NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

RM of St. Andrews

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 204-7382264

Tuesday	**Council Chambers,**
November 10th ,2026	**500 Railway Avenue,**
5:30 PM	**RM of St. Andrews, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **ZBA - BL 4440**

Applicant: Kort Pollock

Property Location: 641 Brimacombe Road,
RM of St. Andrews.
Roll # 448200
Legal: CT # 1276391/1



Application Purpose:
To rezone the subject property from "A80" Agriculture General to "SR" Seasonal Residential" zone in order to subdivide the land of 40.23 ac into 37 lots for the future single-family residential development.

Current Zoning	Zoning Proposed by Applicant
"A80" Agriculture General	"SR" Seasonal Residential Zone

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

RED RIVER
PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

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

Date/Update: November 2nd, 2026



File: **BL 4440**
Zoning By-law Amendment
(Public Hearing Report)

To: Council
R.M. of St. Andrews

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

Properties:

Civic Address	Certificate of Title	Legal Description*	Assessment Roll No.
641 Brimacombe Rd, st. Andrews	**CT: 1276391/1**	THE SLY 825 FEET OF SE ¼ 10-15-4 EMP EXC THE SLY 760 FEET OF THE ELY 560 FEET	**448200**

Issue:
To amend R.M. of St. Andrews Zoning By-Law N. 4066 by rezoning the subject property from "A80" General Agricultural Zone to "SR" Seasonal Residential Zone in order to subdivide the land into total 37 lots and u-shaped road for the future single family residential development.

SECTION 1: INTRODUCTION, TIMELINE AND BACKGROUND INFORMATION

As per the letter of intent the applicant intends to rezone the subject properties from "A80" General Agricultural Zone to "SR" Seasonal Residential Zone in order to subdivide the land into total 37 lots and u-shaped road for the future single family residential development.

It should be noted that the applicant has submitted an associated Subdivision application (File No. S26-3156) and this application has been circulated to government agencies for review and commenting.

This By-Law amendment application was brought forward to the Council on September 8th, 2026, for First Reading consideration. Upon receiving First Reading, the By-Law amendment was circulated for comments to provincial departments/agencies on October 2nd ,2026. The By-Law amendment was sent to be advertised within the Selkirk Record newspaper on October 16th, 2026 and October 23rd ,2026 publication dates.

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

2.1 Subject Property and Surrounding Area

The total area of the currently vacant land to be rezoned is roughly 40.23 acres on title CT: 1276391/1.
The area surrounding the proposed amendment is as follows:

- To the North – 110 ac lot zoned "A80" Agricultural General
- To the South – Brimacombe Road East and then 152 ac lot zoned "A80" Agricultural General
- To the East – 98 - 9.77 ac lost zoned "A80" Agricultural General
- To the West – -140.43-1.01 ac lost zoned "A80" Agricultural General

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

Under the Red River Planning District's Development Plan, the subject land is currently designated as Resort (R). The Resort (R) designation is a designation given to areas associated with natural or recreational resources whereby development for tourism, economic development, and residential dwellings are encouraged while protecting the resource, which makes development attractive. The intensity of development shall be governed by the natural capacity of the ecosystem and servicing capacity of the area. Typically, Resort areas have lot potential for agricultural activities due to any physical constraints or any other reasons. In addition, the resort designation promotes seasonal dwelling areas and other recreational uses depending on the land capability.

As already noted, not all of the policies in the Development Plan are relevant to the subject lands at the zoning by-law amendment application stage. The following analysis is only related to Development Plan topics identified to be applicable at the rezoning stage. Topics have been organized thematically for easy reference.

Surrounding Land Use

The Resort policy 4.4.1 outlines that, "*Resort area development shall be directed towards sites with a low potential for agricultural activities, including livestock production, due to poor soil conditions or other physical constraints which make the use of the land for agriculture unfeasible, and shall be directed towards sites where the proposed development will not unduly interfere with existing or proposed agricultural operations…."* The rezoning proposal aligns with the intent of this policy.

