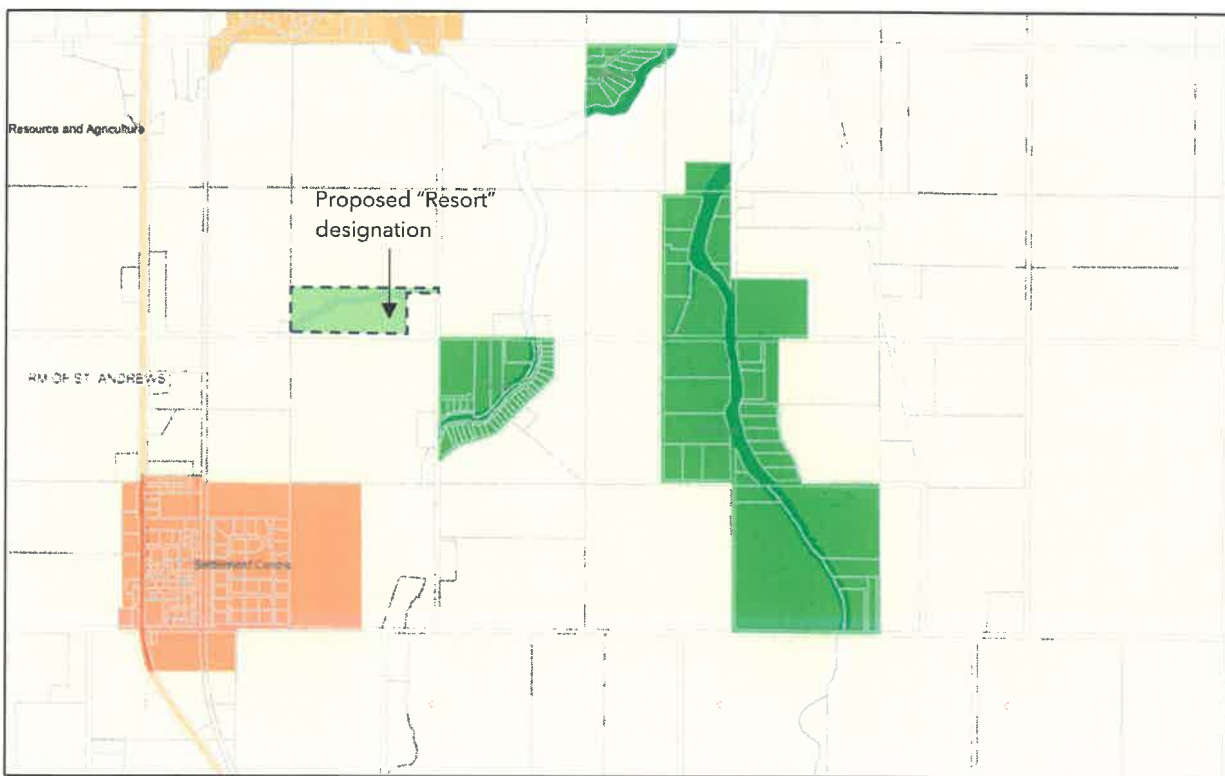
**Figure 5: The Subject land in context of the RRPD Development Plan *Resort* designations**

## PROPOSED DESIGNATION

To pursue residential development on the subject land, a Development Plan amendment is required. It is proposed that the subject land be re-designated to *Resort* which will provide the option to subdivide the lands in order to create additional residential lots as shown in Figure 6. The subject land is ideally located to accommodate additional resort residential lots and conforms to the objectives for lands designated as *Resort* in the *RRPD Development Plan*, including:

- 4.4.a To provide recreation opportunities by identifying areas that should be protected for resort development and supporting the optimum development of outdoor recreational resources based on the natural capability of the land.
- 4.4.b To locate resort development in areas where agricultural activities will be the least affected
- 4.4.c To ensure that resort developments are designed in a manner that is in keeping with sound land use planning, can be serviced appropriately, incorporate principles of sustainable development, provide for adequate open space and privacy, and are protected from the intrusion of incompatible land uses.

It should be noted that amongst the RRPD's member municipalities, the Resort designation has only been applied to lands within the RMs of St. Andrews and St. Clements.



