

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

RM of East St. Paul

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 204-668-8112.

Tuesday
October 28th, 2025
5:30 PM

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: BL 2025-08

Applicant: Rural Municipality of East St. Paul

Property Location: N/A

Application Purpose:

The municipality is proposing to amend the RM of East St. Paul Zoning By-law No. 2009-04 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

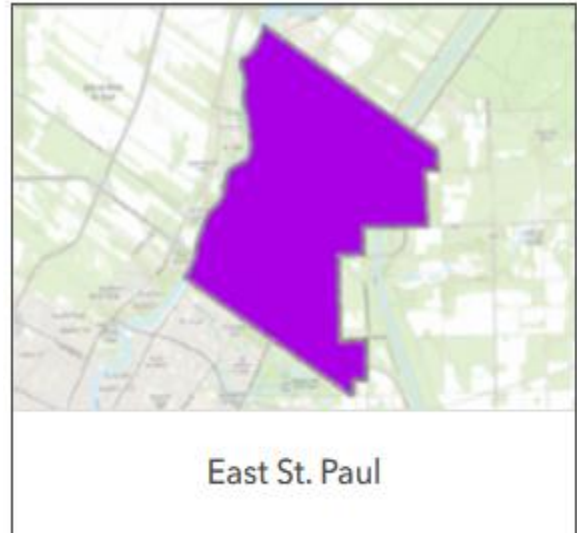


Date: October 6nd, 2025

File: **BL 2025-08**
Zoning By-law Amendment
(Public Hearing Report)

To: Council
R.M. of East St. Paul

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



Properties: N/A

Issue:

To amend the RM of East St. Paul Zoning By-law No. 2009-04 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 East St. Paul 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 across 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;

- a. Removing outdated references (e.g. Buildings and Mobile Homes Act)
- b. Removing outdated regulations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

The proposed amendments include the topics of:

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

These updates will not change the zoning designation 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 a 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 (see full comment in Appendix A)
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 (see the full comments in appendix A)
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	No comments received
Mines Branch	No concerns
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



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: gillian@rrpd.ca
cao@eaststpaul.com

RE: Zoning By-law Amendment By-law 2025-08

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

Our office has reviewed the proposed Zoning By-law Amendment By-law 2025-08, 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 3:04:35 PM

From: [Cook, Sheila](#)

Sent: September 17, 2025 11:40:36 AM

To: [Valentina Esman](#)

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

Subject: RE: ZBA BL 2025-08 - East St. Paul

Importance: Normal

Sensitivity: None

Good morning,

I have reviewed proposed Zoning By-law Amendment BL 2025-08 for the RM of East St. Paul 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 11:30 AM

To: Gillian Kolody <gillian@rrpd.ca>; 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 2025-08 - East St. Paul

Good day to all,

On May 13th, 2025, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment BL 2025-08.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law No. BL 2025-08 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 5:30 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.

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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

Planning and Development Services for the Municipalities of:

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

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Archived: October 6, 2025 3:04:38 PM

From: +SEL1081 - Selkirk CRP

Sent: October 3, 2025 12:15:28 PM

To: [Valentina Esman](#)

Cc: +SEL1081 - Selkirk CRP

Subject: RE: ZBA BL 2025-08 - East St. Paul

Importance: Normal

Sensitivity: None

Good afternoon Valentina,

I have reviewed the Rural Municipality of East St. Paul Zoning By-law Amendment No. 2025-08 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.

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: Valentina Esman <valentina@rrpd.ca>

Sent: September 8, 2025 11:30 AM

To: Gillian Kolody <gillian@rrpd.ca>; 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 2025-08 - East St. Paul

Good day to all,

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

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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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Archived: October 6, 2025 3:04:42 PM
From: [DiNella, Jeff](#)
Sent: September 29, 2025 2:54:56 PM
To: [Gillian Kolody](#)
Subject: RE: ZBA BL 2025-08 - East St. Paul
Importance: Normal
Sensitivity: None

Hi Gillian

We have reviewed the RM of East St. Paul textual ZBA 2025-08 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: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>
Sent: September 9, 2025 3:12 PM
To: Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Subject: FW: ZBA BL 2025-08 - East St. Paul

Hi,

For your review and comments,

Comments due October 6, 2025

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



Transportation and Infrastructure

From: Valentina Esman <valentina@rrpd.ca>
Sent: September 8, 2025 11:30 AM
To: Gillian Kolody <gillian@rrpd.ca>; 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 2025-08 - East St. Paul

Good day to all,

On May 13th, 2025, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment BL 2025-08.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law No. BL 2025-08 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 5:30 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.

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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: 2025-09-17

TO: Red River Planning District
c/o Valentina Esman
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

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

CC: SelkirkCRP@gov.mb.ca

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

SUBJECT: File: BL 2025-08
AAS File: AAS-25-24016
East St. Paul – Zoning By-law Amendment

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.