Furthermore, policy 4.4.12.9 promotes compatibility of land uses. RRPD notes that the subject property is much smaller than the required 80 acres for the current "A80" Agricultural General zone and there are physical constraints to carry out agricultural activities on the property (topography and water body crossing it over). In addition, some of the surrounding properties are of similar nature and does not meet the required acreage of the current "A80" zone. Comments received from Manitoba Agriculture and Resource Development have indicated no issues from agricultural perspective, and RRPD understands that the subject land is not an agricultural operation.

Traffic:

Proposed rezoning aligns with transportation connectivity requirements as there are two access point to the municipal road provided as the MPA section (3)(l) states: *"(l) the street system in a plan of subdivision must be integrated with the existing street system so that there are at least two points of access, and where a subdivision is to be developed in stages, there must be at least two points of access at each stage, one of which may be temporary;*".

Flooding:

RRPD notes that the subject property abuts and is within foreign aggregate mine and has been filled with water. Manitoba Infrastructure and Transportation -Water Management - Planning and Standards (WMPS) has advised that the flood risk and the Designated Flood Area should be made known to any potential purchaser of the land. Furthermore, Development Plan policy 4.4.12.3 states that, "*proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard*." RRPD notes that the flooding situation will be addressed in the development agreement with the municipality. In addition, land dedication along the water body for bank stabilization has been included as a condition of approval in related subdivision for the subject property.

The proposed zoning by-law amendment is generally consistent with the objectives and policies of the Development Plan at the zoning by-law amendment stage.

2.3 Compatibility with Secondary Plans

There are currently no adopted Secondary Plans that impact the rezoning of the subject properties.

2.4 Further Required Approvals

Should Council approve this Zoning By-Law Amendment application it should also be noted that the applicant has submitted an associated Subdivision application (File No. S26-3156) to address the future land development.
If Council wishes to address development and infrastructure standards to ensure that any proposed development complies with applicable policies of the Development Plan and other applicable municipal polices, they could require a development agreement as part of the rezoning or subdivision.

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 B).

TABLE 1– AGENCY REMARKS

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
Manitoba Infrastructure Highway Design Branch	The intent is to rezone 641 Brimacombe Rd E from "AG" Agricultural General to "SR" Seasonal Residential. We note that this property does not have frontage on a road under the jurisdiction of the Department. If your office and the local authority wish to consider approval of this zoning by-law amendment, we will not object. (see full comment attached to Appendix D)
Manitoba Infrastructure Water Management, Planning and Standards	The land is within the Lower Red River Designated Flood Area (LRRDFA), ensuring it is subject to Section 17 of the Water Resources Administration Act and the Designated Flood Area Regulation. All permanent structures within the Lower Red River Designated Flood Area must meet certain requirements for minimum elevations of flood protection measures. Available on-hand topographic information obtained by LiDAR, indicates natural ground elevations at the site ranges from approximately 221.28 metres (726 feet) to 224.15 metres (735.4 feet) CGVD28.

	The minimum criteria which Hydrologic Forecasting and Water Management is now utilizing in assessing the flood hazard is the 200-year flood or flood of record , whichever is greater. The 200-year flood protection level for this location is approximately 221.13 metres (725.5 feet) CGVD28. Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this subdivision should only occur on lands above or raised to the flood protection level of 221.13 metres (725.5 feet) CGVD28. Please note that structures on locations above the flood protection level but within the LRRDFA still require an application for a Designated Flood Area Permit with our branch. The flood risk and the Designated Flood Area should be made known to any potential purchaser.
Manitoba Conservation and Climate ,Environmental Compliance and Enforcement	No comments or concerns. (see full comment attached to Appendix D)
Water and Drainage Control	No comments or concerns. (see full comment attached to Appendix D)
Historic Resources Branch |Manitoba Sport, Culture, Heritage and Tourism	No comments or concerns (see full comment attached to Appendix D)
Manitoba Agriculture and Resource Development Agri-Ecosystems and Land Management Section	No objection. (see full comment attached to Appendix D)
Mines Branch	No comments received
Lands and Planning Branch Natural Resource Stewardship Division Department of Natural Resources and Indigenous Futures	No comments received.
Manitoba Municipal Relations Community Planning Services	No comments or concerns (see full comment attached to Appendix D)
MB Hydro and Gas	No new easements required (see full comment attached to Appendix D)
BellMTS	No comments or concerns.

