

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.

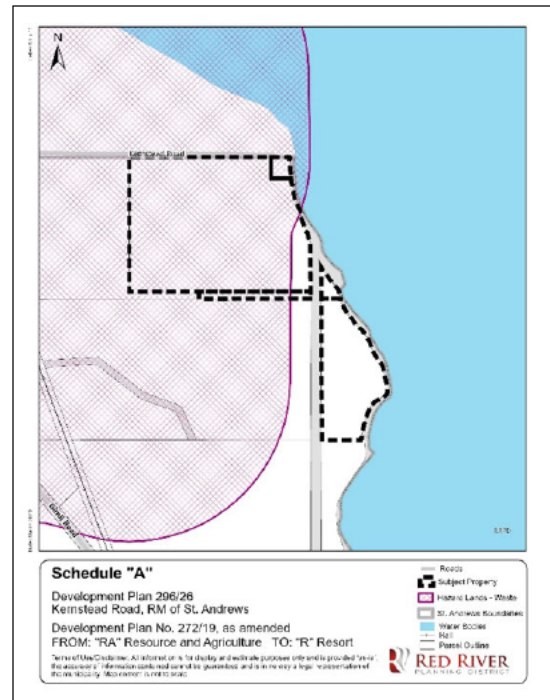
Wednesday
June 17th, 2026
5:30pm

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File:	DPA 296-26
Applicant:	Landmark Planning & Design
Property Location:	Kernstead Road (Roll #641600, 641700, 641750, 641300, 641755)
Application Purpose: To redesignate the subject lands to <i>Resort</i> to facilitate future subdivision and align the land use policy designation with their historic, present, and future land uses.	



Current Designations	Proposed Designations
From: <i>Resource & 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



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

DATE: June 3, 2026

TO: Red River Planning District Board

FROM: Santan Singh, RPP, MCIP
Manager of Planning Services

PREPARED BY: Calvin So, RPP, MCIP
Community Planning Assistant

RE: **Public Hearing Report**
Development Plan By-Law Amendment No. 296/26
RRPD Development Plan By-law (272/19)

Re-designation of land located along Kernstead Road
R.M. of St. Andrews

Roll Numbers:
641600, 641700, 641750, 641300, 641755

Appendix:

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

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 approximately 60 acres:

From: Resource and Agriculture

To: Resort

The applicant states that the purpose of this application is to permit property owners the opportunity to subdivide the subject properties and align the land use policy designation with their historic, present, and future land uses.

The applicant has submitted a planning rationale report, which includes the background and policy context, preliminary subdivision plan, market analysis, and resort supply and demand analysis. RRPD board gave the by first reading to this by law on April 15th 2026.

2.0 PROPOSED DESIGNATION

The applicant states that the purpose of this application is to facilitate future subdivision of the subject properties for succession planning purposes. The proposed **Resort** designation states as follows:

“...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”. (RRPD Development Plan, page 38)

3.0 BACKGROUND INFORMATION

The subject area consists of four (4) separate titles and five (5) roll numbers (roll #641600, 641700, 641750, 641300, 641755) of 0.85, 45.82, 1.58, 0.58, and 13.5 acres respectively. The subject property is zoned “A80” Agricultural General in the RM of St. Andrews Zoning By-law 4066 and *Resource and Agriculture* in the RRPD Development Plan 272/2019. The subject property is surrounded by the following:

To the North: Lands located in the R.M. of Gimli.

To the South: Lands zoned “A80” Agricultural General.

To the West: Wastewater Treatment Lagoon zoned “A80” Agricultural General.

To the East: Lake Winnipeg

As outlined in the applicant’s Letter of Intent, Roll No. 641700 currently contains three dwellings, four garden suites, and two garages. Roll No. 641600 (22 Kernstead Road) currently contains one dwelling, one garage, and one garden suite.

According to the Municipality’s MMO records, Roll No. 641700 contains the following existing structures:

- Cottage (1975) – 1,144 sq. ft.
- Cottage (1978) – 772 sq. ft.
- Cottage (1988) – 672 sq. ft.
- Lean-to structure (1980) – 284 sq. ft.
- Cottage (1978) – 948 sq. ft.
- Dwelling (1978) – 1,224 sq. ft.
- Cottage (1976) – 576 sq. ft.
- Lean-to structure (1967) – 140 sq. ft.

- Residential dwelling (1983) – 1,053 sq. ft.
- Garage (1978) – 768 sq. ft.
- Wood gazebo (1995) – 192 sq. ft.
- Garage (2016) – 240 sq. ft.
- Machine shop (2016) – 1,000 sq. ft.

According to MMO records, Roll No. 641600 contains the following existing structures:

- Dwelling (1983) – 912 sq. ft.
- Cottage (1935) – 487 sq. ft.
- Garage (1993) – 528 sq. ft.
- Storage shed (1993) – 224 sq. ft.

RRPD notes that these structures are identified as existing within the 2023 MMO records and will need to be addressed at the rezoning and subdivision stage with respect to compliance with the applicable Zoning By-law requirements. A subdivision application map (SAM) should identify and confirm all existing structures on the subject lands in order to provide additional clarity and assist in evaluating zoning compliance.

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. Andrews and this Development Plan re-designation proposal.

RM of St Andrews Residential Land Supply & Demand to 2037 (single-family units)			
Amount of Land Required (Net)	Amount of Land Required (Gross)	Amount of Designated Land Available (Gross)	Difference (+ or -)
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 applies to all land subject to *The Planning Act* and serves as a guide to planning authorities in the preparation, review, and amendment of Development Plans. As this application proposes to amend the Development Plan land use designation for the subject lands, the applicable policies have been reviewed to determine whether the proposal is generally consistent with provincial land use policy. Given the site-specific nature of the application, only those policies considered relevant to the proposal are discussed below.

Land Use Compatibility Policies

Policies 1.1.1, 1.1.3, 1.2.1, 1.2.2, and 1.2.6

These policies require that development occur on lands suitable for the proposed use, be compatible with surrounding land uses, and avoid or mitigate incompatible development. The policies also direct rural residential and cottage development to lands designated for such purposes and discourage wasteful non-resource-related development.

The subject lands are located along the western shore of Lake Winnipeg and are currently developed with cottage and residential uses. The proposed Resort designation would align the Development Plan designation with the existing and intended use of the lands and is generally compatible with the surrounding lakeshore development pattern.

Selkirk Community Planning Services identified potential land use compatibility concerns associated with the proximity of the subject lands to the Town of Winnipeg

Beach sewage lagoon. The Red River Planning District Development Plan contains policies requiring new development to be adequately separated and/or buffered from active sewage lagoons unless otherwise approved by the appropriate authority. Provincial guidance also recommends a separation distance of 300 metres between sewage lagoons and individual residences.

While compatibility concerns associated with the sewage lagoon are acknowledged, the subject lands already contain existing residential and cottage development. Any future subdivision, rezoning, or expansion of development would require additional review respecting buffering, setbacks, lot configuration, and land use compatibility. These matters can be further evaluated and addressed through subsequent planning applications and associated conditions of approval.

Protection of Agricultural Land Policies

Policies 3.1.1 and 3.1.2

The applicable policies require that agricultural lands be identified and protected for agricultural operations and that non-agricultural development avoid undue interference with existing or future agricultural activities.

According to Manitoba Agriculture land capability mapping, the subject lands primarily consist of Class 5 and 6 agricultural soils, with limitations associated with wetness and soil structure, and a small portion of Class 3 soils along the Lake Winnipeg shoreline. Manitoba Agriculture has reviewed the proposal and has indicated no objection to the redesignation from an agricultural capability perspective.

Given the lower agricultural capability of the lands, the existing cottage and residential development pattern, and the limited agricultural viability of the site, the proposal is generally consistent with Policies 3.1.1 and 3.1.2.

Land Use Supply and Demand

Policies 1.2.2 and 1.2.3

These policies require that land designated for non-resource-related uses reflect demonstrated demand and consider the existing supply of similarly designated lands.

Background analysis completed by the RRPD and Stevenson Advisors during the 2017–2018 Development Plan review identified that, depending on development density, the R.M. of St. Andrews may experience a future shortage of residential land supply to accommodate projected growth to the year 2037. The analysis identified an estimated requirement of 750 to 3,002 gross acres of residential land, compared to approximately 927 gross acres designated for future development.

The applicant also submitted market and demographic information indicating that:

- the R.M. of St. Andrews experienced a population decline between 2011 and 2021;

- existing Resort-designated areas within the municipality have experienced limited development due to infrastructure, coordination, financial, and environmental constraints;
- there are limited Resort-designated building lots currently available for sale; and
- there remains ongoing market demand for residential and resort-related development within the municipality.

The proposal would facilitate additional resort and residential development opportunities on lands already containing cottage-related uses and adjacent to existing lakeshore development. However, Community Planning Services expressed concerns that the redesignation area may be broader than necessary to accommodate the existing development pattern and suggested consideration be given to limiting the redesignation area to lands required to facilitate subdivision of the existing dwellings.

Water, Infrastructure, and Public Service Connections

Policies 5.1.3, 5.1.5, 6.1.2, 6.2.2, 7.3.1, and 7.3.4

These policies address environmental protection, infrastructure planning, servicing, and transportation access.

The subject lands are currently serviced by private wells and onsite wastewater management systems. Two properties (Roll Nos. 641600 and 641700) have direct access to Kernstead Road, while future access arrangements for the remaining lands would require further evaluation through the subdivision process.

Community Planning Services identified potential concerns related to wetlands and drainage within the subject lands. Pursuant to provincial legislation and regulations, certain classes of wetlands may not be altered or drained for development purposes, while others may require compensation or additional approvals. In addition, development adjacent to Lake Winnipeg will be required to comply with applicable riparian setback requirements.

Further review respecting wastewater servicing, potable water supply, internal road configuration, drainage, wetland protection, environmental constraints, and access requirements would occur through future rezoning and subdivision applications to ensure compliance with applicable provincial and municipal requirements.