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

*Historic Resources Branch
Archaeological Assessment Services Unit*

Archived: October 6, 2025 3:04:47 PM

From: [SM-Subdivision Circulars](#)

Sent: Thu, 2 Oct 2025 16:48:57

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

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

Subject: By-law #2025-08 (RM of East St Paul) - Email to Planning - Hydro File #2025-2291

Importance: Normal

Sensitivity: None



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

RE: Application(s) **By-law #2025-08 (RM of East St Paul)**

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 3:04:50 PM
From: [+WPG569 - Conservation Circulars](#)
Sent: September 10, 2025 11:21:43 AM
To: [Valentina Esman](#)
Cc: [+SEL1081 - Selkirk CRP](#)
Subject: RE: ZBA BL 2025-08 - East St. Paul
Importance: Normal
Sensitivity: None

Good morning,

The Land Branch has no comments on the RM of East St. Paul Zoning By-law Amendment BL 2025-08.

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
Sent: September 8, 2025 11:30 AM
To: Gillian Kolody ; Pam Elias ; Planning ; +WPG112 - AGRLandUse ; +WPG569 - Conservation_Circulars ; +WPG574 - HRB Archaeology ; +SEL1081 - Selkirk CRP ; +WPG969 - Roadside Development ; +WPG1166 - MIT Water Review ; +WPG1195 - Mines BR ; +WPG569 - Drainage ; +WPG569 - Drinking Water - Subdivisions ; +WPG569 - EnvCEWinnipeg ; Teranet Manitoba - Surveys Planning ; SM-HCSC ; SM-Subdivision Circulars ; 'neteng.control@bellmts.ca' ; Project Manager - Manitoba ; SHYMKO, Paul ; Real_EstateCanada@cpr.ca; Sue ; Kayla Kozoway ; Braeden ; Cara Nichols ; info@sipd.ca; PPD-RegionalPlanning ; Chelsey McColl ; Rosser, R.M. ; Rockwood, R.M. ; eipd@mymts.net; wrpd@rmalexander.com; ldbplanning@lacdubonnet.com; CDrapeer@rmofspringfield.ca
Cc: admin@rmofbrokenhead.ca
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Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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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Planning and Development Services for the Municipalities of:

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

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Archived: October 6, 2025 3:05:05 PM

From: +WPG1195 - Mines BR

Sent: Tue, 23 Sep 2025 15:02:16

To: [Valentina Esman](#)

Cc: [Gallagher, Shaun](#)

Subject: RE: ZBA BL 2025-08 - East St. Paul

Importance: Normal

Sensitivity: None

Good morning,

No comments from Mines Branch.

Thanks,

-Sahej S.

Office of the Mining Recorder Manitoba

Mines_Br@gov.mb.ca

Confidentiality Notice

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

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From: Valentina Esman <valentina@rrpd.ca>

Sent: September 8, 2025 11:30 AM

To: Gillian Kolody <gillian@rrpd.ca>; 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; CDraher@rmofspringfield.ca

Cc: admin@rmofbrokenhead.ca

Subject: ZBA BL 2025-08 - East St. Paul

Good day to all,

On May 13th, 2025, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment BL 2025-08.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law No. BL 2025-08 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 5:30 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.

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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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Archived: October 6, 2025 3:05:09 PM

From: +WPG1166 - MIT Water Review

Sent: Mon, 8 Sep 2025 17:32:30

To: [Valentina Esman](#)

Cc: +WPG1166 - MIT Water Review

Subject: RE: ZBA BL 2025-08 - East St. Paul

Importance: Normal

Sensitivity: None

Hello Valentina,

We have no concerns with this file.

Thanks,

Matthew Sebesteny

Development Review Specialist

Hydrologic Forecasting & Water Management Branch

Manitoba Transportation & Infrastructure

From: Valentina Esman <valentina@rrpd.ca>

Sent: September 8, 2025 11:30

To: Gillian Kolody <gillian@rrpd.ca>; 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; CDrafer@rmofspringfield.ca

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Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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THE RM OF EAST ST. PAUL
BY-LAW NO. 2025-08

BEING A BY-LAW OF THE RM OF EAST ST. PAUL TO
AMEND THE RM OF EAST ST PAUL ZONING BY-LAW NO.
2009-04, 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 EAST ST PAUL ZONING BY LAW 2009-04, as amended;

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

1. Amend *Section 6.1 General Definitions* by replacing:

17) Building Inspector means the officer or employee of the Municipality charged with the duty of enforcing the Municipal Building By-law and any applicable Provincial and National Building Codes or regulations.

39) Development Permit means a permit issued by the RM of East St. Paul authorizing development, and may include a building permit.

81) Occupancy Permit means authorization issued in writing pursuant to the applicable zoning regulations, to occupy any building or part thereof in the Municipality.

with the following revision:

17) Designated Officer means the employee of the Municipality charged with the duty of enforcing the Municipal Building By-law and any applicable Provincial and National Building Codes or regulations.

39) Development Permit means a permit issued by the Red River Planning District authorizing development, and may include a building permit.

