

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

RM of St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-482-3300

**Tuesday
October 28th, 2025
6:00 PM**

**Council Chambers,
1043 Kittson Road East Selkirk,
RM of St. Clements, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: ZBA - BL 13, 2025

Applicant: Rural Municipality of St. Clements

Property Location: N/A

Application Purpose:

To amend the RM of St. Clements Zoning By-law No. 5-2002 through refinements (improvements) aimed at aligning zoning regulations with recent amendments to the Building By-law. These changes support district-wide harmonization efforts across the Red River Planning District. These proposed updates include text amendments only. No changes to zoning designations or property rezoning are included.

The proposed amendments include the topics of:

- Construction timing
- Permit application requirements
- Geotechnical Reports
- Pools and Hot Tubs

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



THE RM OF ST. CLEMENTS
BY-LAW NO. 13-2025

BEING A BY-LAW OF THE RM OF ST. CLEMENTS TO
AMEND THE RM OF ST. CLEMENTS
ZONING BY-LAW NO. 5-2002, AS AMENDED.

WHEREAS Section 80(1) of *The Planning Act*, and amendments thereto (the “Act”) provides that a Zoning By-Law may be amended;

AND WHEREAS it is deemed necessary and expedient to amend the RURAL MUNICIPALITY OF ST. CLEMENTS ZONING BY LAW 5-2002, as amended;

NOW THEREFORE, the Council of the RM of St. Clements, in a meeting duly assembled, enacts as follows:

1. Amend *Section 1.3 Intent and Purpose* by replacing:

1.3.1.3. define and prescribe development standards including, but not limited to the following:

- buildings and structures constructed and located hereafter, in accordance with the Buildings and Mobile Homes Act;

with the following revision:

1.3.1.3. define and prescribe development standards including, but not limited to the following:

- buildings and structures constructed and located hereafter, in accordance with the Buildings Act;

2. Amend *Section 1.4 Interpretation* by replacing:

1.4.2. Reference to the "Board" shall refer to the Selkirk & District Planning Area Board.

with the following revision:

1.4.2. Reference to the "Board" shall refer to the Red River Planning District Board.

3. Amend *Section 2.0 Contents* by replacing:

2.1. Selkirk & District Planning Area Board Responsibilities

with the following revision:

2.1. Red River Planning District Board Responsibilities

4. Amend *Section 3.2 Accessory Uses, Buildings and Structures*, by replacing:

3.2.2. Construction Prior to Principal Building

Accessory buildings or structures may not be constructed prior to obtaining a development permit for the principal building, notwithstanding 3.30(BL 13-2016).

with the following revision:

3.2.2. Construction Prior to Principal Building

No accessory building or structure shall be located on any zoning site without the principal building to which it is accessory, except as otherwise permitted herein.

5. Amend *Section 3.8.1 Application Requirements*, by replacing:

3.8.1.3. The applicant shall provide 3 complete sets of blueprints of proposed construction illustrating:

3.8.1.4. Proposals on flood prone or hazard prone land shall not be issued permits prior to submission as per 3.8.1.1., 3.8.1.2., 3.12., and the following:

- cross section through proposed building or structure or fill area;
- cross section through riverbank or the like, indicating geodetic elevations; and
- geotechnical engineering report as per 3.14.1., stating that proposed development will not:
 - impede surface or subsurface water flow;
 - de-stabilize land including waterway bed; or
 - adversely alter waterway channels.

with the following revision:

3.8.1.3. The applicant shall provide blueprints of proposed construction illustrating:

3.8.1.4. Proposals on flood prone or hazard prone land shall not be issued permits prior to submission as per 3.8.1.1., 3.8.1.2., 3.12., and the following:

- cross section through proposed building or structure or fill area;
- cross section through riverbank or the like, indicating geodetic elevations; and
- geotechnical engineering report as per 3.14.1., stating that proposed development will not:
 - impede surface or subsurface water flow;
 - de-stabilize land, including the waterway bed; or
 - adversely alter waterway channels or bank stability.