6.0 PROVINCIAL AND MUNICIPAL COMMENTS

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

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

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
MB Transportation and Infrastructure (Hydrologic Forecasting & Water Management Branch)	No concerns. (See full comment in Appendix C)
MB Environment and Climate Change (Drainage and Water Rights Licensing Branch)	They note that it the responsibility of the local government or planning district to ensure that all by-laws and development plans are in compliance with all relevant acts, regulations, policies, procedures, and requirements relating to the Manitoba Drainage and Water Rights Licensing Branch – Drainage Section. (See full comment in Appendix C)
MB Agriculture (Sustainable Land Management Branch)	Does not object: <ul style="list-style-type: none"> • Soils of the quarter section in question are classified at Class 5 and 6 with a limitation due to wetness, and a small portion of Class 3 and 5 soils along the shore of Lake Winnipeg. • Quarter section would be considered lower class agricultural land that have not been improved for agriculture. • Generally meet policies directing resort or cottage development to areas with a predominance of lower class land and away from existing agricultural operations. (See full comment in Appendix C)
MB Municipal & Northern Relations (Community Planning Services Branch)	Has concerns: <ul style="list-style-type: none"> • Lands may be subject to nuisances from the adjacent sewage lagoon, creating a land use conflict.

	<ul style="list-style-type: none"> • RRPD Development Plan advises that new/expanded development must be adequately separated and/or buffered from an active sewage lagoon unless otherwise approved by the appropriate authority. • Manitoba’s design objectives for sewage lagoons recommends separation of minimum 300 metres from individual residences from the outer toe of the nearest dyke. • Recommends lands subject to redesignation be reduced to include only the area needed to facilitate subdivision.
MB Natural Resources & Indigenous Futures (Lands Branch)	No concerns.
MB Sport, Culture, Heritage and Tourism (Historical Resource Branch)	Concerns <ul style="list-style-type: none"> • Number of heritage resources in proximity, indicating consistent settlement of people in this area. (See full comment in Appendix C)
MB Hydro (The Manitoba Hydro-Electric Board – Centra Gas Manitoba Inc.)	No concerns. (See full comment in Appendix C)
City of Selkirk	No concerns. (See full comment in Appendix C)

6.0 ANALYSIS AND RECOMMENDATION:

One of the primary considerations for the RRPD Board in evaluating this application is whether the proposal is generally consistent with The Planning Act and the Provincial Planning Regulation 81/2011. Applications that are clearly inconsistent with the Provincial Planning Regulation should not be approved. However, the Board may also consider whether outstanding policy concerns can be appropriately addressed through subsequent planning approvals, including rezoning and subdivision applications, where more detailed technical review and site-specific conditions can be applied.

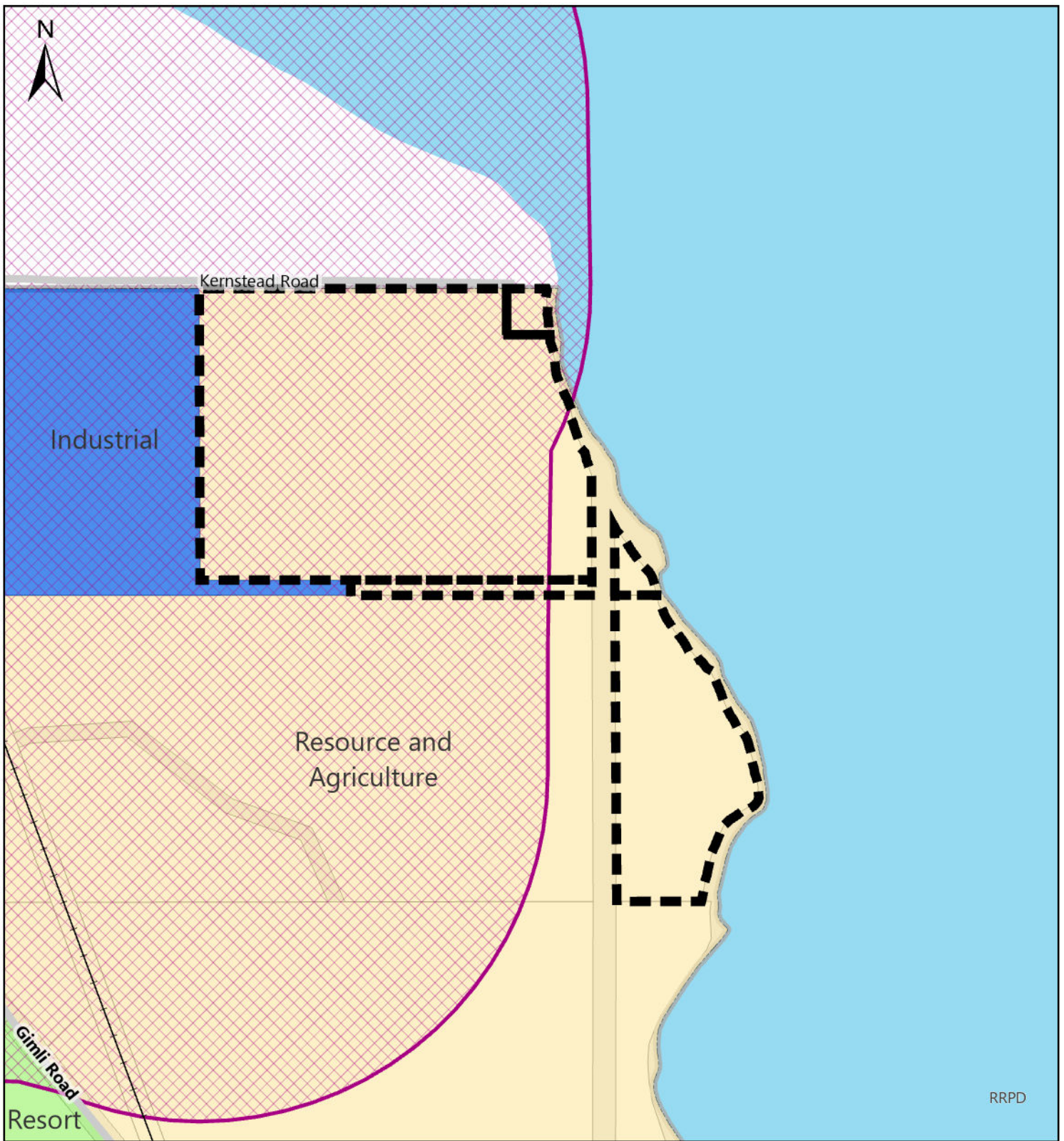
Comments received from Manitoba Agriculture and Manitoba Municipal and Northern Relations indicate that the subject lands primarily consist of Class 5 and 6 agricultural soils and are not considered prime agricultural land. Manitoba Agriculture raised no objection to the proposed redesignation. The proposal is generally consistent with provincial policies directing recreational and residential development toward lower capability agricultural lands.

The surrounding area along this portion of the Lake Winnipeg shoreline is predominantly recreational and residential in character, and portions of the subject lands are already developed with cottage and residential uses. The proposal therefore represents an extension of the existing development pattern.

Community Planning Services identified concerns related to environmental constraints, servicing, wetlands, riparian setbacks, and proximity to the Town of Winnipeg Beach sewage lagoon. However, these matters can be addressed through future rezoning and subdivision applications, where detailed technical review and mitigation measures will be required.

Therefore, based on the information provided and available at this time, RRPD Administration recommends that the proposed Development Plan Amendment **be approved.**

Appendix A – RRPD Maps



Schedule "A"

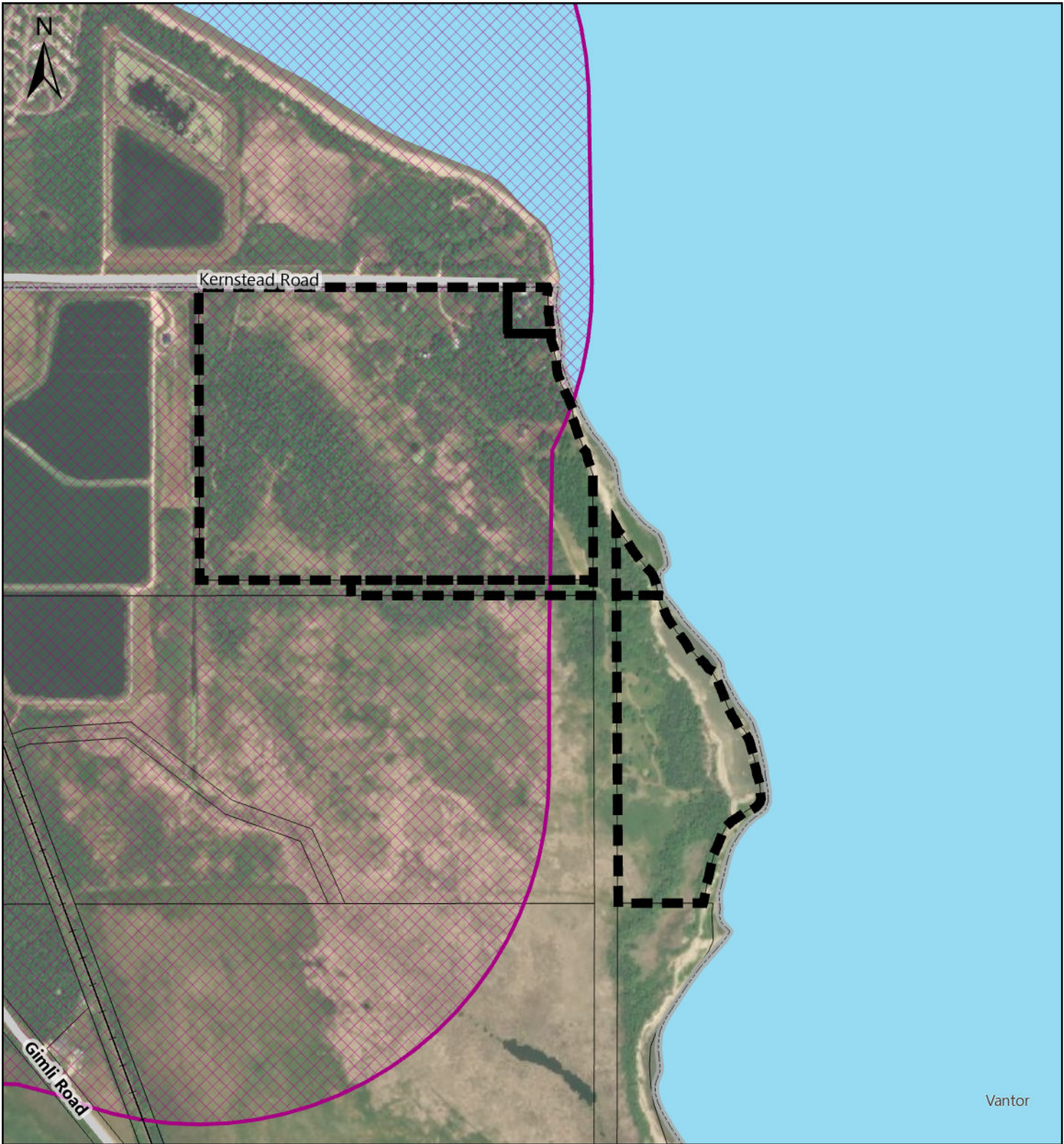
Development Plan 296/26
Kernstead Road, RM of St. Andrews

Development Plan No. 272/19, as amended
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. Map content is not to scale.

