

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
December 9th, 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 2025-09

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 making a variety of refinements (improvements) to the regulations. These proposed updates include text amendments only – there are no changes to property zoning. The proposed amendments include the topics of:

- Poultry keeping
- Parking
- Secondary suites
- Accessory building / structure size
- Minor variations
- Building projections
- Setbacks from retention ponds

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



Zoning By-law Amendment RM of East St. Paul ZBA No. 2025-09

Date: November 26, 2025

File: **By-law No. 2025-09**
Zoning By-Law Amendment (Public Hearing Report)

To: RM of East St. Paul
(Council)

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

Location: None / Text Amendments to Zoning By-law

Attachments:

Appendix A - By-law 2025-09
Appendix B - Agency Comments

1.0 ISSUE:

The Rural Municipality (RM) of East St. Paul has initiated an amendment to the RM of East St. Paul Zoning By-law No. 2009/04 by undertaking a variety of amendments to the Zoning By-law's current regulations. Under this Zoning By-law Amendment (ZBA) the zoning of properties are not proposed to be altered. Therefore, this ZBA could be described as a "text amendment".

2.0 BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on November 4, 2025, and subsequently circulated to government agencies and neighbouring municipalities, as required by *The Planning Act*.

A public hearing has been advertised and scheduled for December 9, 2025.

2.2 Subject Property and Surrounding Area

As noted, the Zoning By-law Amendment ("text amendment") does not proposed to alter the zoning of any properties within the municipally. As such, there is no subject property.

2.3 Proposed Zoning By-law Amendment

Under this application, the Rural Municipality of East St. Paul is proposing to make changes (improvements) to their Zoning By-law by undertaking a variety of amendments. The proposed amendments include the topics of:

- Poultry keeping;
- Parking
- Secondary suites
- Accessory building / structure size;
- Minor variations;
- Building projections;
- Setbacks from retention ponds.

The proposed amendments do not include rezoning any property. The details for all of the proposed amendments can be found in the by-law document provided in the Appendix.

3.0 ANALYSIS:

The Planning Act (Section 68) outlines that zoning by-laws, and their amendments, are to be “generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality”. Therefore, the RRPD’s current Development Plan (*Red River Planning District Development Plan By-law No. 272/19*) and the municipality’s Secondary Plans are reviewed to determine if the proposed zoning by-law amendment application is consistent with the policy direction found in the documents. It should be noted that not all of the policies are relevant at the zoning by-law amendment application stage.

3.1 The Red River Planning District Development Plan (By-law No. 272/19)

The Development Plan organizes the RM of West St. Paul into a range of land use designations, such as *Rural Residential* and *Settlement Centre*, just to name a few. Each land use designation prescribes related policies for future development to follow. In addition, the Development Plan lists a series of general policies that address development related topics such as transportation, site servicing and infrastructure, flood protection, land drainage, etc.

The proposed zoning by-law amendments that involve bulk regulations (e.g. parking, building projections, building size, etc.) are not relevant to the future land use direction found in the RRPD Development Plan. This is because the Development Plan does not prescribe specific bulk regulations in terms of setbacks, building projections, building sizes, parking, etc. These details are implemented through a Zoning By-law, which is a local / municipal by-law and decided on by the local municipality (Council).

The zoning by-law amendment proposes the inclusion of “poultry keeping”, as a conditional use, within various existing residential zones (suburban and rural). While the Development Plan does not support farming activity in urban areas, the intensity of the proposed poultry keeping (5 max. per lot) could arguably be considered a hobby, and not farming. This is similar to other cities that have allowed for the keeping of chickens for personal use in an urban setting. It should be noted that being proposed as a conditional use, an application is required along with a public hearing and ultimately a decision by Council before any poultry keeping could take place.

The zoning by-law amendment proposes the inclusion of secondary suites within the “BLR” *Business Limited / Residential Mixed Use* zone. The “BLR” zone could be consider a zone that would typically be found in either a Settlement Centre or a General Development designated area within the Development Plan. These two Development Plan designations encourage the establishment of a range of residential housing options.

With the above noted in mind, the proposed zoning by-law amendments are generally consistent with the Development Plan.

3.2 RM of East St. Paul Secondary Plans

The RM of East St. Paul does not have any adopted secondary plan by-laws. Therefore, adherence to a secondary plan is not applicable.