6. Amend *Section 3.8 Development Permits* by removing:

3.8.2. Combined Permit

A development permit may include a building permit and an occupancy permit.

7. Amend *Section 3.8.4 Development Permits Not Required*, by replacing:

3.8.4.4. patios and decks that are accessory to a development and detached from the main or principal dwelling, provided that they are less than 2 ft. above normal grade;

with the following revision:

3.8.4.4. patios and decks that are accessory to a development and detached from the main or principal dwelling, provided that they are less than 1.97 ft. above normal grade;

8. Amend *Section 3.14 Geotechnical Reports* by adding:

3.14.2 The Geotechnical Report shall confirm that the proposed development will not:

- a) Impede surface or subsurface water flow;
- b) De-stabilize land, including the waterway bed; or
- c) Adversely alter waterway channels or bank stability.

3.14.4. The authority having jurisdiction may exempt the requirement for a Geotechnical Report if:

- a) There is an existing roadway between the bank and the proposed development requiring a building permit, or;
- b) If confirmed by a Geotechnical Engineer in writing that acceptable

information on subsurface conditions already exists, the investigation may not require further physical subsurface exploration or testing.

9. Amend *Section 3.25 Pools, Hot Tubs and Ponds* by removing:

- 3.25.3. Fencing
Private swimming pools and hot tubs shall be completely enclosed in compliance with the Manitoba Building Code.
- 3.25.4. Gates
Gates shall be a minimum height of 5 ft. and shall be self-closing with a lockable latch to prevent unauthorized entry.

10. Amend *Section 3.28 Signs*, by replacing:

- 3.28.4. Permits Required
Permits are required for the following:
 - new sign construction or placement, except as provided for 3.29.5.; and
 - re-location of existing signs.

with the following revision:

- 3.28.4. Permits Required
Permits are required for the following:
 - new sign construction or placement, except as provided for 3.28.5.; and
 - re-location of existing signs.

11. Amend table of contents, policy, illustration, and table numbering or ordering throughout, to maintain sequential system, as required.

DONE AND PASSED in Council assembled in the Council Chambers of the RM of St. Clements, in the Province of Manitoba, this ____ day of _____, A.D., 20__.

THE RM OF ST. CLEMENTS

MAYOR

CAO

GIVEN First Reading this 13th day of May, A.D., 2025.
GIVEN Second Reading this day of _____, A.D., 20__.
GIVEN Third Reading this day of _____, A.D., 20__.

Date: October 2nd, 2025

File: **BL 13-2025**
Zoning By-law Amendment
(Public Hearing Report)

To: Council
R.M. of St. Clements

From: Valentina Esman,
Community Planner,
Red River Planning District



Properties: N/A

Issue:

To amend the RM of St. Clements Zoning By-law No. 5-2002 through refinements (improvements) aimed at aligning zoning regulations with recent amendments to the Building By-law. These changes support district-wide harmonization efforts across the Red River Planning District. These proposed updates include text amendments **only**. There are no changes to zoning designations or property rezoning are included.

SECTION 1: INTRODUCTION, TIMELINE AND BACKGROUND INFORMATION

Under this application, the Rural Municipality of St. Clements is proposing a set of text amendments to its Zoning By-law in response to recent updates made to the Building By-law.

These changes are part of a coordinated effort with the RRPD to ensure consistency between municipal zoning regulations and the updated building by-laws and standards. This alignment will improve clarity for users, reduce regulatory conflicts, and promote streamlined development processes throughout the district by:

- Removing outdated references (e.g. Buildings and Mobile Homes Act)
- Removing outdated regulations
- Refining text to reflect current requirements and practices

The proposed amendments include the topics of:

1. Construction timing
2. Permit application requirements
3. Geotechnical Reports
4. Pools and Hot Tubs

These updates will not change the zoning of any properties. These updates will modernize and harmonize regulatory language in line with the updated Building By-law

This By-Law amendment application was brought forward to the Council on May 13th, 2025 for First Reading consideration. Upon receiving First Reading, the By-Law amendment was circulated for comments to provincial departments/agencies on September 10th, 2025.