- Roads
- Subject Property
- Hazard Lands - Waste
- St. Andrews Boundaries
- Water Bodies
- Rail
- Parcel Outline












Schedule "A"

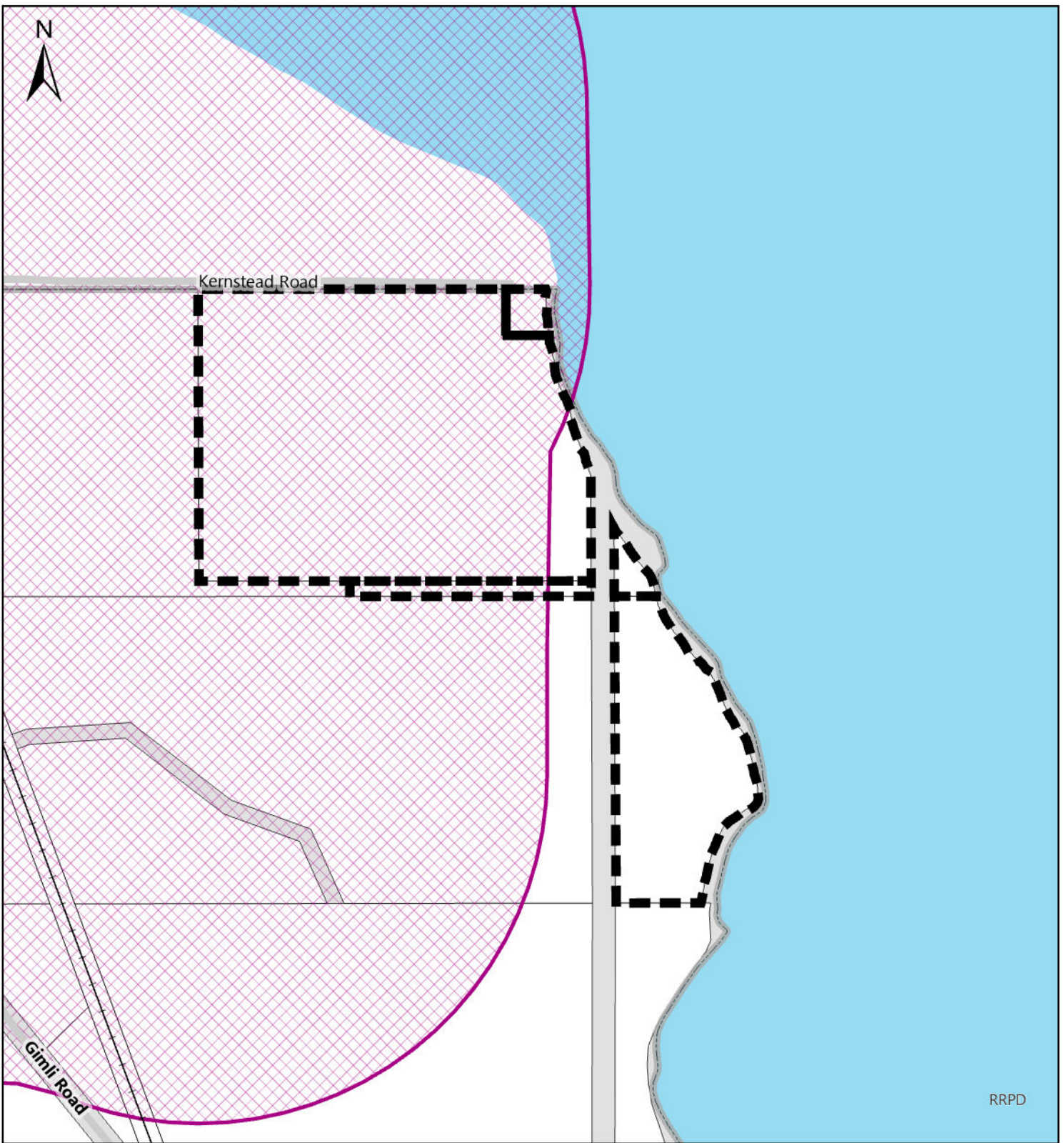
Development Plan 296/26
Kernstead Road, RM of St. Andrews

Development Plan No. 272/19, as amended
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-  Water Bodies
-  Rail
-  Parcel Outline












Schedule "A"

Development Plan 296/26
Kernstead Road, RM of St. Andrews

Development Plan No. 272/19, as amended
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. Map content is not to scale.

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Appendix B – Development Plan Amendment By-law

RED RIVER PLANNING DISTRICT

BY-LAW NO. 296 / 2026

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 (R.M. of St. Andrews) and Map 2C (St. Andrews North Area)* attached to and being part of the *Red River Planning District Development Plan By-law No. 272 / 2019*, is amended by re-designating:

**LOT 3 BLOCK 4 PLAN 16624 WLTO
IN FRAC N ½ 27 AND FRAC NW ¼ 26-17-4 EPM
(CT# 1722173/1)
(Roll # 641600.000)**

AND

**FIRSTLY: LOT 4 BLOCK 4 PLAN 16624 WLTO
IN FRAC N ½ 27 AND IN FRAC NW ¼ 26-17-4 EPM
SECONDLY: LOT 1 BLOCK 5 PLAN 16624 WLTO
IN FRAC N ½ 27 AND IN FRAC NW ¼ 26-17-4 EPM
(CT# 3388274/1)
(Roll # 641700.000 and Roll #641300)**

AND

**LOT 5 BLOCK 4 PLAN 16624 WLTO
IN FRAC N ½ 27 AND IN FRAC NW ¼ 26-17-4 EPM
(CT# 3388275/1)
(Roll # 641750.000)**

AND

**LOT 2 BLOCK 5 PLAN 16624 WLTO
IN FRAC N ½ 27 AND IN FRAC NW ¼ 26-17-4 EPM
(CT 3388276/1)
(Roll #641755)**

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. 2026.

READ A FIRST TIME THIS _____ day of _____ A.D. 2026.

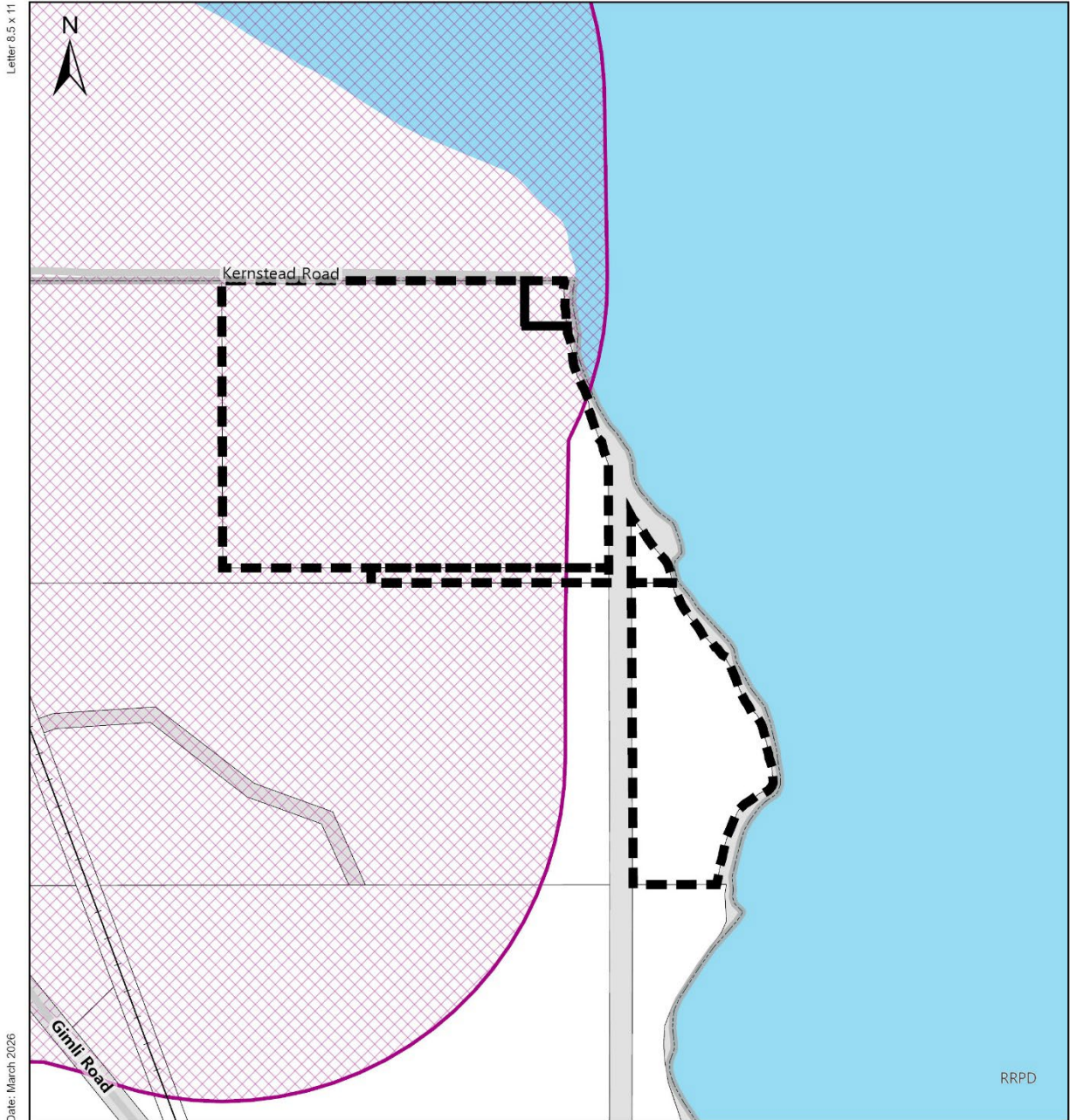
READ A SECOND TIME THIS _____ day of _____ A.D. 2026.