3.3 Provincial and Municipal Comments

This application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities. This affords Provincial Departments an opportunity to ensure that the proposal conforms to provincial policies, and provides adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. Comments received by our office are summarized below. Complete copies of the comments are attached to this report in the Appendix.

COMMENTING AGENCY	REMARKS
Provincial Agency / Municipality / Utility	
MB Natural Resources & Indigenous Futures (Lands and Planning Branch)	No Comments on the ZBA
MB Environment & Climate Change (Drainage and Water Rights Licensing Branch)	Responsibility lies with local government to ensure bylaws are in compliance with Water Rights Act
MB Sport Culture Heritage and Tourism (Historical Resources Branch)	No concerns
City of Winnipeg	No Concerns

3.4 Further Required Approvals

As already noted, this ZBA does not propose to alter the zoning of any properties. Therefore, depending on the property and its proposed development, an additional approval or a combination of approvals may be required, which could include building / development permits, conditional use approval, rezoning, and even subdivision.

4.0 RECOMMENDATION:

As already noted in the report, *The Planning Act* (Section 68) outlines that zoning by-laws are to be “*generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality*”. Based on the information provided in the application and the information noted within this report, the RRPD concludes that the proposed zoning by-law amendment application appears to be consistent with applicable

portions of the RRPD Development Plan. Therefore, the RRPD recommends that this application **be approved.**

Please note that if Council does decide to give the application Second Reading, if there are sufficient objections 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). As per *The Planning Act*, sufficient objections is 300 eligible persons.

APPENDIX A
(Zoning By-law Amendment)

THE RURAL MUNICIPALITY OF EAST ST. PAUL
BY-LAW NO. 2025-09

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF EAST ST. PAUL to amend the
RM of East St. Paul Zoning By-law 2009-04, as amended.

WHEREAS Sections 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 meeting duly assembled, enacts as follows:

1. Amend the Table of Contents – *GENERAL DEVELOPMENT REGULATIONS* by adding:

68) Poultry Keeping

2. Amend Section 6.1 *General Definitions* by adding:

94) Poultry means domestic fowl such as chickens, turkeys and ducks.

3. Amend Section 6.1 *General Definitions* by adding:

95) Poultry Coop means a structure or area where poultry are kept or raised, either indoors or outdoors, including runs.

4. Amend Section 6.1 *General Definitions* by adding:

96) Poultry Keeping means raising of domesticated birds for producing eggs and/or as companion animals.

5. Amend Section 9.3 *CONDITIONAL USES* by adding:

7) Poultry Keeping

6. Amend Section 10.3 *CONDITIONAL USES* by adding:

7) Poultry Keeping

7. Amend Section *11.3 CONDITIONAL USES* by adding:

7) Poultry Keeping

8. Amend Section *12.3 CONDITIONAL USES* by adding:

7) Poultry Keeping

9. Amend Section *17.2 PERMITTED USES* by adding:

10) Multiple Housing Dwelling

10. Amend Section *17.3 CONDITIONAL USES* by removing:

12) Multiple Housing Dwelling

11. Amend Section *17.6 ADDITIONAL REGULATIONS FOR PERMITTED AND CONDITIONAL USES* by adding:

8) Multiple Housing Dwelling shall comply to the following regulations:

- a) A multiple housing dwelling shall not be permitted unless the entire main (ground) floor is developed for commercial use, excluding areas required for residential access and ancillary circulation space such as, but not limited to lobbies, bicycle storage, stairwells, and elevators.
- b) All residential dwelling units must be located above the ground floor.

12. Amend Section *17.7 ADDITIONAL REGULATIONS FOR CONDITIONAL USES ONLY* by deleting this section and moving the following to *17.6 ADDITIONAL REGULATIONS FOR PERMITTED AND CONDITIONAL USES*:

- 1) A Single Housing Dwelling shall be developed in accordance with Section 10 of this By-law.

- 2) A Multiple Housing Dwelling shall be developed in accordance with Section 13 of this By-law.

13. Amend Section 27.3 *CONDITIONAL USES* by adding:

- 14) Poultry Keeping

14. Amend Section 27.5 *SITE REQUIREMENTS – Accessory Uses and Buildings* by replacing:

- 7) Building Area max. 204.38 sq. m. (2,200 sq. ft.)

with the following revision:

- 7) Building Area max. 408.77 sq. m. (4,400 sq. ft.)