LSSD	No comments
Canada Post	Please contact Paul Shymko at paul.shymko@canadapost.ca for conditions of requirements.
R.M. of St. Andrews	The proposed 'SR' rezoning is consistent with the property's recently approved 'Resort' designation. No rezoning conditions are proposed, as the development requirements, including a development agreement, are addressed through the recommended conditions of approval for subdivision application S26-3146.
EIPD	The Eastern Interlake Planning District has no concerns with this request.
Winnipeg River PD	No comments
RM of Lac-du-Bonnet	No comments
RM of VoD	No comments

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

SECTION 4 – RECOMMENDATIONS:

This Zoning By-Law amendment generally meets the current Development Plan. The Red River Planning District Office **recommends** the Council give **Second Reading** to By-law No. BL-4440.
Should council wish to address development and infrastructure standards to ensure that any proposed development complies with applicable policies of the Development Plan and municipal polices, the RRPD recommends entering into a development agreement as condition of the subject rezoning application.

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 persons in order to be considered sufficient to trigger an Appeal Hearing.

cc: Municipal Relations-Community Planning

Attachments:
Appendix A - RRPD Location and Zoning Maps
Appendix B - Information from the applicant
Appendix C - By-law 4440
Appendix D - Agency Comments.

Appendix A



Schedule "A"

Zoning Amendment BL 4440
RM of St. Andrews
Zoning By-Law No. 4440, as amended
FROM: A80 - "Agricultural General" zone
TO: "SR" - Seasonal Residential zone

Subject Property
Existing
Parcel Outline
Roads

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RED RIVER PLANNING DISTRICT

Letter 8.5 x 11



Date: September, 2026

Schedule "A"

Zoning Amendment BL 4440
RM of St. Andrews
Zoning By-Law No. 4440, as amended
FROM: A80 - "Agricultural General" zone
TO: "SR" - Seasonal Residential zone

Subject Property
Existing
Proposed zone

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

RED RIVER PLANNING DISTRICT

Appendix B

KORT POLLOCK | 204-485-5652 | kort.pollock@gmail.com

August 17, 2026

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

LETTER OF INTENT

Re: Zoning By-law Amendment - A80 Agricultural General to SR Seasonal Resort
Property: 641 Brimacombe Road East, Clandeboye, Manitoba
Roll / Legal: 448200.000 | SE 1/4 Section 10, Township 15, Range 4 E.P.M.

To whom it may concern:

On behalf of the registered owner, Kerry Kenneth Pollock, I, Kort Pollock, apply to amend the Rural Municipality of St. Andrews Zoning By-law No. 4066 for the approximately 40.23-acre property noted above. The lands were redesignated "Resort" under Red River Planning District Development Plan By-law No. 292/2025, adopted in June 2026, placing the required policy designation in effect for the proposed residential use. The request is to rezone the property from A80 - Agricultural General to SR - Seasonal Residential so the related low-density subdivision may proceed.

This rezoning application is submitted concurrently with the subdivision application shown on Isaac & Denchuk Manitoba Land Surveyors Ltd. SAM File 26-267, Design 3. Because the applications are interdependent, the applicant requests that they proceed in tandem and, where the RRPD and the RM consider it appropriate, be considered through a combined public hearing.

The property is northeast of Clandeboye, approximately one kilometre east of Provincial Trunk Highway 9, with direct access to Brimacombe Road East. It is generally flat and rural, contains one existing single-family dwelling, and consists mainly of mowed grass and treed areas. It is not cultivated and is bisected by a water feature created through previous aggregate removal. Its configuration and water feature limit modern agricultural use while offering a natural amenity for compatible residential planning.

The requested SR zoning is appropriate because:

- the site supports low-density seasonal residential use near similar resort development along Medicine Creek while retaining the area's rural and natural character;
- direct municipal-road frontage supports orderly access, while the uncultivated parcel's configuration and water feature limit agricultural impacts; and
- additional residential lot opportunities would support housing choice and population growth in the RM of St. Andrews.