The By-Law amendment was sent to be advertised within the Selkirk Record newspaper on October 2nd 2025 and October 9th, 2025 publication dates.

SECITON 2: PLANNING ANALYSIS, DEVELOPMENT PLAN COMPATIBILIY AND SECONDARY PLANNING COMPATIBILITY

2.1 Subject Property and Surrounding Area

N/A

2.2 Compatibility with the Development Plan By-Law 272/19

Development Plan policies and objects can be implemented, in part, through s Zoning By-Law. The proposed Zoning By-Law amendments relate to construction and implementing some aspects of the Development Plan.

2.3 Compatibility with Secondary Plans

N/A

SECTION 3: CIRCULATION FOR COMMENTS

This Zoning By-law 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 the 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. To date, our office has received comments from the following departments which are summarized as follows in TABLE 1 – AGENCY REMARKS. Please note: complete copies of the comments are attached (SEE APPENDIX A).

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch	No concerns
Manitoba Infrastructure Water Management, Planning and Standards	No concerns
Manitoba Conservation and Climate Environmental Compliance and Enforcement	No concerns (see full comment in Appendix A)
Manitoba Environment, Climate and Parks: Water Stewardship Division	No concerns
Historic Resources Branch Manitoba Sport, Culture, Heritage and Tourism	No concerns
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	No concerns
Mines Branch	No comments received
Lands and Planning Branch Natural Resource Stewardship Division Department of Natural Resources and Indigenous Futures	No concerns
Manitoba Municipal Relations Community Planning Services	No comments received
MB Hydro and Gas	No concerns
BellMTS	No comments received
R.M. of East St. Paul	No comments received
R.M. of Springfield	No concerns

Please note: a FULL set of comments are attached to the package report for Council's review and consideration.

SECTION 4 – RECOMMENDATIONS:

Based on the above-noted information, the proposed zoning by-law amendment is in compliance with the Development Plan, and **we recommend that 2nd Reading be given.**

Please note that if Council does decide to approve the application and if there are the minimum required amount of objections as per *the Planning Act*, Council may not give Third Reading to the by-law until the required time-frame has allowed for second objections to be confirmed, or until such time as an appeal hearing has denied the objection(s).

For the purposes of an amendment to a zoning by-law, objections must be received from at least 300 eligible people, in order to be considered sufficient to trigger an Appeal Hearing .

APPENDIX A: AGENCY COMMENTS

Archived: October 6, 2025 3:13:24 PM

From: +WPG569 - Drainage

Sent: September 11, 2025 1:17:54 PM

To: [Valentina Esman](#)

Subject: RE: ZBA BL-13, 2025 of St. Clements

Importance: Normal

Sensitivity: None

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: Valentina Esman <valentina@rrpd.ca>

Sent: September 8, 2025 11:44 AM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@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 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; Chelsey McColl <accounts@dunnottar.ca>; Rosser, R.M. <info@rmofrosser.com>; Rockwood, R.M. <info@rockwood.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca

Cc: admin@rmofbrokenhead.ca

Subject: ZBA BL-13, 2025 of St. Clements

Good day to all,

On May 13th, 2025, the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL-13,2025.

This Zoning By-law Amendment proposes to amend the RM of St. Clements Zoning By-law No. BL-13, 2025 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations

and refining text to reflect current requirements and practices.

Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **October 28th, 2025, at 6:00 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 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.