15. Amend Section 27.6 *ADDITIONAL REGULATIONS FOR PERMITTED AND CONDITIONAL USES* by replacing:

- 3) The maximum building area for accessory units is per building, up to the maximum of two accessories per title (BL 2016-01).

with the following revision:

- 3) The total maximum building area for all accessory buildings on the property shall not exceed 4,400 sq. ft.

16. Amend Section 28.3 *Conditional Uses* by adding:

- 8) Non-Commercial Farm

17. Amend Section 28.3 *CONDITIONAL USES* by adding:

- 9) Poultry Keeping

18. Amend Section 28.5 *SITE REQUIREMENTS – Accessory Uses and Buildings* by replacing:

- 7) Building Area max. 111.48 sq. m. (1,200.0 sq. ft.)

with the following revision:

7) Building Area max. 222.96 sq. m. (3,000 sq. ft.)

19. Amend Section 28.6 *ADDITIONAL REGULATIONS FOR PERMITTED AND CONDITIONAL USES* by replacing:

3) The maximum building area for accessory units is per building, up to the maximum of two accessories per title (BL 2016-01).

with the following revision:

3) The total maximum building area for all accessory buildings on the property shall not exceed 3,000 sq. ft.

20. Amend Section 28.7 *ADDITIONAL REGULATIONS FOR CONDITIONAL USES ONLY* by adding:

6) A Residential Related Farm shall be developed in accordance with Section 67 of this By-law.

21. Amend Section 29.3 *CONDITIONAL USES* by adding:

9) Poultry Keeping

22. Amend Section 29.5 *SITE REQUIREMENTS – Accessory Uses and Buildings* by replacing:

7) Building Area max. 111.48 sq. m. (1,200.0 sq. ft.)

With the following revision:

7) Building Area max. 222.96 sq. m. (2,400 sq. ft.)

23. Amend Section 29.6 *ADDITIONAL REGULATIONS FOR PERMITTED AND CONDITIONAL USES* by replacing:

3) The maximum building area for accessory units is per building, up to the maximum of two accessories per title (BL 2016-01)

with the following revision:

3) The total maximum building area for all accessory buildings on the property shall not exceed 2,400 square ft.

24. Amend *Section 33.3 Conditional Uses* by adding:

15) Secondary Suite, attached

25. Amend *Section 35.3 Variance to Regulations* by replacing:

The Designated Officer may approve, with or without conditions, a minor variation not to exceed 10.00 percent of the regulations of this By-law governing height, distance, area, size or intensity of use regulations

with the following revision:

The Red River Planning District and/or the Designated Officer may approve, with or without conditions, a minor variation not to exceed 15.00 percent of the regulations of this By-law governing height, distance, area, size or intensity of use regulations.

26. Amend *section 38.1 Development Classes* by adding:

- 8) viii) Sign inserts
- ix) Municipal signs on Municipally owned property

27. Amend *section 49.0 Projections into Yards and Separation Spaces* by replacing:

8) No projections shall be permitted in the R1-8 zone (Ground to Sky) [2022-08]

with the following revision:

8) No projections shall be permitted in the R1-8 zone (Ground to Sky) with the exception of window wells.

28. Amend *section 52.1 Accessory Uses, Buildings and Structures* by replacing:

2) Accessory developments are conditional when accessory to a conditional use.

with the following revision:

2) Accessory developments are conditional when accessory to a new conditional use.

29. Amend *section 60.0 Parking* by replacing:

Footnote 1) Excluding registered vehicles within an enclosed building, for any single housing dwelling in the R1-10 and R1-17 Zoning Districts a maximum of 4 registered vehicles may be parked which could include the maximum of 1 travel trailer or 1 motor home or 1 cargo trailer and/or 1 truck with a registered gross vehicle weight of less than 6,804.00 kg. (15,000.00 lb.), or, provided that approval is granted by the Designated Officer, 1 truck with a registered gross vehicle weight greater than 6,804.00 kg. (15,000.00 lb.), providing that all yard requirements and other zoning regulations are complied with.

with the following revision:

Footnote 1) Excluding registered vehicles within an enclosed building, for any single housing dwelling or two housing dwelling in the R1-8, R1-10, R1-17, RR-1, RR-2, RR-5, DR, RT, and RM Zoning Districts a maximum of 6 registered vehicles may be parked which could include the maximum of 1 travel trailer or 1 motor home or 1 cargo trailer, 1 boat and/or 1 truck with a registered gross vehicle weight of less than 6,804.00 kg. (15,000.00 lb.), providing that all yard requirements and other zoning regulations are complied with.