The proposed lots are intended for single-family residential use, which is permitted in the SR Zone. The concurrent subdivision and its servicing will be refined so the lots comply with the applicable SR dimensional standards in Tables 13 and 14 of Zoning By-law No. 4066. Several dimensional variance are presently proposed.

Criterion	SR zoning standard	Application approach
Intended use	Single-family dwellings are a permitted use in the SR Zone (Table 13).	The proposed lots are intended for single-family residential use.
Minimum site width	100 ft In most cases	SAM Design 3 may be refined, if necessary, to meet or exceed the minimum; however several width variances are presently proposed.
Minimum site area	15,000 sq. ft. with an approved central sewer or approved pump-out holding tank septic system; otherwise 60,000 sq. ft.	Final lot geometry and servicing shall satisfy the applicable minimums in most cases; however some variances may be required.

The current concept anticipates private wells and approved on-site wastewater servicing. Where the 15,000-square-foot site-area standard is relied upon, lots will use an approved pump-out holding tank septic disposal system or other servicing accepted by the approving authorities. If different servicing is required, the lot design will be adjusted to meet the corresponding site-area standard.

Approval of the SR rezoning, together with the concurrently submitted subdivision application, will provide the planning certainty needed to advance a carefully designed seasonal residential community shaped by agency requirements and local conditions. The project would put the property to productive use, create housing opportunities and complement nearby resort development. I welcome continued collaboration and respectfully request Council's support for both applications.

Sincerely,

Kort Pollock, Applicant / Authorized Representative



THE RM OF ST. ANDREWS
BY-LAW NO. 4440

BEING A BY-LAW OF THE RM OF ST. ANDREWS TO AMEND THE RM OF ST. ANDREWS ZONING BY-LAW NO. 4066, 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. ANDREWS ZONING BY LAW 4066**, as amended;

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

1) That Zoning Map attached to and being part of the rural municipality of St. Andrews Zoning By-Law 4066, is amended by re-zoning the lands:

   Address: 641 Brimacombe Road, St. Andrews (Roll No. 448200)

   Legal description:
   THE SLY 825 FEET OF SE ¼ 10-15-4 EPM
   EXC THE SLY 760 FEET OF THE ELY 560 FEET

   CT: 1276391/1

as indicated on attached map hereto and marked as Schedule "A" of this By-Law

From:

"A80" Agriculture General

To:

"SR" Seasonal Residential Zone

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

THE RM OF ST. ANDREWS

_____
MAYOR

_____
CAO

GIVEN First Reading this 8th day of September, A.D., 2026.

GIVEN Second Reading this day of _____, A.D., 2026.

GIVEN Third Reading this day of _____, A.D., 2026.

Schedule “A” – Proposed Zoning Map:



Schedule "A"

Zoning Amendment BL 4440
RM of St. Andrews
Zoning By-Law No. 4440, as amended
FROM: A80 - "Agricultural General" zone
TO: "SR" - Seasonal Residential zone

Subject Property
Existing
Proposed zone

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RED RIVER PLANNING DISTRICT

No comments	Delivered	Red River Planning District - Lord Selkirk School Division Kelly McDonald	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-05 12:26 p.m.	

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

On September 8th, 2026, the RM of St. Andrews Council gave First Reading to **Zoning By-law Amendment 4440 (see the resolution in attachments).**

The purpose of Zoning By-law No. 4440 is to rezone from the subject property of 40.23 ac from "A80" Agriculture General to "SR" - Seasonal Residential zone in order to subdivide the land into approximately 37 lots for the future single-family residential development (notice: After Fist Reading the number for the proposed subdivision has changed, SAM was revised from 44 to 37 lots)

See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

SHOW MORE

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by Kelly McDonald, 2026-10-05, 12:26 p.m.

No comments	Delivered	Red River Planning District - Utility Company - Telecommunication Bell MTS Subdivisions	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-07 8:55 a.m.	

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

SHOW MORE

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by Bell MTS Subdivisions, 2026-10-07, 8:55 a.m.

^	No comments	Delivered	Red River Planning District - R.M. of Lac du Bonnet Maureen Janisch	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-07 12:56 p.m.