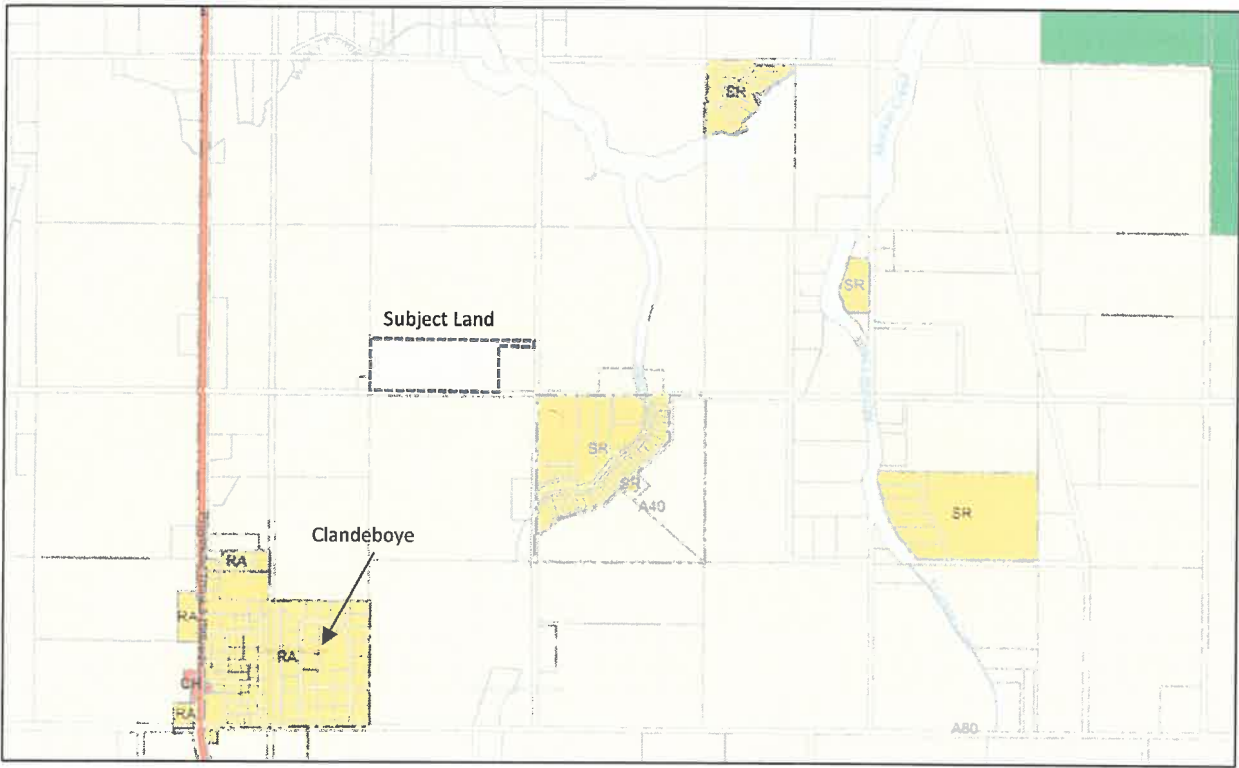
**Figure 6. A visual of the Subject Land and proposed Resort designation.**

### **3.3 RM OF ST. ANDREWS ZONING BY-LAW**

In the RM of St. Andrews, land use is regulated through the Zoning By-law 4066 (ZBL). A zoning by-law plan is a regulatory document that provides planning direction through specific rules and regulations for development. To enforce these regulations, lands are assigned different zones which have different use requirements.

#### **EXISTING ZONING**

The subject land is currently zoned "Agricultural General" in the RM of St. Andrews Zoning By-law as shown in Figure 7. This zone is intended to provide for the full range of agricultural activities, including livestock operations, with restrictions placed on land fragmentation.



**Figure 7: Current Zoning**

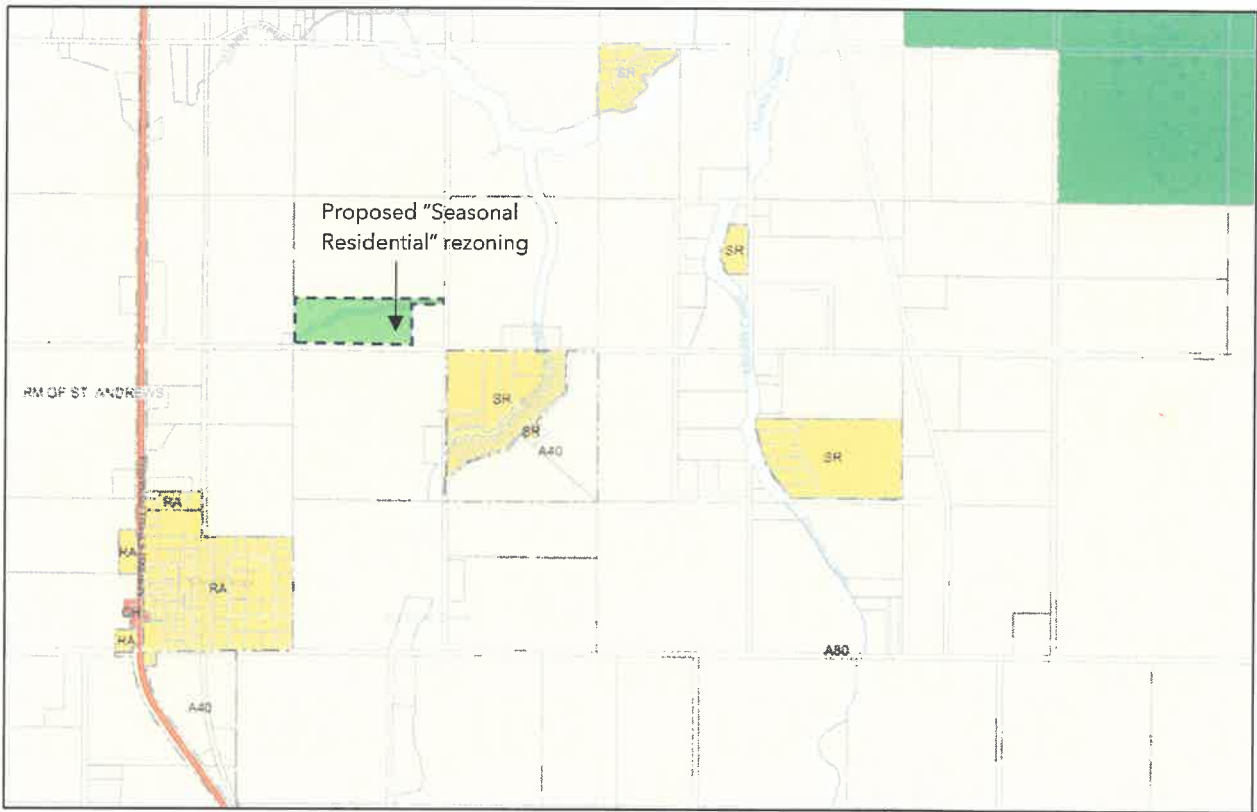
## PROPOSED REZONING

To facilitate new development, a Zoning By-law amendment will be required once the lands are redesignated to rezone the subject lands from "Agricultural General" to "SR - Seasonal Residential" (See Figure 8). The rezoning would be pursued following the proposed Development Plan amendment.