30. Amend *section 60.0 Parking* by removing:

Footnote 2) Excluding registered vehicles within an enclosed building, for any single housing dwelling or two housing dwelling in the RR-1, RR-2, RR-5, DR, RT, and RM Zoning Districts a maximum of 6 registered vehicles may be parked which could include the maximum of 1 travel trailer or 1 motor home or 1 cargo trailer and/or 1 truck with a registered gross vehicle weight of less than 6,804.00 kg. (15,000.00 lb.), or, provided that approval is granted by the Designated Officer, 1 truck with a registered gross vehicle weight greater than 6,804.00 kg. (15,000.00 lb.), providing that all yard requirements and other zoning regulations are complied with.

31. Amend GENERAL DEVELOPMENT REGULATIONS by adding:

68.0 Poultry Keeping

1) The following provisions shall apply to the keeping of poultry:

- a) Where permitted, no more than five (5) poultry may be kept per residential lot;
 - b) Only hens (female chickens), ducks, and turkeys may be kept; no roosters or geese shall be permitted;
 - c) Eggs and manure cannot be sold for commercial purposes;
 - d) Backyard slaughtering is not allowed;
 - e) At the end of their lives, the poultry shall be brought to a farm, petting zoo or veterinary;
 - f) All areas shall be kept in a clean and tidy manner as determined by the By-law Officer or Designated Officer;
 - g) Manure must be stored in an enclosed structure such as a compost bin, and no more than one and a half (1.5) cubic feet shall be stored at any one time.
- 2) A Poultry coop and enclosure is required and must meet the following standards:
- (a) Shall be located in the rear yard of a lot;
 - (b) Shall be positioned a minimum of 4.6 m (15 ft) from any neighbouring property line;
 - (c) A coop may be a maximum of 1.83 m (6 ft) in height.
 - (d) Enclosures may be no larger than 11.15 m² (120 ft²) and covered entirely on all sides and top by chicken-grade fencing so it is predator-proof;
 - (e) Enclosures should be designed to provide poultry with a adequately ventilated, dry, and insulated environment, especially for wintertime.

32. Remove *section 66.15* Lots Adjacent to Stormwater Retention Areas.

33. Amend the last sentence of *sections 9.6.3, 10.6.4, 11.6.4, 12.6.2, 33.6.7* by replacing:

Seasonal non-winter structures such as decks, screened porches or verandas, uncovered walks, and wheelchair ramps as determined by the Designated Officer are not included in the maximum building area calculations or site coverage.

with the following revision:

The following structures shall be excluded from maximum building area calculations or site coverage: uncovered decks, open verandas, uncovered accessibility ramps, and uncovered walks.

34. Amend table numbering or ordering throughout to maintain sequential system, as required.

DONE AND PASSED in Council duly assembled at the Council Chambers of the Rural Municipality of East
St. Paul at East St. Paul, in the Province of Manitoba this _____ day of
_____ A.D. 2025.

Mayor

Chief Administrative Officer

Read a first time this ____ day of A.D. 2025

Read a second time this ____ day of A.D. 2025

Read a third time this ____ day of A.D. 2025

APPENDIX B
(Agency Comments)



Outlook

RE: Zoning Bylaw Amendment No. 2025-09 East St. Paul

From +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>

Date Tue 2025-11-18 10:35 AM

To Derek Eno <deno@rrpd.ca>

Hello,

The Lands Branch has no comments on the East St. Paul Zoning Bylaw Amendment No. 2025-09.

Thank you.