READ A THIRD TIME THIS _____ day of _____ A.D. 2026.

Chair

Executive Director

Schedule 'A'
Location Map / Proposed Amendment



Letter 8.5 x 11








Date: March 2026

Schedule "A"

Development Plan 296/26
Kernstead Road, RM of St. Andrews

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

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Appendix C – Government & Municipal Comments

CITY OF SELKIRK
Red River Planning District Development Plan
Amendment No. 296/2026

Recommended Resolution:

THAT Council of the City of Selkirk receive the RRPD Circulation Notice Report for Red River Planning District Development Plan Amendment No. 296/2026 as information.

RRPD Circulation Notice Report

To: Council

From: Tim Feduniw, Director of Sustainable Economic Development

Re: **Red River Planning District Development Plan
Amendment No. 296/2026**

Date: May 11, 2026

File Number: AR 053/26

Issue:

The Red River Planning District (RRPD) circulated notice of amending the Red River Planning District Development Plan by re-designating approximately 60 acres of lands in the RM of St. Andrews from "RA" Resource and Agriculture to "R" Resort.

Strategic Impact:

No strategic impact.

Administrative Action:

Administration has no concerns to the development plan amendment.

Analysis:

The Red River Planning District received an application to redesignate approximately 60 acres of largely undeveloped land within the Rural Municipality of St. Andrews. The subject site is located south of Kernstead Road along the western shore of Lake Winnipeg.

The property is currently designated "RA" Resource and Agriculture under the Development Plan. It contains seven dwellings, including a year-round dwelling and several seasonal dwellings, and is serviced by private wells and on-site wastewater systems (septic fields and holding tanks). The property's existing development and historic use does not align with the current Resource and Agriculture designation.

The applicant proposes to redesignate the lands to "R" Resort to allow the existing development to be conveyed onto individual titles. However, the redesignation would also enable resort-oriented development through future subdivision and re-zoning.

The Red River Planning District Development Plan supports seasonal and recreational residential development adjacent to Lake Winnipeg, and the proposed designation is consistent with this objective.

Resort areas may accommodate uses such as seasonal dwellings, campgrounds, day-use areas, and other recreational activities. The Development Plan directs that these areas be located on lands with limited agricultural capability and developed in a manner that avoids conflict with agricultural operations. It also requires that development be planned and managed to respect the natural capacity of the land.

The western shoreline of Lake Winnipeg is generally suited to cottage and seasonal residential development, which is reflected in the surrounding area. The subject property is located immediately south of Winnipeg Beach and approximately one kilometre north of Dunnottar, both of which exhibit established recreational residential patterns.

The subject lands are not actively used for agriculture and are already developed with a mix of permanent and seasonal residences, supporting their suitability for a Resort designation. The proposed redesignation will enable a more coordinated and efficient pattern of development.

Further review at the subdivision stage will ensure that servicing and environmental considerations are addressed in accordance with Development Plan policies.

Provincial circulation did not raise any objections.

Based on the above, Administration has no concerns with the proposed Development Plan amendment.

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 April 15, 2026, the RRPD Board gave First Reading to Development Plan Amendment No. 296/2026. A public hearing for the development plan amendment is tentatively scheduled for June 17, 2026.

Public Participation: Not applicable

Climate Change Adaptation Impact: Not applicable

Climate Change Mitigation Impact: Not applicable

Background/Supporting Documents:

1. First Reading Report Package
2. Public Hearing Notice
3. Development Plan Amendment 296/2026 By-law
4. Financial Impact Statement

From: [+SEL1081 - Selkirk CRP](#)
To: [Calvin So](#)
Cc: [+SEL1081 - Selkirk CRP](#)
Subject: RE: Red River Planning District - Development Plan By-law Amendment No. 296/26
Date: May 21, 2026 11:49:59 AM
Attachments: [image001.png](#)

Good morning Calvin,

I have reviewed the Red River Planning District Development Plan By-law No. 296/2026 on behalf of the Community Planning Services Branch of Manitoba Municipal and Northern Relations. By-law No. 296/2026 proposes to redesignate ± 62 acres of land in the Rural Municipality of St. Andrews from Resource and Agriculture to Resort. The lands subject to redesignation are immediately south of the Town of Winnipeg Beach. The lands are generally located between the Town's sewage lagoon and Lake Winnipeg and contains predominantly Class 6 soils with a small strip of Class 3 soils along Lake Winnipeg's shore.

Community Planning Services has concerns with the proposed redesignation.

Development must be compatible with its surroundings and with existing uses (PLUP 1.2.1). Development must not result in alteration to permanent, semi-permanent or coastal wetlands by the consolidation of wetlands or by ditching, filling, pumping, subsurface drainage or other works or means (unless it is for the purpose of flood mitigation) (PLUP 5.1.5) and must be setback at least 30 metres upslope from water bodies and waterways that are designated under an enactment; socially, historically or culturally important; or contain unique aquatic assemblages and species (PLUP 5.1.3).

The lands may be subject to nuisances from the adjacent sewage lagoon, creating a land use conflict between the lagoon and the proposed residential uses. The Red River Planning District Development Plan advises that new or expanded development must be adequately separated and/or buffered from an active sewage lagoon unless otherwise approved by the appropriate authority (Policy 3.4.11). Manitoba's design objectives for sewage lagoons also recommends a separation, with individual residences not located closer than 300 metres (984.25 feet) from the outer toe of the nearest dyke. Additionally, the subject lands may contain wetlands that will be impacted by the further development of the subject lands. Community Planning Services note that pursuant to The Water Rights Act and the Water Rights Regulation, some classes of wetlands cannot be drained for development (Class 4 and 5) and others (Class 3) can only be drained if compensation is provided. Furthermore, development of Class 6 and 7 or unimproved organic soils cannot be authorized by the Drainage and Water Rights Licencing Branch.

Community Planning Services acknowledges the existing development on two of the titles subject to redesignation and the desire to have each dwelling on its own title, which is not permitted under the land's current designation. Therefore, it is recommended that the land subject to redesignation be reduced to include only the area needed to facilitate the subdivision of the existing dwellings.

Thank you for the opportunity to comment.

Jessie Russell-Edmonds, MCP (she/her)
Acting Regional Manager

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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From: Calvin So <calvin@rrpd.ca>
Sent: April 16, 2026 12:20 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 -

Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; subdivisioncirculars@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; info@winnipegbeach.ca; Chelsey McColl <accounts@dunnottar.ca>; Braeden Bennett <braeden@rmofstandrews.com>; eipd@eipd.ca
Cc: Santan Singh <santan@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Development Plan By-law Amendment No. 296/26

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Trying this again in case the first version didn't send.

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

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

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DATE: 2026-05-20

TO: Red River Planning District

c/o Calvin So
Community Planning Assistant
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: Historic Resources Branch

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.: 296/26
AAS File: AAS-26-25529
Development Plan By-law Amendment No. 296/26 – RM of St. Andrews

Concerns

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. Notably, the proposed subdivision follows the shoreline of a major body of water, Lake Winnipeg, where there are a number of heritage resources in proximity, indicating consistent settlement of people in this area. 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 and their consultant to draw up terms of reference for this project. Monitoring of the entire footprint area is required for this project. Any exceptions require planning and consultation with the HRB.

Please find attached a list of archaeological consultants 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

From: [SM-Subdivision Circulars](#)
To: [Red River Planning District](#); [Valentina Esman](#); [Calvin So](#)
Cc: PROPERTYACQUISITION@bellmts.ca; [Project Manager - Manitoba](#)
Subject: By-law 296-2026 (Red River Planning District) - Email to Planning - Hydro File #2026-1441
Date: May 20, 2026 5:05:32 PM
Attachments: [image001.png](#)
[image002.png](#)



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

RE: Application(s) **By-law 296-2026 (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.
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](#) website.

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

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

Manitoba Hydro logo



From: [+WPG569 - Conservation_Circulars](#)
To: [Calvin So](#)
Subject: RE: Red River Planning District - Development Plan By-law Amendment No. 296/26
Date: May 6, 2026 4:11:36 PM
Attachments: [image002.jpg](#)
[image003.png](#)

Good afternoon,

The Land Branch has no comments on the Red River Planning District - Development Plan By-law Amendment No. 296/26.

Thank you.

Oladipo Akinpelumi
Resource Planning Specialist
Lands 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: Calvin So <calvin@rrpd.ca>
Sent: April 16, 2026 12:20 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; info@winnipegbeach.ca; Chelsey McColl <accounts@dunnottar.ca>; Braeden Bennett <Braeden@rmofstandrews.com>; eipd@eipd.ca
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If you require any additional information, please feel free to contact me.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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From: [Erb, Michelle](#)
To: [Calvin So](#)
Cc: [+SEL1081 - Selkirk CRP](#); [+WPG139 - Provincial Planning Services](#); [+WPG112 - AGRLandUse](#); [Szumigalski, Tony](#)
Subject: RE: Red River Planning District - Development Plan By-law Amendment No. 296/26
Date: May 20, 2026 2:12:43 PM
Attachments: [image001.png](#)

You don't often get email from michelle.erb@gov.mb.ca. [Learn why this is important](#)

Hi Calvin,

I have reviewed this proposed Development Plan Amendment for the Red River Planning District on behalf of Manitoba Agriculture from an agricultural perspective and in the context of the Provincial Land Use Policies, the Red River Planning District Development Plan. This amendment proposes to redesignate approximately 60 acres held under five titles, within Pt. NE 27-17-4E1 in the RM of St. Andrews from Resource and Agriculture Area to Resort Area. The applicant seeks the opportunity to subdivide the subject properties and align the land use policy designation with their historic, present, and future land uses. We have the following comments to offer.