Rezoning the subject land to "SR - Seasonal Residential" will provide the option to consider subdividing the lands in order to create additional resort residential lots. This new zone would place new bulk regulations on the subject land as illustrated in Table 2. Unless otherwise labelled, measurements are in feet.

| Zone and Building Type | Front Yard | Side Yard Interior | Side Yard Corner | Rear Yard | Height | Site Coverage | Site Width | Site Area     | Unit Area   |
|------------------------|------------|--------------------|------------------|-----------|--------|---------------|------------|---------------|-------------|
| "SR" Main              | 30         | 10                 | 15               | 25        | 35     | 40            | 100        | 60,000 sq ft* | 800 sq ft*  |
| "SR" Accessory         | 75*        | 5                  | 15               | 10*       | 15     | 25            | N/A        | N/A           | 1200 sq ft* |

**Table 1: Bulk regulations for the "SR - Seasonal Residential" zone. \* additional regulations may apply**



**Figure 8. Proposed Zoning**

## 4.0 CONCEPT PLAN

To demonstrate that the subject lands are well suited for the intended residential use, a concept plan has been prepared. This concept plan, as shown in Figure 9 is only for discussion purposes and includes residential lotting that is of a similar character to other developed areas designated *Resort* within the RM of St. Andrews.



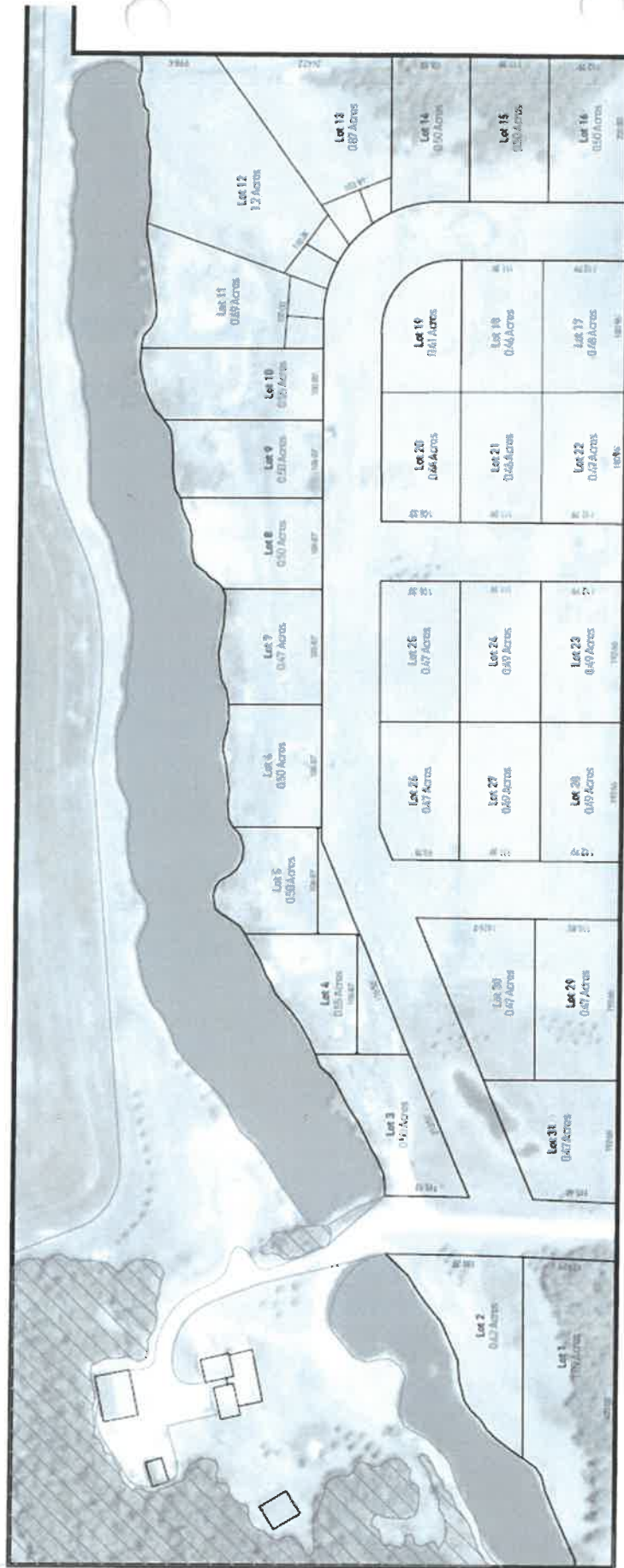


Figure 9. Concept Plan for Subject Lan

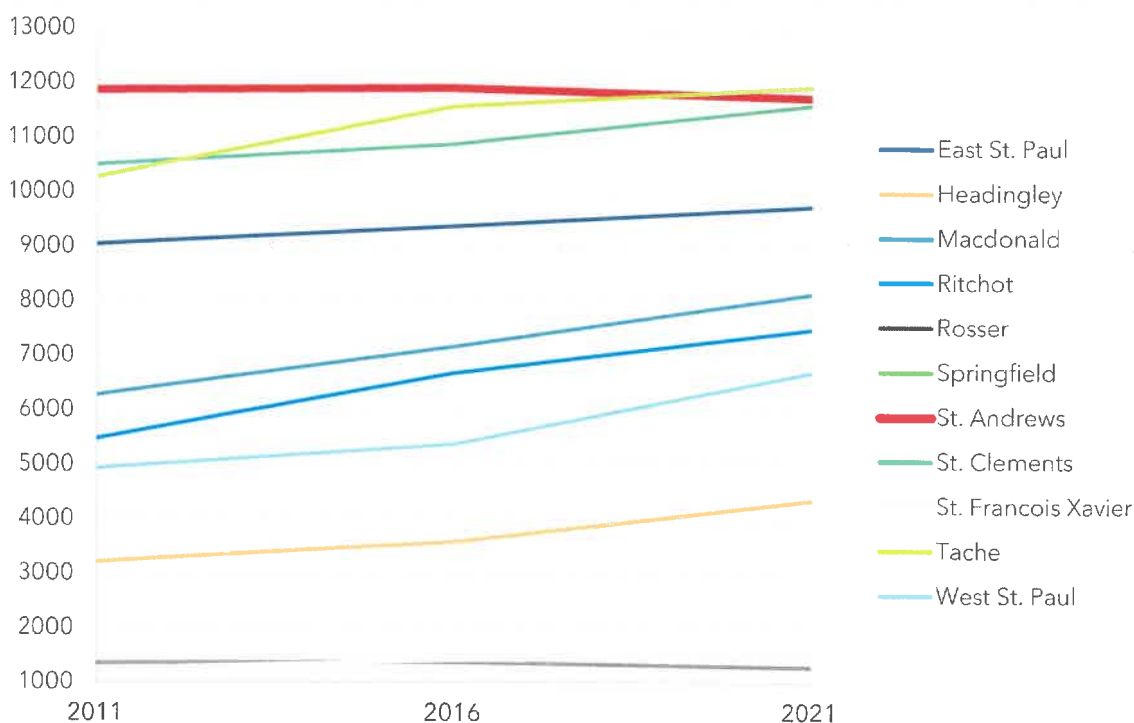