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

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by Maureen Janisch, 2026-10-07, 12:56 p.m.

^	No comments	Delivered	Red River Planning District - Manitoba Historic Resources Historic Resources Branch Manitoba Government(SCHT)	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-23 9:25 a.m.

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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The purpose of Zoning By-law No. 4440 is to rezone from the subject property of 40.23 ac from "A80" Agriculture General to "SR" - Seasonal Residential zone in order to subdivide the land into approximately 37 lots for the future single-family residential development (notice: After Fist Reading the number for the proposed subdivision has changed, SAM was revised from 44 to 37 lots)

See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

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by Historic Resources Branch Manitoba Government(SCHT), 2026-10-23, 9:25 a.m.

Complete	Delivered	Red River Planning District - Eastern Interlake Planning District Eastern Interlake Planning District	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-06 2:54 p.m.	

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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The purpose of Zoning By-law No. 4440 is to rezone from the subject property of 40.23 ac from "A80" Agriculture General to "SR" - Seasonal Residential zone in order to subdivide the land into approximately 37 lots for the future single-family residential development (notice: After Fist Reading the number for the proposed subdivision has changed, SAM was revised from 44 to 37 lots)

See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

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Stakeholder comments

The Eastern Interlake Planning District has no concerns with this request.
Thank you,
Nancy Thom, CAO/Development Officer
Eastern Interlake Planning District

ADD COMMENT +

by Eastern Interlake Planning District, 2026-10-06, 2:54 p.m.

Complete	Delivered	St. Andrews Braeden Bennett	a.m. by Valentina Esman	2026-10-29		4:28 p.m.

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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The purpose of Zoning By-law No. 4440 is to rezone from the subject property of 40.23 ac from "A80" Agriculture General to "SR" - Seasonal Residential zone in order to subdivide the land into approximately 37 lots for the future single-family residential development (notice: After Fist Reading the number for the proposed subdivision has changed, SAM was revised from 44 to 37 lots)

See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

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Stakeholder comments

The proposed 'SR' rezoning is consistent with the property's recently approved 'Resort' designation. No rezoning conditions are proposed, as the development requirements, including a development agreement, are addressed through the recommended conditions of approval for subdivision application S26-3146.

ADD COMMENT +

by Braeden Bennett, 2026-10-08, 4:28 p.m.

^	Complete with conditions	Delivered	Red River Planning District - Canada Post Paul Shymko	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-15 7:58 a.m.

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

On September 8th, 2026, the RM of St. Andrews Council gave First Reading to **Zoning By-law Amendment 4440 (see the resolution in attachments).**

The purpose of Zoning By-law No. 4440 is to rezone from the subject property of 40.23 ac from "A80" Agriculture General to "SR" - Seasonal Residential zone in order to subdivide the land into approximately 37 lots for the future single-family residential development (notice: After Fist Reading the number for the proposed subdivision has changed, SAM was revised from 44 to 37 lots)

See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

SHOW MORE

Stakeholder comments

Please contact Paul Shymko at paul.shymko@canadapost.ca for conditions of requirements.

ADD COMMENT +

by Paul Shymko, 2026-10-15, 7:58 a.m.

Valentina Esman

From: Red River Planning District
Sent: October 13, 2026 1:08 PM
To: Valentina Esman
Subject: FW: 641 BRIMACOMBE RD: Reminder: upcoming circulation due date

Please see below, thank you.

Luanne Martin
Administrative 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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From: Erb, Michelle <Michelle.Erb@gov.mb.ca>
Sent: October 13, 2026 10:42 AM
To: Red River Planning District <info@rrpd.ca>
Cc: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>
Subject: RE: 641 BRIMACOMBE RD: Reminder: upcoming circulation due date

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

Hi,

I have reviewed proposed Zoning By-law Amendment No. 4440 for the RM of St. Andrews on behalf of Manitoba Agriculture. The intent of this by-law is to re-zone the subject property at 641 Brimacombe Road from “A80” Agriculture General to “SR” Seasonal Residential Zone. The land in question is designated Resort Area under the Red River Planning District Development Plan (amending by-law 292/2025 that was given third reading June 17, 2026). The proposed zoning is generally consistent with the Resort Area designation. No objection.