The soils of the quarter section in question are classified as Class 5 and 6 for Agricultural Capability with a limitation due to wetness. There is a small portion of Class 3 and 5 soils (limitations caused by undesirable structure and wetness, respectively) along the shore of Lake Winnipeg. This is based on detailed soil survey (Detailed Soil Survey Report 23 – Matlock, Gimli, Riverton; 1:20,000 map scale). This quarter section would be considered lower class agricultural land. The parcels do not appear to have been improved for agriculture. Adjacent lands are classified as grassland and wetland according to annual crop inventory information (AAFC data).

Adjacent and surrounding land uses include the Town of Winnipeg Beach lands to the north, Resource and Agriculture Area, as well as, Industrial (Wastewater Treatment Lagoon) to the west, Resource and Agriculture Area to the south, and Lake Winnipeg to the east. Approximately 800 m from these lands exists a Resort Area designation west of PR 232, and the Settlement of Dunnottar to the south.

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.

Relevant objectives and policies under 4.4 Resort Area Objectives and Policies include:

- 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.

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.

The subject parcels have not been improved for agricultural use, are comprised dominantly of class 5 & 6 soils and generally meet policies directing resort or cottage development to areas where there is a predominance of lower class land and away from existing agricultural operations. Manitoba Agriculture does not object to this re-designation from an agricultural perspective.

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

Regards,

Michelle Erb

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

Agricultural Planning Specialist

Sustainable Land Management

Michelle.Erb@gov.mb.ca

T: 204-794-1804

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Sent: April 16, 2026 12:20 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; info@winnipegbeach.ca; Chelsey McColl <accounts@dunnottar.ca>; Braeden Bennett <Braeden@rmofstandrews.com>; eipd@eipd.ca
Cc: Santan Singh <santan@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Development Plan By-law Amendment No. 296/26

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

Thanks,



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Community Planning Assistant
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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.....
DATE: April 15, 2026

TO: Calvin So
Red River Planning District
2978 Birds Hill Rd
East St. Paul MB R2E 1J5

FROM: Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting and Water
Management Branch
Manitoba Transportation and
Infrastructure
2nd Floor - 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: (204) 915-5914

FAX NO: (204) 948-4764

E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Development Plan - By-Law Amendment
Red River Planning District
File No. 296-26

The lands mentioned, as shown in Schedule A are proposed to be rezoned from “RA” to “R”. The lands are adjacent to Lake Winnipeg which may present a risk of flooding during wetter periods.

Available on-hand topographic information obtained by LiDAR, indicates natural ground elevations at the site ranges from approximately 217.63 metres (714 feet) to 218.88 metres (718.1 feet) CGVD28.

The minimum criteria which Hydrologic Forecasting and Water Management is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 220.07 metres (722 feet) CGVD28.

Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this subdivision should only occur on lands above or raised to the flood protection level of 220.07 metres (722 feet) CGVD28.

The flood risk should be made known to any potential purchaser.

Please direct questions and/or elevation mapping requests to: Development Review at (204) 945-2121 or MITWaterReview@gov.mb.ca.

ORIGINAL SIGNED BY
Matthew Sebesteny

From: [+WPG569 - Drainage](#)
To: [Calvin So](#)
Subject: RE: Red River Planning District - Development Plan By-law Amendment No. 296/26
Date: April 17, 2026 9:13:42 AM
Attachments: [image001.png](#)

The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer
Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: Calvin So <calvin@rrpd.ca>
Sent: April 16, 2026 12:20 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - EnvCEInterlake <EnvCEInterlake@gov.mb.ca>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; Rosser, R.M. <info@rmofrosser.com>; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; info@winnipegbeach.ca; Chelsey McColl <accounts@dunnottar.ca>; Braeden Bennett <Braeden@rmofstandrews.com>; eipd@eipd.ca
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Appendix D – Applicant Provided Information

Red River Planning District Development Plan Amendment Planning Rationale Report

FEBRUARY 2026

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

February 2026

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.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	BACKGROUND AND CONTEXT	2
2.1	REDESIGNATION AREA AND SITE CONTEXT	2
2.2	DRYLAND SOIL CAPABILITY	5
2.3	TOPOGRAPHY	6
2.4	SERVICING.....	7
3.0	POLICY CONTEXT	7
3.1	PROVINCIAL LAND USE POLICIES (PLUPs)	7
3.2	<i>RRPD DEVELOPMENT PLAN</i>	8
3.3	RM OF ST. ANDREWS ZONING BY-LAW	10
4.0	PRELIMINARY SUBDIVISION PLAN	12
5.0	MARKET AND DEMOGRAPHIC OVERVIEW	13
5.1	POPULATION OVERVIEW - WINNIPEG CENSUS METROPOLITAN AREA (CMA).....	13
5.2	POPULATION OVERVIEW - RED RIVER PLANNING DISTRICT	14
5.3	MARKET OVERVIEW - WINNIPEG CENSUS METROPOLITAN AREA (CMA).....	14
5.4	MARKET OVERVIEW - RED RIVER PLANNING DISTRICT	15
6.0	RESORT RESIDENTIAL SUPPLY AND DEMAND	15
6.1	RESORT LAND OVERVIEW	15
6.2	RESORT RESIDENTIAL SUPPLY AND DEMAND ANALYSIS	18
7.0	CORRESPONDENCE WITH PROVINCIAL COMMENTING AGENCIES	19
8.0	CONCLUDING COMMENTS	21

1.0 INTRODUCTION

Within the RM of St. Andrews, land use patterns along the western shores of Lake Winnipeg are characterized by cottage developments and recreational uses. This type of development is supported by the planning objectives and policies of the Red River Planning District (RRPD), of which St. Andrews is a member municipality. The *RRPD Development Plan*, the District's guiding land use policy document, states among its objectives that existing and potential seasonal and recreational residential developments adjacent to the shores of Lake Winnipeg should be supported and maintained. To help accomplish this objective, the Development Plan establishes the *Resort* land use policy area, which identifies areas that should be protected for resort development and supports the optimum development of outdoor recreational resources based on the natural capability of the land in rural areas.

This report supports the redesignation, via a mapping amendment to the RRPD Development Plan, to a group of five properties in St. Andrews, currently designated as *Resource and Agriculture* under the Development Plan, to the *Resort* designation. The subject properties, accessed via Kernstead Road, are located on western lakeshore and have already been developed with a variety of cottage/recreational uses. The proposed redesignation would permit the Property Owners the opportunity to subdivide the subject properties for succession planning purposes, and would align the land use policy designation of the lands with their historic, present, and intended future uses.



Figure 1: Location of Subject Properties in the RM of St. Andrew

2.0 BACKGROUND AND CONTEXT

2.1 REDESIGNATION AREA AND SITE CONTEXT

The subject properties are located directly south of the community of Winnipeg Beach, and approximately a kilometer north of the Village of Dunnottar. Surrounding land uses are residential in nature, mixed with vacant parcels. Agricultural land uses can be found further to the west.

The subject properties encompass a total of approximately 60 acres, held under five (5) separate titles by two landowners as shown in Figure 2:

- Morris Property
 1. Roll #641600; 0.85 acres
- Wood Properties
 2. Roll #641700; 45.82 acres
 3. Roll #641750; 1.58 acres
 4. Roll #641300; 0.58 acres
 5. Roll #641755; 13.5 acres



Figure 2. Subject Properties

Properties 1, 2, and 3 as illustrated in Figure 2 can be accessed via Kernstead Road (located within Winnipeg Beach); a RM of St. Andrews municipal right-of-way separates Properties 4 and 5 from the remaining subject properties.

Currently, development has only occurred on Properties 1 and 2, as shown in Figures 3 and 4. The developed portion of the subject properties represents an area of approximately 14 acres, and includes roughly 875 feet of waterfront. The portions of Properties 1 and 2 which have been developed are protected by a stone dike.



Figure 3. Developed Portions of Subject Properties



Figure 4. Development on Subject Properties

Existing development on the Wood property (Property 2, 50 Kernstead Road) consists of:

- 3 Dwellings
- 4 Garden Suites
- 2 Garages
- Existing Infrastructure includes:
 - 3 wells
 - 4 septic fields, 3 septic tanks, and ejector
 - All homes and cottages have separate hydro and meters

Existing development on the Morris property (Property 2; 22 Kernstead Road) consists of:

- Dwelling, Garage and Garden Suite
- One well, one septic field, hydro

The Town of Winnipeg Beach wastewater lagoon is located directly to the west of Property 2, with the toe of the lagoon located approximately 225 feet from the westerly property line as shown in Figure 5. Of the existing dwellings on the subject properties, the nearest one is located approximately 1000 feet from the toe of the lagoon (as shown in Figure 5.). Provincial policy requires a minimum separation distance of 984 feet (300 metres) between a sewage lagoon and any individual residence; and the future

development of the subject properties, if contemplated, would be required to comply with this requirement. When the proposed redesignation was reviewed by Manitoba Environment and Climate Change, no concerns regarding the proximity of development to the existing lagoon were identified (see Section 7.0 of this Report).



Figure 5. Proximity to Winnipeg Beach Lagoon

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 properties are predominantly considered Class 6, meaning extremely poor for agricultural uses. A portion of lands along the Lake are designated as Class 3; however, their proximity to the water's edge make them impractical for farming. As demonstrated in Figure 6, the subject properties have little potential for agricultural land uses, and their redesignation would have a negligible impact to St. Andrews' overall agricultural land base.

2.4 SERVICING

All existing development on the subject properties is serviced by private well and onsite wastewater management systems. The Morris property (Property 1 as shown in Figure 2.) has one (1) private well and one septic field on-site. The Wood property (Property 2 as shown in Figure 2.) features three (3) private wells, four (4) septic fields, three (3) septic tanks, and one (1) sewage ejector system.

3.0 POLICY CONTEXT

Future subdivision and development of the subject properties 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 regulatory tools such as development agreements as used in Manitoba are illustrated in Figure 8.