## 5.0 MARKET AND DEMOGRAPHIC OVERVIEW

The provision of additional "Resort" designated lands within the RM of St. Andrews requires an amendment to the *RRPD Development Plan*. Amendments require due diligence and a sound planning rationale to justify altering the land use makeup of a specific jurisdiction.

It is important to understand the current context for resort residential development in the Winnipeg Census Metropolitan Area (CMA), as well as within the Red River Planning District, to ascertain the unique demand for this type of development. The following section outlines the market conditions in these areas as well as demographic information to inform land use planning and decision making.

### 5.1 POPULATION OVERVIEW - WINNIPEG CENSUS METROPOLITAN AREA (CMA)

The Winnipeg CMA is comprised of the City of Winnipeg and 9 rural municipalities. For the purposes of this report, the RM of St. Andrews is contrasted against these municipalities to contextualize local trends in population and housing growth within wider regional dynamics. Between 2011 and 2021 (the past three Canada Census periods), all municipalities within the CMA have grown, except the RM of Rosser and the RM of St. Andrews (Figure 10). The RMs of Rosser and St. Andrews are the only municipalities that exhibit a lower population in 2021 than in 2011, with the RM of St. Andrews declining by 1.6% between the 2016 and 2021 census periods.

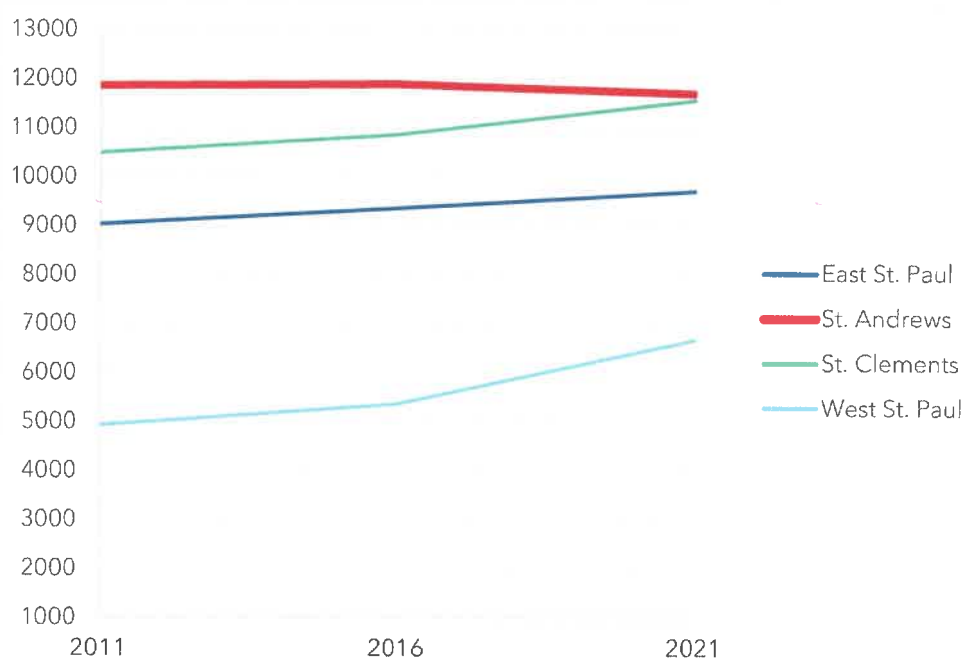


**Figure 10. Population Distribution for Rural Municipalities within the Winnipeg CMA**



## 5.2 POPULATION OVERVIEW - RED RIVER PLANNING DISTRICT

As shown in Figure 11 below, between the 2011 and 2021 census periods, all rural municipalities within the Red River Planning District saw population growth with the exception of the RM of St. Andrews.