Tanya Dixon
GIS Planning Specialist, Lands Branch
Natural Resources and Indigenous Futures
14 Fultz Boulevard – Box 25, Winnipeg MB R3Y 0L6
Tanya.Dixon@gov.mb.ca / 204-945-2586

From: Derek Eno <deno@rrpd.ca>

Sent: November 5, 2025 11:46 AM

To: 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 - 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>; Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; 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; cdraper@rmofspringfield.ca

Cc: Gillian Kolody <gillian@rrpd.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>

Subject: Zoning Bylaw Amendment No. 2025-09 East St. Paul

On November 4th, 2025, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment BL 2025-09.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law by undertaking a range of text changes. There are no changes to property zoning.

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

A Public Hearing with the municipal Council is planned for **December 9th, 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 **December 1st, 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.



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

RE: Zoning Bylaw Amendment No. 2025-09 East St. Paul

From +WPG569 - Drainage <drainage@gov.mb.ca>

Date Thu 2025-11-06 9:19 AM

To 'Derek Eno' <deno@rrpd.ca>

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: Derek Eno <deno@rrpd.ca>

Sent: November 5, 2025 11:46 AM

To: 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 - 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>; Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; 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; cdraper@rmofspringfield.ca

Cc: Gillian Kolody <gillian@rrpd.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>

Subject: Zoning Bylaw Amendment No. 2025-09 East St. Paul

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



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

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

DATE: 2025-11-21

TO: Red River Planning District
c/o Derek Eno
Manager of Planning Services
2978 Birds Hill Road
East St. Paul, Manitoba
R2E 1J5
CC: selkirkCRP@gov.mb.ca

FROM: Archaeological Assessment Services Unit
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: By-law No. 2025-09
AAS File: AAS-25-24669
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



Outlook

RE: Zoning Bylaw Amendment No. 2025-09 East St. Paul

From PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>

Date Wed 2025-11-12 3:55 PM

To Derek Eno <deno@rrpd.ca>

Cc selkirkCRP@gov.mb.ca <selkirkCRP@gov.mb.ca>

Forgot to cc Selkirk CRP – Please see the City’s of Winnipeg’s comments below.

Thanks,

Anna



Regional Planning

**Planning, Property and Development
City of Winnipeg**

Telephone: 204-986-2636

Email: RegionalPlanning@winnipeg.ca

Website: winnipeg.ca

Address: 15-30 Fort Street, Winnipeg, MB 4X5

From: PPD-RegionalPlanning

Sent: Wednesday, November 12, 2025 3:52 PM

To: Derek Eno <deno@rrpd.ca>

Subject: RE: Zoning Bylaw Amendment No. 2025-09 East St. Paul

Hi Derek,

We understand that if bylaw 2025-09 is approved, in accordance with section 169(3) of the Planning Act the hearing notice for a Poultry Keeping Conditional Use would need to be shared with property owners within 100m of the proposed use, or posted at the subject property.

Given that, we have no concerns.

Thanks,

Anna



Regional Planning

Planning, Property and Development
City of Winnipeg

Telephone: 204-986-2636

Email: RegionalPlanning@winnipeg.ca

Website: winnipeg.ca

Address: 15-30 Fort Street, Winnipeg, MB 4X5

From: Derek Eno <deno@rrpd.ca>

Sent: Wednesday, November 5, 2025 11:46 AM

To: 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>; 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 - Drainage <drainage@gov.mb.ca>; - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; envCEWinnipeg@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-HCSC <hcsc@hydro.mb.ca>; Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; 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@sjpd.ca; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; Chelsey McColl <accounts@dunnottar.ca>; info@rmofrosser.com; info@rockwood.ca; eipd@mymts.net; wrrpd@rmalexander.com; ldbplanning@lacdubonnet.com; cdraper@rmofspringfield.ca
Cc: Gillian Kolody <gillian@rrpd.ca>; Selkirk CRP <selkirkCRP@gov.mb.ca>
Subject: Zoning Bylaw Amendment No. 2025-09 East St. Paul

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ATTACHMENT WARNING: This email contains attachment types commonly used by ransomware and other email threats. As a general rule, do not click on anything unless you are expecting the content, and certain the content is safe.

On November 4th, 2025, the RM of East St. Paul Council gave First Reading to Zoning By-law Amendment BL 2025-09.

This Zoning By-law Amendment proposes to amend the RM of East St. Paul Zoning By-law by undertaking a range of text changes. There are no changes to property zoning.

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

A Public Hearing with the municipal Council is planned for **December 9th, 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 **December 1st, 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.



Derek Eno RPP, MCIP
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