81) Occupancy Permit means authorization issued in writing pursuant to the applicable zoning regulations and building by-laws, to occupy any building or part thereof in the Municipality.

2. Amend *Section 38.1 Class A – No Development Permit Required* by replacing:

3) An accessory building not greater than 10.00 sq. m. (107.64 sq. ft.) in area, or exceeding 4.57 m. (15.00 ft.) or one storey in height or not considered a hazard by the Designated Officer;

with the following revision:

3) An accessory building not greater than 11.15 sq. m. (120 sq. ft.) in area, or exceeding 4.57 m. (15.00 ft.) or one storey in height;

3. Amend *Section 38.1 Class A – No Development Permit Required* by removing:

7) Demolition of a development only where a development permit has been issued for a new development on the same site, and the demolition of the existing development is explicit or implicit in that permit;

4. Amend *Section 39.4 Sign Development* , by replacing:

- 6) two sets of working drawings for the proposed sign showing:
 - a) the overall dimensions of the sign, including all sign boxes and cabinets;
 - b) a description or illustration of the copy to be displayed on the sign;
 - c) the method of illumination, if any;
 - d) the materials from which the sign is to be constructed; and
 - e) method used to support the sign and the type of wall construction if the sign is anchored to a building; and

with the following revision:

- 6) working drawings for the proposed sign showing:
 - a) the overall dimensions of the sign, including all sign boxes and cabinets;
 - b) a description or illustration of the copy to be displayed on the sign; and
 - c) the method of illumination, if any;

5. Amend *Section 52.1 Accessory Uses, Buildings and Structures*, by replacing:

- 4) No accessory building or structure shall be constructed on any zoning site prior to the time of construction of the principal building to which it is accessory.

with the following revision:

- 4) 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.

6. Amend *Section 52.2 Temporary Buildings and Uses*, by replacing:

- 2) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than six months and may not be renewed for more than two successive periods at the same location.

with the following revision:

- 2) Each development permit issued for a temporary building, structure or use shall be valid for a period of not more than one (1) year and may not be renewed for more than two successive periods, each period to a maximum of six (6) months, at the same location.

7. Amend *Section 59 Moving of Structures* by removing:

- 3) Upon completion of removal of a building from a site, the old foundation shall be removed, any excavation shall be filled, the ground shall be leveled and the site shall be put in a safe condition to the satisfaction of the Designated Officer.

8. Amend *Section 66.6 Improvements Adjacent to the Red River* by adding:

- 5) 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 74 Private and Semi-Private Swimming Pools, Hot Tubs, Ponds, Dugouts and Other Similar Features* by replacing:

- 74. Private and Semi-Private Swimming Pools, Hot Tubs, Ponds, Dugouts and Other Similar Features that are more than 0.61 m. (2.00 ft.) deep as determined by the

- Designated Officer shall meet Provincial Government regulations and:
- 1) shall be considered as being accessory to a permitted use and shall be developed in accordance with Section 52 of this By-law;
 - 2) shall not be constructed beyond the foremost portion or portions of the principal building on the site;

with the following revision:

74. Private and Semi-Private Swimming Pools, Hot Tubs, Ponds, Dugouts and Other Similar Features that are more than 0.61 m. (2.00 ft.) deep as determined by the Designated Officer shall:
- 1) be considered as being accessory to a permitted use and shall be developed in accordance with Section 52 of this By-law; and
 - 2) not be constructed beyond the foremost portion or portions of the principal building on the site;

10. Amend *Section 74 Private and Semi-Private Swimming Pools, Hot Tubs, Ponds, Dugouts and Other Similar Features* by removing:

- 3) with the exception of Hot Tubs that meet or exceed Manitoba Building Code regulations, shall be completely enclosed with a vertical board fence, with no vertical or horizontal supports that would facilitate climbing, or a chain link fence not less than No. 12 gauge galvanized steel wire, or a minimum No. 14 gauge steel wire covered with a vinyl or other approved coating forming a total thickness equivalent to No. 12 galvanized wire, with a mesh not greater than 50.80 mm. (2.00 in.) or other suitable barrier, excluding barbed wire or wire having similar dangerous characteristics or devices for projecting an electric current through the fence, constructed or erected in accordance with the following:
 - a) fences shall have a minimum height of 1.52 m. (5.00 ft.) and a maximum height of 2.00 m. (6.56 ft.), including gates, which shall be self-closing and equipped with a lockable latch to prevent unauthorized entry; and
 - b) there shall be no openings other than an entry to a building or a gate and it shall be constructed so as to prevent a child from crawling under either the fence or gate.

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 East St. Paul, in the Province of Manitoba, this ____ day of _____, A.D., 20__.

THE RM OF EAST ST. PAUL

MAYOR

CAO

GIVEN First Reading this	day of _____, A.D., 20__.
GIVEN Second Reading this	day of _____, A.D., 20__.
GIVEN Third Reading this	day of _____, A.D., 20__.