**Figure 11. Population Distribution for Rural Municipalities within the Red River Planning District**

## 5.3 MARKET OVERVIEW - WINNIPEG CENSUS METROPOLITAN AREA (CMA)

Table 2 provides an overview of single-family housing starts within the Winnipeg CMA between 2010 and 2023. In addition to the 9 municipalities, the RM of St. Andrews is also included in Table 2. During this timeframe, the RM of St. Andrews averaged only 33 housing starts annually, which is the fourth lowest in the study area, superior only to the RM of Headingley (30 average starts), the RM of St. Francois Xavier (7 average starts), and the RM of Rosser (2 average starts).

| Single Family Housing    |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |                  |
|--------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|------------------|
| Municipality             | 2010  | 2011  | 2012  | 2013  | 2014  | 2015  | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  | TOTAL  | Average per year |
| East St. Paul (RM)       | 38    | 20    | 22    | 68    | 52    | 39    | 38    | 42    | 41    | 41    | 63    | 52    | 21    | 16    | 553    | 40               |
| Headingley (RM)          | 17    | 10    | 51    | 37    | 22    | 13    | 18    | 31    | 31    | 39    | 46    | 58    | 36    | 15    | 424    | 30               |
| Macdonald (RM)           | 61    | 48    | 48    | 71    | 56    | 59    | 76    | 111   | 99    | 77    | 63    | 94    | 87    | 35    | 985    | 70               |
| Ritchot (RM)             | 31    | 59    | 58    | 41    | 47    | 36    | 47    | 61    | 64    | 35    | 57    | 76    | 76    | 48    | 736    | 53               |
| Rosser (RM)              | 3     | 4     | 3     | 4     | 2     | 1     | 3     | 1     | 0     | 1     | 0     | 0     | 1     | 1     | 24     | 2                |
| Springfield (RM)         | 106   | 122   | 146   | 126   | 95    | 78    | 60    | 76    | 47    | 49    | 51    | 74    | 73    | 41    | 1,144  | 82               |
| St. Andrews (RM)         | 41    | 53    | 39    | 45    | 36    | 28    | 20    | 21    | 35    | 28    | 26    | 44    | 23    | 24    | 463    | 33               |
| St. Clements (RM)        | 61    | 60    | 46    | 62    | 84    | 61    | 37    | 42    | 42    | 42    | 39    | 59    | 53    | 55    | 743    | 53               |
| St. Francois Xavier (RM) | 2     | 2     | 13    | 14    | 10    | 1     | 0     | 4     | 8     | 16    | 7     | 1     | 16    | 4     | 98     | 7                |
| Taché (RM)               | 67    | 51    | 42    | 58    | 59    | 31    | 43    | 47    | 41    | 28    | 40    | 64    | 62    | 30    | 663    | 47               |
| West St. Paul (RM)       | 36    | 21    | 24    | 25    | 53    | 40    | 35    | 25    | 52    | 73    | 79    | 177   | 265   | 171   | 1,076  | 77               |
| Winnipeg (City)          | 1,499 | 1,605 | 1,676 | 1,712 | 1,397 | 1,290 | 1,501 | 1,832 | 1,449 | 1,260 | 1,207 | 1,512 | 1,237 | 981   | 20,158 | 1,440            |
| Winnipeg (CMA)           | 1,962 | 2,055 | 2,168 | 2,263 | 1,913 | 1,677 | 1,878 | 2,293 | 1,909 | 1,689 | 1,678 | 2,211 | 1,950 | 1,421 | 27,067 | 1,933            |

**Table 2. Winnipeg CMA Housing Starts (CMHC)**

## 5.4 MARKET OVERVIEW - RED RIVER PLANNING DISTRICT

During the same timeframe described above, the RM of St. Andrews also had the lowest average housing starts for rural municipalities within the Red River Planning District, averaging 33 housing starts per year compared to 40 in the RM of East St. Paul, 53 in the RM of St. Clements, and 77 in the RM of West St. Paul.

| Single Family Housing Starts |            |            |            |            |            |            |            |            |            |            |            |            |            |            |              |                  |  |
|------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|------------------|--|
| Municipality                 | 2010       | 2011       | 2012       | 2013       | 2014       | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       | 2023       | TOTAL        | Average per year |  |
| East St. Paul (RM)           | 38         | 20         | 22         | 68         | 52         | 39         | 38         | 42         | 41         | 41         | 63         | 52         | 21         | 16         | 553          | 40               |  |
| St. Andrews (RM)             | 41         | 53         | 39         | 45         | 36         | 28         | 20         | 21         | 35         | 28         | 26         | 44         | 23         | 24         | 463          | 33               |  |
| St. Clements (RM)            | 61         | 60         | 46         | 62         | 84         | 61         | 37         | 42         | 42         | 42         | 39         | 59         | 53         | 55         | 743          | 53               |  |
| West St. Paul (RM)           | 36         | 21         | 24         | 25         | 53         | 40         | 35         | 25         | 52         | 73         | 79         | 177        | 265        | 171        | 1,076        | 77               |  |
| <b>RRPD Total</b>            | <b>176</b> | <b>154</b> | <b>131</b> | <b>200</b> | <b>225</b> | <b>168</b> | <b>130</b> | <b>130</b> | <b>170</b> | <b>184</b> | <b>207</b> | <b>332</b> | <b>362</b> | <b>266</b> | <b>2,835</b> | <b>203</b>       |  |