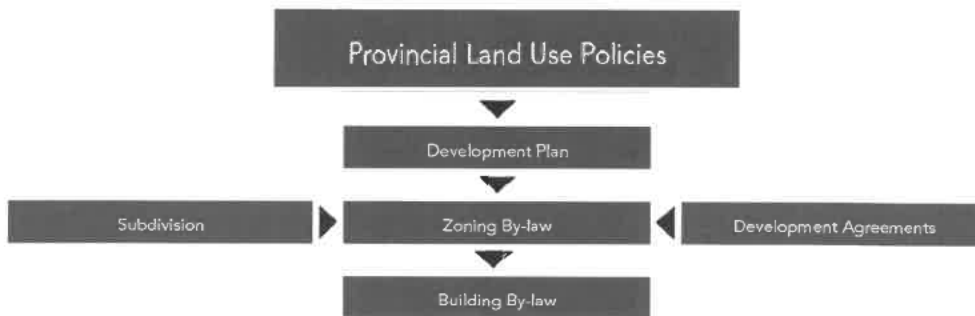


Figure 8. Hierarchy of Land Use By-laws and Regulatory Tools used in Manitoba

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 land development projects. 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.*

The areas of St. Andrews along the western shore of Lake Winnipeg are demonstrably suitable for cottage development, given the value of the Lake as a recreational amenity and the natural features of the region. The subject properties are not located within areas earmarked for the expansion of Winnipeg Beach, the nearest urban centre, nor are they suitable for agriculture or other resource-related uses.

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.

As part of the background review to create the current *RRPD Development Plan* which was approved in 2020, 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 properties are currently designated *Resource and Agriculture (RA)* within the *RRPD Development Plan* as shown in Figure 9. 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. The following policies concerning subdivisions with areas designated as *Resource and Agriculture* are relevant to the proposed Development Plan amendment:

- 4.1.13 *Land in the Resource and Agriculture designation area should generally be held in parcels of a minimum 80 acres in size in order to accommodate a wide range of agricultural and resource based activities.*
- 4.1.14 *Land divisions which create small parcels for non-agricultural or resource related uses shall not be permitted except as provided herein, and subject to a maximum of only one (1) subdivision per 80 acre title.*

These policies do not allow for the type of subdivision contemplated by the landowners, meaning a Development Plan amendment is required to acknowledge existing development and convey titles

to existing and future generations within the family. The subject properties are located within the sole area along Lake Winnipeg in over 60 kilometres of waterfront from Matlock to Balaton Beach that have been designated for agricultural purposes. All other lands within this area have been designated to allow for cottage development/ further subdivision or are held as a park.

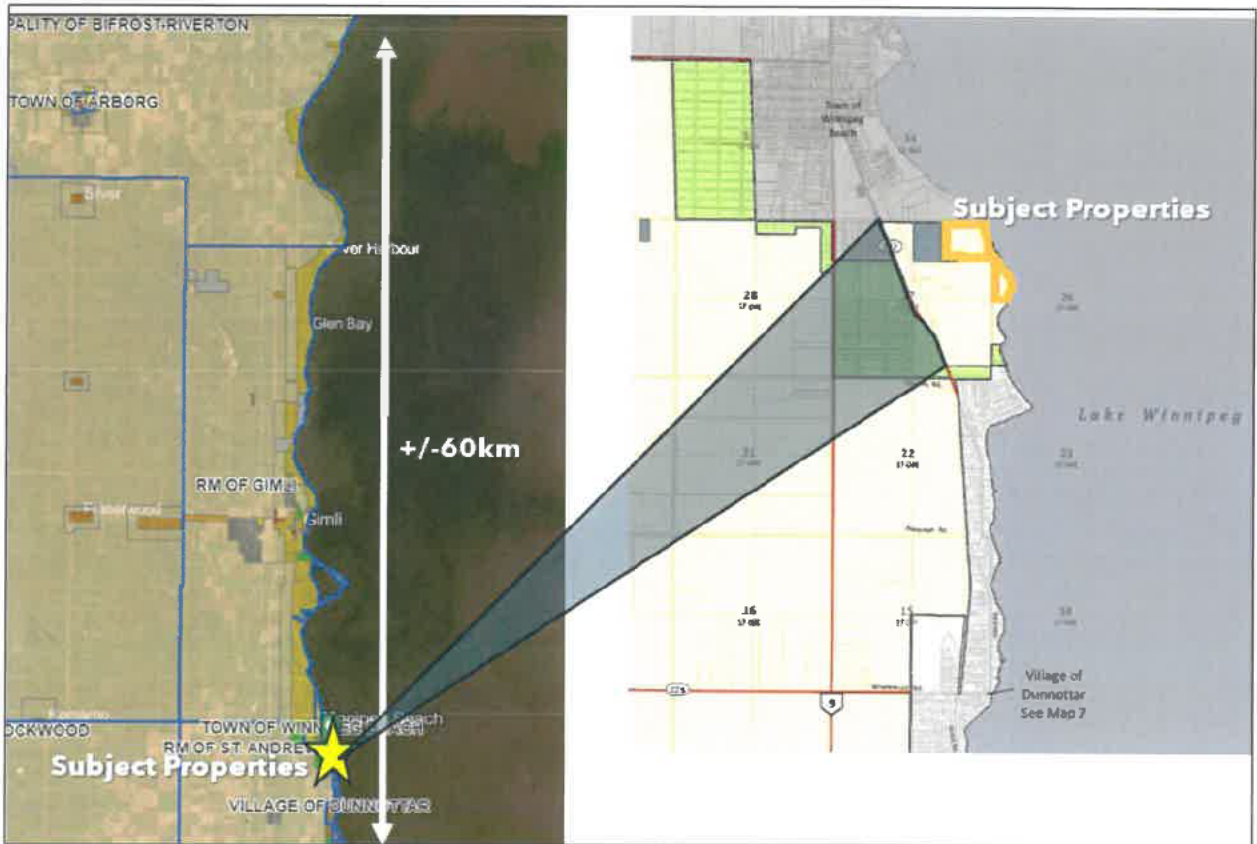


Figure 9: The Subject Properties in context of the RRPD Development Plan Land Use Designations

PROPOSED DESIGNATION

To allow for the subject properties to be subdivided for succession planning purposes, an amendment to the *RRPD Development Plan* map is required. It is proposed that the subject properties be redesignated to *Resort*, which will provide the opportunity to subdivide these lands in order to recognize existing resort type development and allow individual cottages to be conveyed on individual titles as shown in in Figure 12 which 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. The proposed redesignation would be consistent with how the *Resort* designation has been applied elsewhere in the RRPD to lands with high potential as cottage or recreational areas, such as parcels immediately south of the subject properties and the Chalet Beach area. A redesignation to *Resort* would provide the property owners with the opportunities for subdivision which have been afforded to nearly all other property owners with lakefront land holdings in the region.

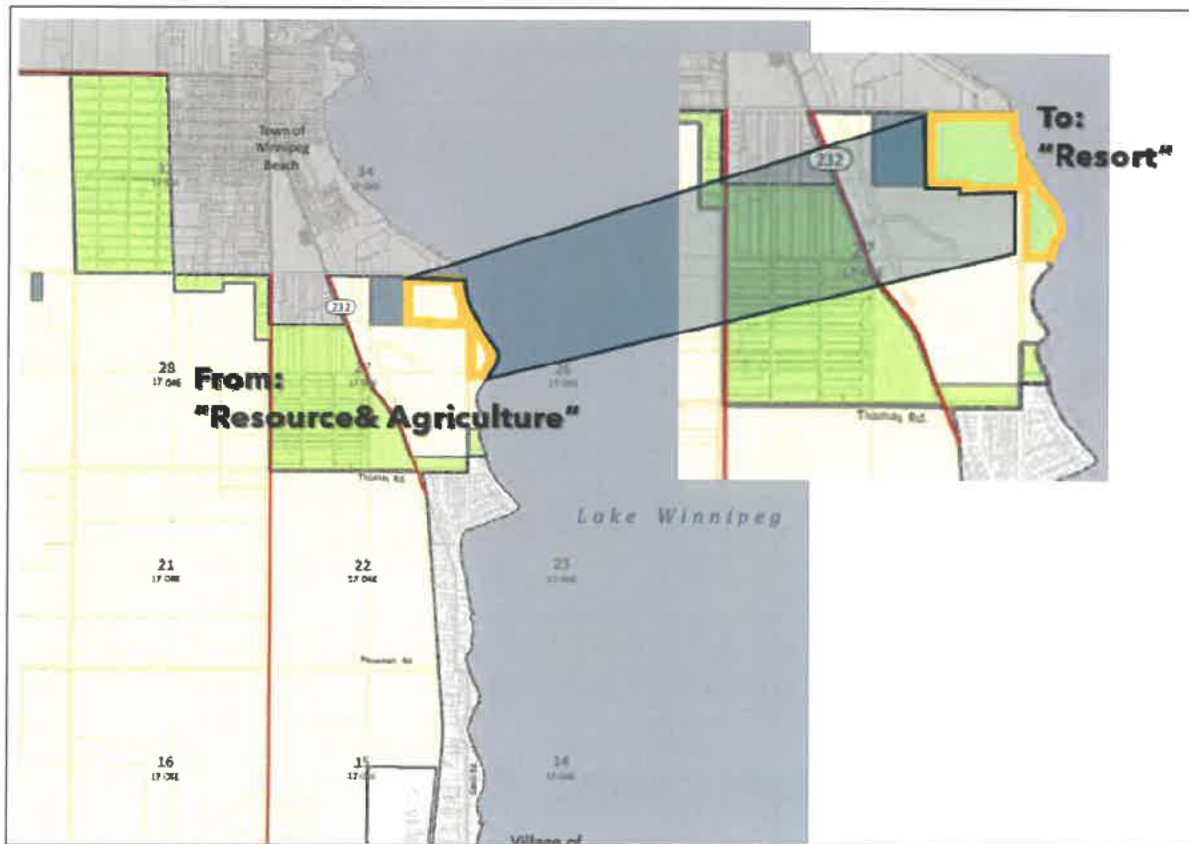


Figure 10. Proposed Development Plan Map Amendment

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 11. This zone is intended to provide for the full range of agricultural activities, including

livestock operations, with restrictions placed on land fragmentation (minimum lot size for most subdivisions: 80 acres).