Regards,

Michelle Erb

Michelle Erb, M.Sc., P.Ag
Agricultural Planning Specialist
Sustainable Land Management
Michelle.Erb@gov.mb.ca
T: 204-794-1804

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From: no-reply@mg.cloudpermit.com <no-reply@mg.cloudpermit.com>
Sent: October 6, 2026 10:20 PM
To: Erb, Michelle <Michelle.Erb@gov.mb.ca>
Subject: 641 BRIMACOMBE RD: Reminder: upcoming circulation due date

RED RIVER PLANNING DISTRICT

Hi,

This is a reminder that there is an upcoming circulation due date for 641 BRIMACOMBE RD in St. Andrews.

Due date: 2026-10-13

Review this request by clicking the link below and you will be redirected to the application.

Open application

If the button does not work, copy this link directly on to your browser.

Sincerely, Red River Planning District Phone: 204-669-8880 Email: info@rrpd.ca

Please Note: This email has been sent from an address that is not monitored. Replies to this email will not be read or responded to. If you need assistance or wish to get in touch with Red River Planning District, Planning Department, you can send them a message by logging into Cloudpermit or contacting them separately. Thank you.
Please Note: This email has been sent from an address that is not monitored. Replies to this email will not be read or responded to. If you need assistance or wish to get in touch with The Red River Planning District, you can send them a message by logging into Cloudpermit or contacting them separately. Thank you. Every effort has been made to ensure the accuracy of information contained within this website. However, in the event of a discrepancy between this website and

the governing municipal, building or zoning by-law, The Manitoba Building Code, The National Building Code, The National Plumbing Code, The Planning Act, RRPD by-laws and any other governing by-law, the governing by-law will take precedence.

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Memorandum

DATE: October 2, 2026

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

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

PHONE NO: (204) 915-5914
FAX NO: (204) 948-4764
E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Zoning By-Law Amendment
R.M. of St. Andrews
641 Brimacombe Road E
File No. BL 4440

The lands mentioned, as shown in **Schedule A** are proposed to be rezoned from "A80" to "SR". The land lies just north of Clandeboye near Medicine and Wavey creeks.

The land is within the Lower Red River Designated Flood Area (LRRDFA), ensuring it is subject to Section 17 of the Water Resources Administration Act and the Designated Flood Area Regulation. All permanent structures within the Lower Red River Designated Flood Area must meet certain requirements for minimum elevations of flood protection measures.

Available on-hand topographic information obtained by LiDAR, indicates natural ground elevations at the site ranges from approximately 221.28 metres (726 feet) to 224.15 metres (735.4 feet) CGVD28.

The minimum criteria which Hydrologic Forecasting and Water Management is now utilizing in assessing the flood hazard is the 200-year flood or flood of record , whichever is greater. The 200-year flood protection level for this location is approximately 221.13 metres (725.5 feet) CGVD28.

Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this subdivision should only occur on lands above or raised to the flood protection level of 221.13 metres (725.5 feet) CGVD28.

Please note that structures on locations above the flood protection level but within the LRRDFA still require an application for a Designated Flood Area Permit with our branch.

The flood risk and the Designated Flood Area should be made known to any potential purchaser.

ORIGINAL SIGNED BY
Matthew Sebesteny

Manitoba
Transportation and Infrastructure
Engineering and Technical Services Division
Highway Design Branch – Roadside Development Section
1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3
T 204-914-6916
www.manitoba.ca
e-mail: RoadsideDevelopment@gov.mb.ca

October 26, 2026 PD 40.10 New

Valentina Esmas, Community Planner
Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB R2E 1J5

Dear Valentina:

Re: Zoning By-law Amendment No. 2026-001
Rural Municipality of St Andrews
Rezoning from "AG" Agricultural General to "SR" Seasonal Residential

---

In response to your email dated October 2, 2026, we have reviewed the above noted Zoning By-law amendment. The intent is to rezone 641 Brimacombe Rd E from "AG" Agricultural General to "SR" Seasonal Residential. We note that this property does not have frontage on a road under the jurisdiction of the Department.