**Table 3. Red River Planning District Housing Starts (CMHC)**

## 6.0 RESORT RESIDENTIAL SUPPLY AND DEMAND

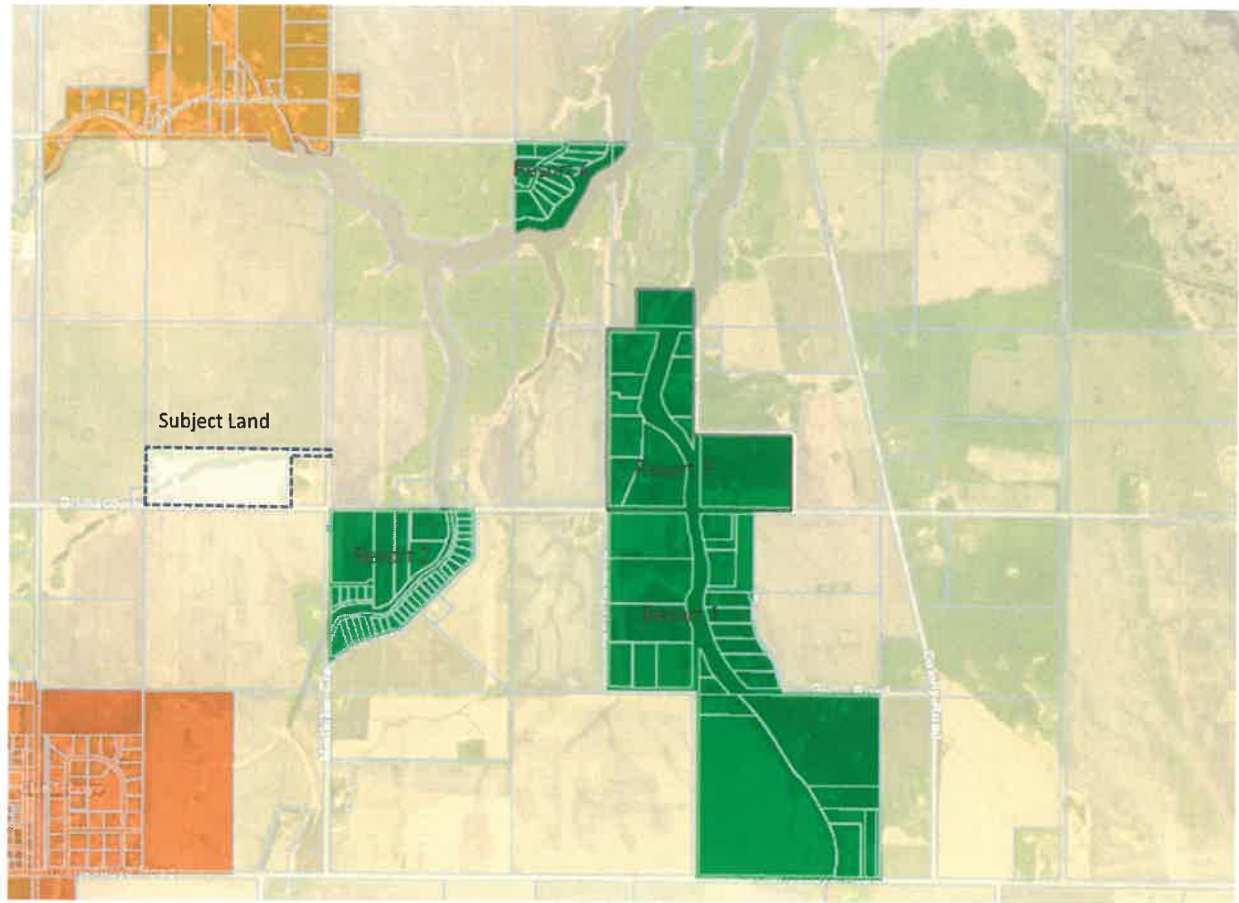
### 6.1 RESORT LAND OVERVIEW

The RM of St. Andrews encompasses a total of approximately 182,762 acres. The *RRPD Development Plan* designates these lands to support a variety of land uses including agricultural, industrial, and residential. For residential land uses, there are four primary land uses designations that allow for residential development. These include the *Settlement Centre*, *General Development*, *Rural Residential*, and the *Resort* designations. Combined, they encompass approximately 10,407 acres, or 5.6% of the municipality's land area, as shown in Table 4. The *Resort* area makes up a small portion of the total lands designated for residential development, encompassing approximately 1,362 acres or 0.7% of the municipality's total land area.

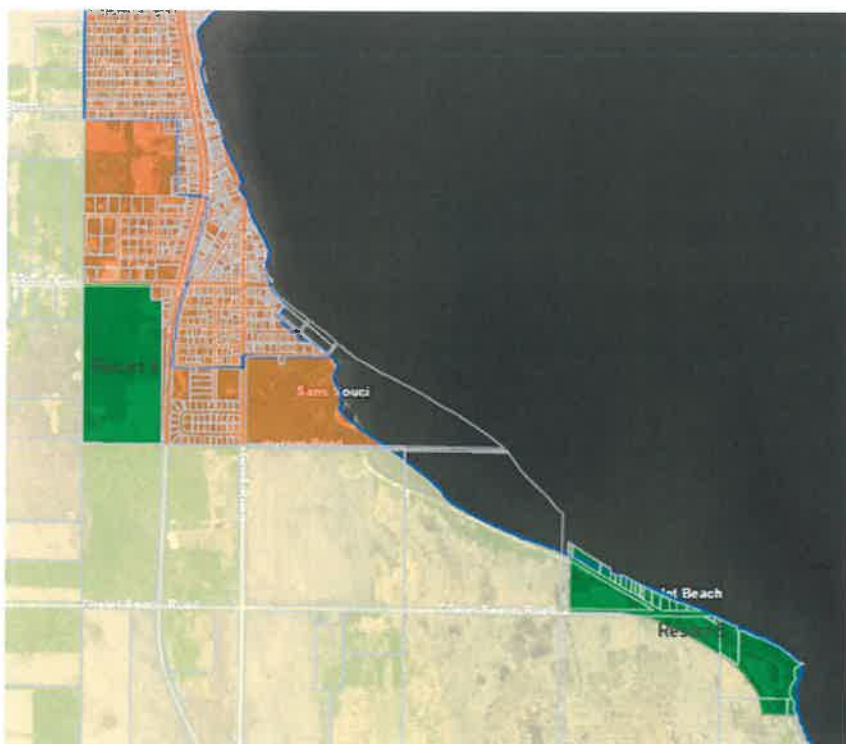
| Development Plan Designations<br>(Residential) | Area<br>(acres) | Percentage of the<br>RM's Land Base |
|--|-----------------|-------------------------------------|
| <b>Residential Designation:</b>                |                 |                                     |
| • Settlement Centre (SC)                       | 3271.79         | 1.8%                                |
| • General Development (GD)                     | 5353.08         | 2.9%                                |
| • Rural Residential (RR)                       | 420.49          | 0.2%                                |
| • Resort (R)                                   | 1362            | 0.7%                                |
| <b>Sub-Total:</b>                              | <b>10407.36</b> | <b>5.6%</b>                         |