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

Archived: October 6, 2025 3:13:28 PM
From: [+WPG574 - HRB Archaeology](#)
Sent: September 24, 2025 10:15:35 AM
To: [Valentina Esman](#)
Cc: [+WPG574 - HRB Archaeology](#) [+SEL1081 - Selkirk CRP](#)
Subject: RE: ZBA BL-13, 2025 of St. Clements
Importance: Normal
Sensitivity: None

Good morning,

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of the Heritage Resources Act (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

Kind regards,

Historic Resources Branch

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
T. (204) 945-2118 | F. 204.945.2384 | e. HRB.archaeology@gov.mb.ca

From: Valentina Esman <valentina@rrpd.ca>
Sent: September 8, 2025 11:44 AM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@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 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; Chelsey McColl <accounts@dunnottar.ca>; Rosser, R.M. <info@rmofrosser.com>; Rockwood, R.M. <info@rockwood.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca
Cc: admin@rmofbrokenhead.ca
Subject: ZBA BL-13, 2025 of St. Clements

Good day to all,

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Attached to this email is a copy of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for **October 28th, 2025, at 6:00 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **October 6th, 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.

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

Archived: October 6, 2025 3:13:32 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 2 Oct 2025 16:48:55

To: [Red River Planning District](#) [Valentina Esman](#) [Calvin So](#)

Cc: [+SEL1081 - Selkirk CRP PROPERTYACQUISITION@bellmts.ca](#) [Project Manager - Manitoba](#)

Subject: By-law #13-2025 (RM of St Clements) - Email to Planning - Hydro File #2025-2292

Importance: Normal

Sensitivity: None



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

RE: Application(s) **By-law #13-2025 (RM of St Clements)**

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

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the 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
R3C 0G8 Canada



Archived: October 6, 2025 3:13:36 PM
From: [+WPG569 - Conservation Circulars](#)
Sent: September 10, 2025 11:53:17 AM
To: [Valentina Esman](#)
Cc: [+SEL1081 - Selkirk CRP](#)
Subject: RE: ZBA BL-13, 2025 of St. Clements
Importance: Normal
Sensitivity: None

Good morning,

The Land Branch has no comments on the RM of St. Clements Zoning By-law Amendment BL-13, 2025.

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



Natural Resources and Indigenous Futures

From: Valentina Esman <valentina@rrpd.ca>
Sent: September 8, 2025 11:44 AM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@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 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; Chelsey McColl <accounts@dunnottar.ca>; Rosser, R.M. <info@rmofrosser.com>; Rockwood, R.M. <info@rockwood.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDrapeer@rmofspringfield.ca
Cc: admin@rmofbrokenhead.ca
Subject: ZBA BL-13, 2025 of St. Clements

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Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

Archived: October 6, 2025 3:13:40 PM

From: [DiNella, Jeff](#)

Sent: Wed, 1 Oct 2025 18:26:40

To: [Valentina Esman](#)

Subject: RE: ZBA BL-13, 2025 of St. Clements

Importance: Normal

Sensitivity: None

Hi Valentina

We have reviewed the RM of St. Clements ZBL textual amendment 13-2025 and have no concerns.

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: Valentina Esman <valentina@rrpd.ca>

Sent: September 8, 2025 11:44 AM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@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 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; Chelsey McColl <accounts@dunnottar.ca>; Rosser, R.M. <info@rmofrosser.com>; Rockwood, R.M. <info@rockwood.ca>; eipd@mymts.net; wrrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraper@rmofspringfield.ca

Cc: admin@rmofbrokenhead.ca

Subject: ZBA BL-13, 2025 of St. Clements

Good day to all,

On May 13th, 2025, the RM of St. Clements Council gave First Reading to Zoning By-law Amendment BL-13,2025.

This Zoning By-law Amendment proposes to amend the RM of St. Clements Zoning By-law No. BL-13, 2025 to align zoning regulations with amendments to the Building By-Law by removing outdated references, regulations and refining text to reflect current requirements and practices.