Figure 11: 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 1. Unless otherwise labelled, measurements are in feet.

Recently, the RM of St. Andrews initiated a review of its municipal Zoning By-law, which may result in changes to the zoning framework with implications for the subject properties. It is anticipated that the rezoning of the subject properties could be considered under the current review of the Zoning By-law subject to the proposed Development Plan amendment being approved.

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

4.0 PRELIMINARY SUBDIVISION PLAN

To demonstrate that the subject properties can be subdivided to allow for existing development to be conveyed on individual titles, a preliminary Plan of Subdivision has been prepared. This preliminary plan, as shown in Figure 12 is only for discussion purposes at this time.

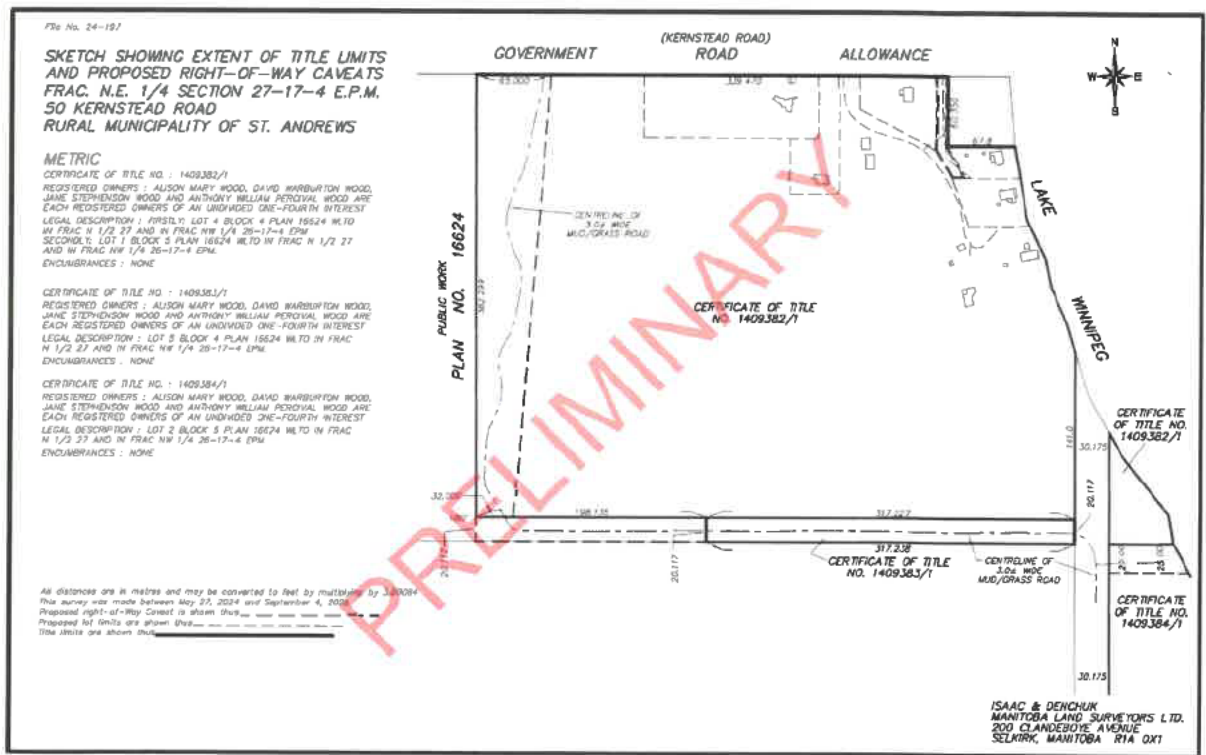


Figure 12. Preliminary Subdivision Plan of Subject Properties

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*. Although the intent of the proposed amendment is to recognize existing resort residential uses instead of establishing new resort residential uses on the subject properties, amendments the *RRPD Development Plan* require due diligence and a sound planning rationale to justify altering the land use makeup of a specific jurisdiction.

As such, 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 13). 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.

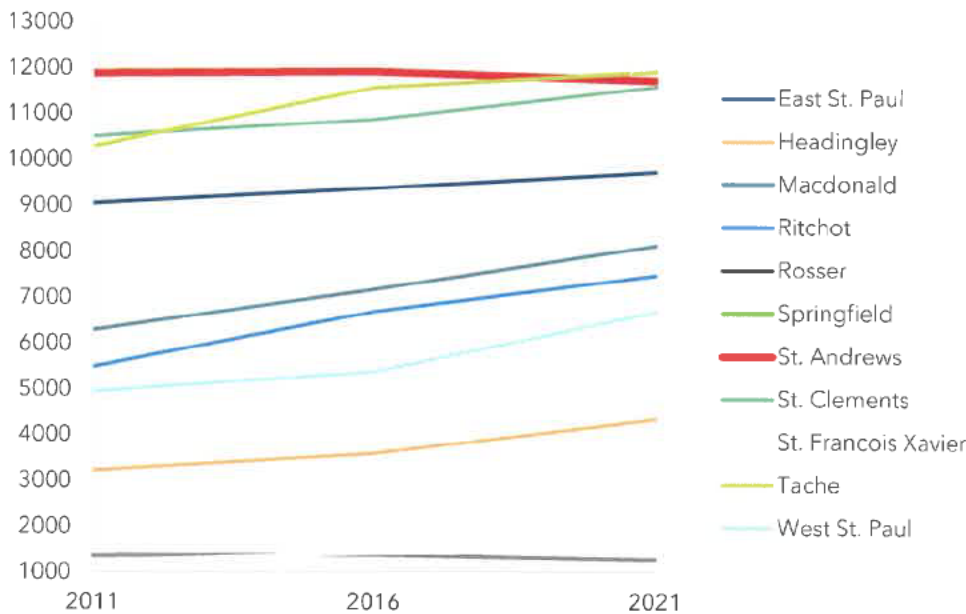


Figure 13. Population Distribution for Rural Municipalities within the Winnipeg CMA

5.2 POPULATION OVERVIEW - RED RIVER PLANNING DISTRICT

As shown in Figure 14 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.

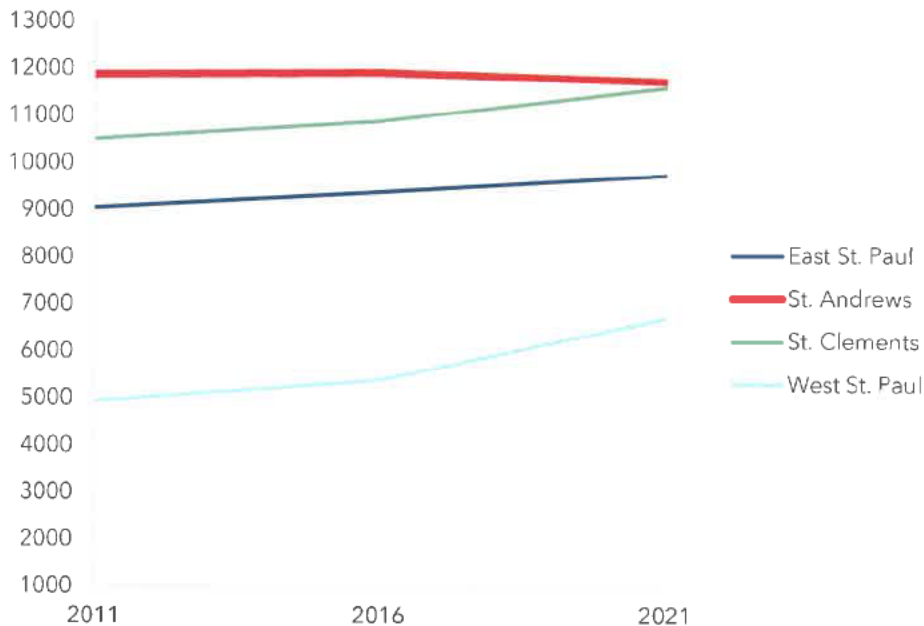


Figure 14. Population Distribution for Rural Municipalities within the Red River Planning District

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
RRPD Total	176	154	131	200	225	168	130	130	170	184	207	332	362	266	2,835	203

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

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 15, 16, and 17. The subject properties are shown in Figure 17 as they relate to adjacent areas designated as *Resort*.