**Table 4. Residential Land Use Designations in the RM of St. Andrews**

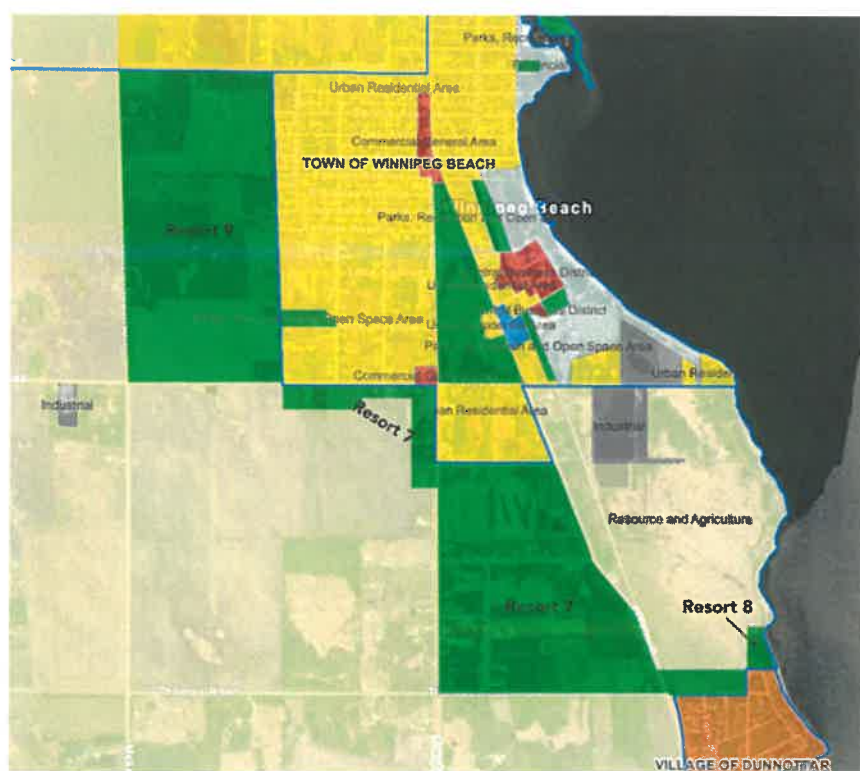
There are a total of 9 individual areas are designated *Resort* within the RM of St. Andrews that combined encompass approximately 1362 acres, as shown in Table 4 above and are illustrated in Figures 12, 13, and 14.



**Figure 12. St. Andrews Resort Areas Near Clandeboye and Subject Land**



**Figure 12. St. Andrews Resort Designations Near Dunnottar**



**Figure 13. St. Andrews Resort Designations Near Winnipeg Beach**

## 6.2 RESORT RESIDENTIAL SUPPLY AND DEMAND ANALYSIS

Using provincial assessment and mapping information, an inventory of vacant building lots within the designated *Resort* areas in the RM of St. Andrews was compiled. For the purposes of this report, a vacant building lot would be defined as a lot that is approximately 1 to 2 acres in size and has been created via subdivision to support residential development. Based on information available at the time of writing, there appears to be approximately 15 vacant building lots within the 9 areas designated as *Resort*. The remainder of the existing building lots having residential dwellings established on them. It should be noted that none of the vacant building lots identified were for sale, and at the time of writing, there doesn't appear to be any building lots available being offered for sale by developers within the resort areas based on a recent review of listings within these areas. As such, there is not a supply of readily available building lots within the currently designated *Resort* areas.

Since the current *RRPD Development Plan* was adopted in 2020, subdivisions to create new building lots in the *Resort* areas do not appear to have occurred in any of the 9 areas that are currently designated. There are a variety of reasons why there haven't been any applications to subdivide including:

- The inability of multiple property owners to coordinate efforts and consolidate parcels not currently configured to support future development;
  - The absence of local landowner expertise to manage the installation of infrastructure such as roads, drainage required for the land development process;
  - The absence of local landowner financial qualifications to assume the risks of development or obtaining financing;
- and,
- Adverse environmental conditions or terrain related to drainage works, soil conditions, or flooding which make development difficult or impractical.