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

Have a great day,



Valentina Esman
Community Planner
Red River Planning District

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

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

Archived: October 6, 2025 3:13:45 PM
From: [+WPG1166 - MIT Water Review](#)
Sent: Mon, 8 Sep 2025 17:39:59
To: [Valentina Esman](#)
Cc: [+WPG1166 - MIT Water Review](#)
Subject: RE: ZBA BL-13, 2025 of St. Clements
Importance: Normal
Sensitivity: None

Hello Valentina,

We have no concerns for the proposed changes, as the relevant sections pertaining to hazard lands and geotechnical reports appear more diligent.
Thanks,

Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure

From: Valentina Esman <valentina@rrpd.ca>
Sent: September 8, 2025 11:44
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Cc: admin@rmofbrokenhead.ca
Subject: ZBA BL-13, 2025 of St. Clements

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Planning and Development Services for the Municipalities of:

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



Rural Municipality of Springfield

Planning & Development Department

Unit 1 – 686 Main Street

P.O. Box 219

Oakbank, Manitoba

R0E 1J0

Ph: (204) 444-3824

Fax: (204) 444-7440

September 16, 2025

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

Email: valentina@rrpd.ca
info@rmofstclements.com

RE: Zoning By-law Amendment By-law 13-2025

Thank you for your circulation of the above noted proposal for comment.

Our office has reviewed the proposed Zoning By-law Amendment By-law 13-2025, being considered on October 28, 2025, and would like to advise that we have no concerns.

Dan Doucet, C.E.T., C.B.C.O.
Director of Planning and Development
Development Officer
ddoucet@rmofspringfield.ca

Archived: October 6, 2025 3:13:16 PM

From: [Cook, Sheila](#)

Sent: Wed, 17 Sep 2025 16:17:21

To: [Valentina Esman](#)

Cc: [+SEL1081 - Selkirk CRP +WPG139 - Provincial Planning Services +WPG112 - AGRLandUse](#)

Subject: RE: ZBA BL-13, 2025 of St. Clements

Importance: Normal

Sensitivity: None

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

Good morning,

I have reviewed proposed Zoning By-law Amendment BL13-2025 for the RM of St. Clements on behalf of Manitoba Agriculture. No concerns from an agricultural perspective with amending Items 1 through 11 as proposed.

Regards,
Sheila

Sheila Cook, P.Ag.

Agricultural Planning Specialist

Sheila.Cook@gov.mb.ca

T: 204-365-0923

From: Valentina Esman <valentina@rrpd.ca>

Sent: September 8, 2025 11:44 AM

To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@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 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; Real_EstateCanada@cpr.ca; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Braeden <braeden@rmofstandrews.com>; Cara Nichols <planning@eaststpaul.com>; info@sipd.ca; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; Chelsey McColl <accounts@dunnottar.ca>; Rosser, R.M. <info@rmofrosser.com>; Rockwood, R.M. <info@rockwood.ca>; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDraeper@rmofspringfield.ca

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Have a great day,



Valentina Esman
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Planning and Development Services for the Municipalities of:

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

Archived: October 6, 2025 3:13:20 PM

From: +SEL1081 - Selkirk CRP

Sent: October 3, 2025 12:26:33 PM

To: [Valentina Esman](#)

Cc: +SEL1081 - Selkirk CRP

Subject: RE: ZBA BL-13, 2025 of St. Clements

Importance: Normal

Sensitivity: None

Good afternoon Valentina,

I have reviewed the Rural Municipality of St. Clements Zoning By-law Amendment No. 13-2025 on behalf of the Community Planning Services branch of Manitoba Municipal and Northern Relations. The by-law proposes several amendments to the text to improve consistency with the municipality's Building By-law and other regulations. Our office has no concerns with the approval of this by-law. We note that 3.14.2 in 'Section 3.14 Geotechnical Reports' may be mislabelled in the by-law as there is already a 3.14.2 in the existing Zoning By-law.

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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