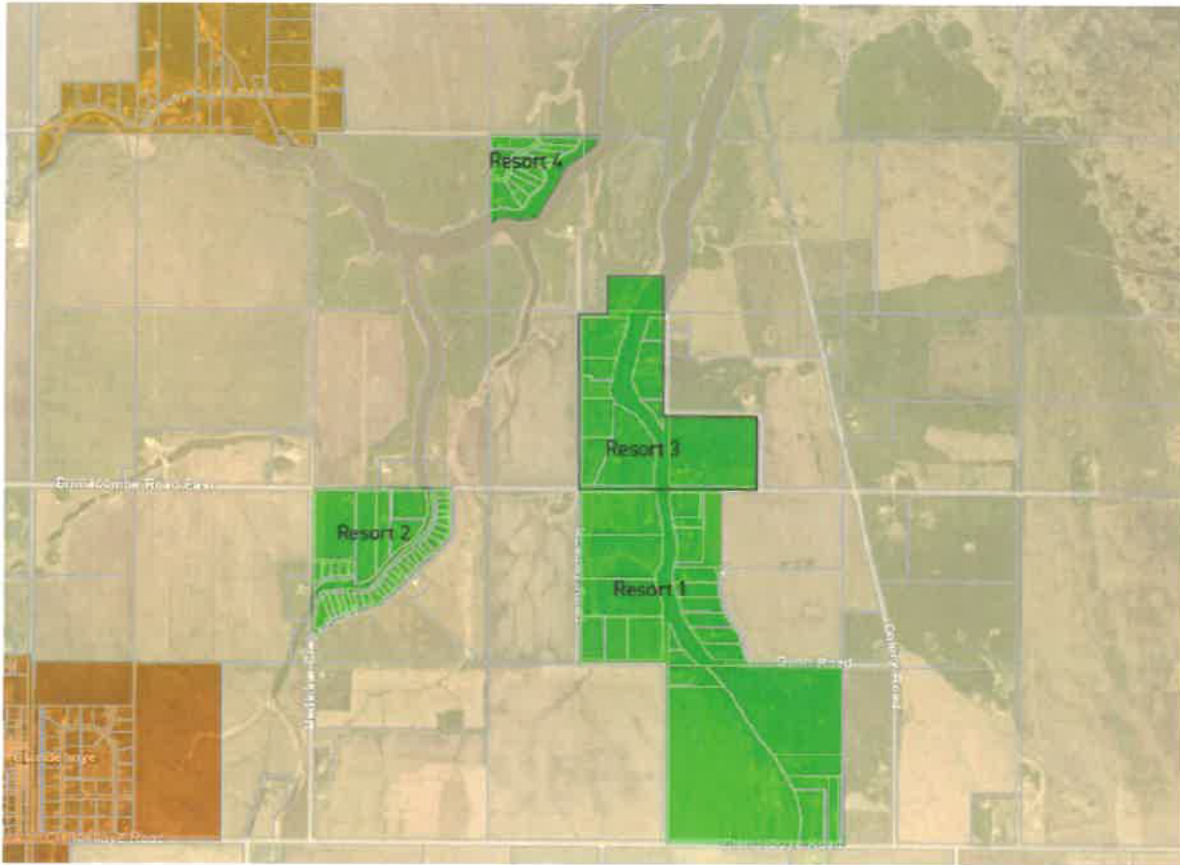


Figure 15. St. Andrews Resort Areas Near Clandeboye



Figure 16. St. Andrews Resort Designations Near Dunnottar

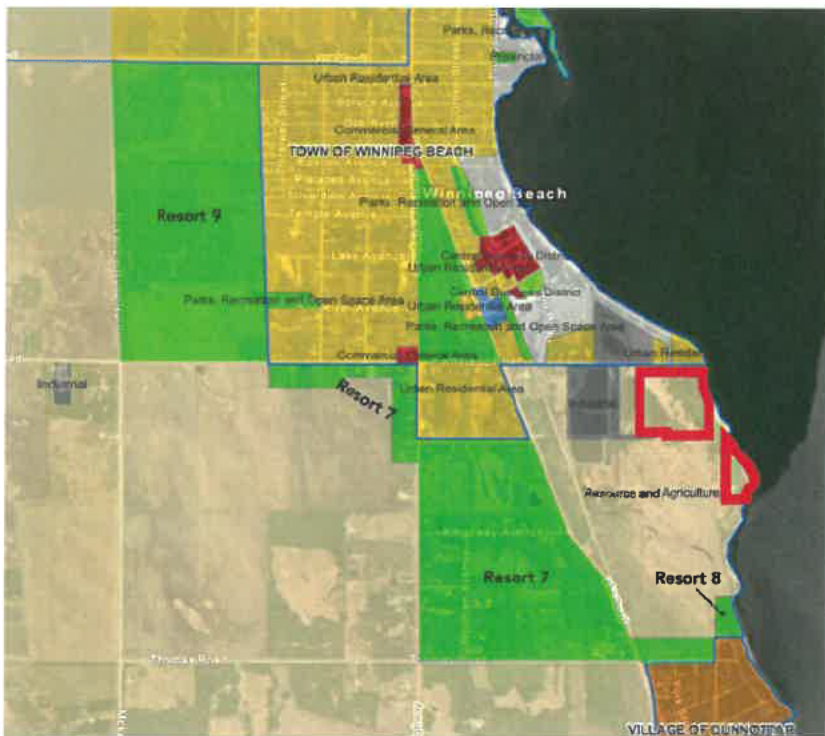


Figure 17. St. Andrews Resort Designations Near Winnipeg Beach and the Subject Properties (shown in red)

6.2 RESORT RESIDENTIAL SUPPLY AND DEMAND ANALYSIS

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 October 2025, there were 94 single-family detached residential sales within the RM of St. Andrews and a total of 129 new listings for 2025 as shown in Table 5. By comparison, the RM of St. Clements had 79 sales, the RM of East St. Paul had 92, and the RM of West St. Paul had 140. On average, single-family detached residential dwellings are on the market for an average of 31 days within the member municipalities of the Red River Planning District.

RM of St. Andrews		
Residential Detached	25-Feb	YTD*
Sales	9	94
New Listings	13	129
Average Days on Market	28	28
RM of West St. Paul		
Residential Detached	25-Feb	YTD*
Sales	12	140
New Listings	20	285
Average Days on Market	28	32
RM of St. Clements		
Residential Detached	25-Oct	YTD*
Sales	8	79
New Listings	12	122
Average Days on Market	28	37

RM of East St. Paul		
Residential Detached	25-Oct	YTD*
Sales	8	92
New Listings	8	123
Average Days on Market	38	27

* 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.

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. The lots that could be created if the proposed development plan amendment was approved would also contribute positively to the local tax base when conveyed on individual titles.

7.0 CORRESPONDENCE WITH PROVINCIAL COMMENTING AGENCIES

As part of the due diligence undertaken for this project, Provincial departments that would be circulated as part of a development plan amendment application were contacted with the intent of addressing any concerns pre-emptively prior to proceeding with a formal request to amend the development plan. The following table provides an overview of the feedback that was provided to the Property Owner as part of the circulation to provincial departments.

Provincial Agency	Comments
Historic Resources Branch, Archaeological Assessment Services Unit	<ul style="list-style-type: none"> No concerns regarding the 50 Kernstead Road subdivision, which can proceed as planned. Future development may require a Heritage Resource Impact Assessment if land use or building footprint changes.
Mines Branch	<ul style="list-style-type: none"> No concerns regarding the application. There are no intersecting or nearby identified aggregate deposits, or any nearby mining or quarrying operations which may be impacted.

MTI Hydrologic Forecasting & Water Management Branch	<ul style="list-style-type: none"> • The property is not near to any Provincial Water Infrastructure, nor is it within a Designated Flood Area. • Existing rip-rap along the water's edge should mitigate against erosion, assuming it was properly installed and in good condition. • The flood protection level at this location is 722 feet (220.07 metres). Any permanent structures should be constructed above this level.
Office of Drinking Water	<ul style="list-style-type: none"> • Where the intention is only to change the status of the land, and re-draw boundary lines, without connecting or changing the type of water systems, then the Office of Drinking Water is not involved.
Drainage and Water Control	<ul style="list-style-type: none"> • No issue with the proposed subdivision, as no new drains, ditches, or culverts are proposed, and the subdivision will not create additional runoff.
Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch	<ul style="list-style-type: none"> • The existing sewage ejector will have to be decommissioned if the subdivision is approved, and properties must be at least 2 acres in size to retain or install a septic field. • A 300-metre setback must be maintained between any dwellings and the existing lagoon to the north of the subject property.
MTI Highway Design	<ul style="list-style-type: none"> • The subject properties are approximately 645m away from PR 232), which is outside MTI jurisdiction • Proposed subdivision design to be provided to department for comment prior to applying for a subdivision
Sustainable Agriculture Manitoba	<ul style="list-style-type: none"> • The soils of the subject property are classified as Class 5 and 6 for Agricultural Capability with a small portion of Class 3 based on the Detailed Soil Survey Report 23 - Matlock, Gimli, Riverton (1:20,000 map scale). • This is generally considered lower class agricultural land. The parcel does not appear to have been improved for agriculture. • Manitoba Agriculture would not oppose a re-designation of these parcels.
Manitoba Lands Branch	<ul style="list-style-type: none"> • The Red River Planning District and MB Municipal and Northern Relations (MNR) Community Planning Branch is your best source of information regarding subdivision applications.
Manitoba Historical Resources Branch	<ul style="list-style-type: none"> • No further action is required specific to the current application at this time, as there are no imminent plans for activities which will cause ground disturbance. The

	applicant is seeking to subdivide the property into three separate parcels on which there are previously existing winterized homes.
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Table 6. Overview of Comments from Provincial Departments and Agencies

Based on the feedback received by the Property Owner from Provincial departments, no issues or concerns related to re-designating the Subject Properties were identified

8.0 CONCLUDING COMMENTS

This report provides an overview a proposed redesignation, via a mapping amendment to the *RRPD Development Plan*, to a group of five properties in St. Andrews, currently designated as *Resource and Agriculture* with the intent of redesignating them to the *Resort* designation.

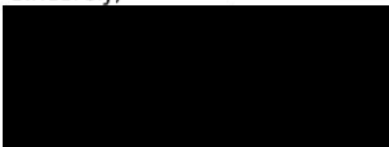
The following bullets highlight the reasons why the proposed *RRDP Development Plan* amendment is reasonable and should be supported:

- The current land use designation in the *RRPD Development Plan* assigned to the subject properties does not reflect their current or historical use as these lands are not agricultural in nature and have been used by the Property Owners for residential purposes for approximately 130 years.
- The subject properties are some of the only privately held properties between Dunnotar and Balaton Beach on Lake Winnipeg that are designated for agricultural uses despite never being used for such purposes and have similar characteristics to those designated for "resort" type uses.
- A redesignation from *Resource & Agriculture* to *Resort* would provide the Property Owners with the option to consider subdividing the subject properties allowing the residences that currently exist to be conveyed on separate titles for succession planning purposes.
- The subject properties have direct access to an existing municipal road and could be subdivided so that each proposed lot would have frontage to a municipal roadway.
- The subject properties are flood protected and the topography of the developed areas are not subject to flooding concerns.
- The subject properties are primarily Class 6 soil and are not configured to support modern agricultural practices.
- The subject properties are already serviced, and the property owners are prepared to decommission existing ejector as part of a future subdivision.
- 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". Additional residential lotting would be supportive of economic growth and increased tax revenue.

- The RM of St. Andrews is the only municipality in the RRPD that has a declining population. Additional opportunities to support population growth by providing additional residential lotting should be supported.
- Within the areas designated as *Resort* within the RM of St. Andrews, there appears to 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 creating additional lotting should be supported.
- New lotting configured around the residences that already exist on the subject properties would contribute to increased assessment and tax revenue within the RM of St. Andrews.
- Based on the market study presented in this report, there is continued demand for residential uses within the RM of St. Andrews.
- The provincial review of a proposed redesignation request for the subject properties initiated by the Property Owner did not identify any issues or significant concerns.

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. 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

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

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