As a result of there being a limited or non-existent supply of lots within the designated *Resort* areas within the RM of St. Andrews, the demand for this type of residential development can be estimated based on available information available at the time of writing this report. As of February 2025, there were 10 single-family detached residential sales within the RM of St. Andrews and a total of 15 new listings for 2025 as shown in Table 5. When compared to other member municipalities of the Red River Planning District, the RM of St. Andrews had the lowest overall number of new single-family listings on the market in February 2025 as the RM of St. Clements had 22, the RM of East St. Paul had 23, and the RM of West St. Paul had 63. On average, single-family detached residential dwellings are on the market for an average of 39 days within the member municipalities of the Red River Planning District.

| <b>RM of St. Andrews</b>    |               |             |
|-----------------------------|---------------|-------------|
| <b>Residential Detached</b> | <b>25-Feb</b> | <b>YTD*</b> |
| Sales                       | 5             | 10          |
| New Listings                | 9             | 15          |
| Average Days on Market      | 51            | 39          |
| <b>RM of West St. Paul</b>  |               |             |
| <b>Residential Detached</b> | <b>25-Feb</b> | <b>YTD*</b> |
| Sales                       | 16            | 26          |
| New Listings                | 41            | 63          |
| Average Days on Market      | 25            | 25          |
| <b>RM of St. Clements</b>   |               |             |
| <b>Residential Detached</b> | <b>25-Feb</b> | <b>YTD*</b> |
| Sales                       | 6             | 9           |
| New Listings                | 15            | 22          |
| Average Days on Market      | 54            | 54          |
| <b>RM of East St. Paul</b>  |               |             |
| <b>Residential Detached</b> | <b>25-Feb</b> | <b>YTD*</b> |
| Sales                       | 13            | 18          |
| New Listings                | 13            | 23          |
| Average Days on Market      | 50            | 42          |

\* Year-to-date, as of the last day of the listed month

**Table 5. Current Sale Information (WREB, 2025)**

Current information from the Winnipeg Real Estate Board demonstrates there is continued demand for single-family residential development within the RM of St. Andrews and the other member municipalities of the Red River Planning District. New single-family building lots would provide the RM of St. Andrews with the opportunity to address the demand being experienced as well as the ability to absorb a larger share of this market demand.

Considering the designated *Resort* areas in the RM of St. Andrews proximity to the City of Winnipeg and their unique aesthetic, environmental, and recreational amenities such as the creeks and water features within this area of St. Andrews, additional building lots in these areas would be highly desirable when compared to other available options.



## 7.0 CONCLUDING COMMENTS

Landmark Planning & Design anticipates that the development of these lands for future resort residential lands will serve to provide for the RM's future, take advantage of development interest, and create sustainable rural residential options that do not sacrifice cultivatable agricultural land.

The following bullets highlight the reasons why the proposed RRPD Development Plan amendment should be supported:

- According the growth strategy that informed the creation of the RRPD Development Plan, "the resort areas are **crucial** economic drivers to the northern region of the RM. As such, available residential lotting should be provided to allow for growth to occur".
- The subject lands are not well configured to support agricultural uses and include areas where aggregate has been removed where there is now water which provide aesthetic value for residential lotting.
- The subject lands have direct access to an existing municipal road.
- The subject lands are adjacent to an existing area designated as Resort and have similar physical characteristics.
- The RM of St. Andrews has the lowest number of single-family housing starts in the RRPD and should be provided with additional opportunities to encourage residential growth, particularly where lands are suited for their intended use and have land owners that are willing to undertake development.
- The RM of St. Andrews is the only municipality in the RRPD that has a declining population. Additional opportunities to support population growth through lands designated for that purpose should be supported.
- There are no building lots available for sale within the existing areas designated as "Resort" within the RM of St. Andrews.
- Within the areas designated as "Resort" within the RM of St. Andrews, it appears there have been no new subdivisions on these lands since the current *RRPD Development Plan* was adopted in 2020. Lands with a property owner willing to proceed with development should be considered.
- There is clear lack of options for single-family residential uses on the market in the RM of St. Andrews as demonstrated by current information available from the Winnipeg Real Estate Board (WREB).

To assist in the evaluation of this application, the following information has been enclosed as part of this package, as per the RRPD requirements: Application Form (signed by the property owner); Status of Title; and a Letter of Authorization. If you have any further questions, please contact the undersigned at (204) 453-8008 or [afriesen@landmarkplanning.ca](mailto:afriesen@landmarkplanning.ca). We look forward to working with the RRPD and Manitoba Municipal and Northern Relations to further the redesignation request described within this report.

Sincerely,



**Andrei Friesen**

Senior Planner

Landmark Planning & Design Inc.

### Sources

CMHC: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada>

Planning Act / PLUPs: <https://web2.gov.mb.ca/laws/statutes/ccsm/p080.php>

RRPD Development Plan: [https://www.redriverplanning.com/wcm-docs/docs/development\\_plan\\_update/development\\_plan\\_aug2020\\_final\\_web2.pdf](https://www.redriverplanning.com/wcm-docs/docs/development_plan_update/development_plan_aug2020_final_web2.pdf)

St. Andrews Zoning By-law: [https://www.redriverplanning.com/wcm-docs/zoning\\_by\\_laws/St. Andrews Zoning By-law Consolidation 20210722115549.pdf](https://www.redriverplanning.com/wcm-docs/zoning_by_laws/St._Andrews_Zoning_By-law_Consolidation_20210722115549.pdf)

Supply and Demand Analysis to Assist with Future Planning & Growth Strategies. Employment & Residential Lands within the Red River Planning District:  
[https://www.redriverplanning.com/background\\_documents](https://www.redriverplanning.com/background_documents)

Winnipeg Real Estate Board: <https://www.winnipegregionalestateboard.ca/market-statistics>





# POLLOCK LANDS

LOCATION MAP

REVISED

1/1/25

NOT FOR CONSTRUCTION

WINNIPEG, MANITOBA

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