If your office and the local authority wish to consider approval of this zoning by-law amendment, we will not object.

Please let us know if we can be of any further assistance.

Sincerely,

Nhu Hong
Transportation Analyst

Cc: Eastern Region

Complete	Delivered	Red River Planning District - Manitoba Hydro Manitoba Hydro Property Department	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-28 4:37 p.m.	

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

On September 8th, 2026, the RM of St. Andrews Council gave First Reading to **Zoning By-law Amendment 4440 (see the resolution in attachments).**

The purpose of Zoning By-law No. 4440 is to rezone from the subject property of 40.23 ac from "A80" Agriculture General to "SR" - Seasonal Residential zone in order to subdivide the land into approximately 37 lots for the future single-family residential development (notice: After Fist Reading the number for the proposed subdivision has changed, SAM was revised from 44 to 37 lots)

See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

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Stakeholder comments

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.

ADD COMMENT +

by Manitoba Hydro Property Department, 2026-10-28, 4:37 p.m.

^	No comments	Delivered	Red River Planning District - Village of Dunnottar Sarah Palson	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-28 11:14 a.m.

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

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by Sarah Palson, 2026-10-28, 11:14 a.m.

^	Complete	Delivered	Red River Planning District - Manitoba Municipal Relations Selkirk CRP	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-28 10:53 a.m.

Request description

Visibility Authorities and selected circulation assignee

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A Public Hearing is tentatively scheduled for November 10th, 2026

SHOW MORE

Stakeholder comments

I have reviewed Rural Municipality of St. Andrews Zoning By-law Amendment No. 4440 on behalf of the Community Planning Services Branch of Manitoba Municipal and Northern Relations. By-law No. 4440 proposes to rezone part of the SE ¼ of Section 10-15-4 EPM from "A80" Agriculture General Zone to "SR" Seasonal Residential Zone. This zoning by-law amendment is being sought in conjunction with subdivision application S26-3156, which proposes to subdivide the subject land into 37 lots for residential purposes.

The land subject to rezoning is designated 'Resort' pursuant to the Red River Planning District Development Plan By-law No. 272/19. The proposed rezoning is generally consistent with the 'Resort' Area policies and as such, Community Planning Services has no concerns.

ADD COMMENT +

by Selkirk CRP, 2026-10-28, 10:53 a.m.

Manitoba

Memorandum

DATE: October 2, 2026

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

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

PHONE NO: (204) 915-5914
FAX NO: (204) 948-4764
E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Zoning By-Law Amendment
R.M. of St. Andrews
641 Brimacombe Road E
File No. BL 4440

The lands mentioned, as shown in **Schedule A** are proposed to be rezoned from "A80" to "SR". The land lies just north of Clandeboye near Medicine and Wavey creeks.

The land is within the Lower Red River Designated Flood Area (LRRDFA), ensuring it is subject to Section 17 of the Water Resources Administration Act and the Designated Flood Area Regulation. All permanent structures within the Lower Red River Designated Flood Area must meet certain requirements for minimum elevations of flood protection measures.

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Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this subdivision should only occur on lands above or raised to the flood protection level of 221.13 metres (725.5 feet) CGVD28.

Please note that structures on locations above the flood protection level but within the LRRDFA still require an application for a Designated Flood Area Permit with our branch.

The flood risk and the Designated Flood Area should be made known to any potential purchaser.

ORIGINAL SIGNED BY
Matthew Sebesteny

^	No comments	Delivered	Red River Planning District - Winnipeg River Planning District Michele Stefaniuk	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-23 10:44 a.m.

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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See in attachments/reports First Reading Report and the Zoning By-law Amendment By-law , First Reading Council resolution.

A Public Hearing is tentatively scheduled for November 10th, 2026

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by Michele Stefaniuk, 2026-10-23, 10:44 a.m.

No comments	Delivered	Red River Planning District - Manitoba Environment and Climate Change ECE Branch	2026-10-02, 11:57 a.m. by Valentina Esman	2026-10-29	2026-10-06 9:15 a.m.	

Request description

Visibility Authorities and selected circulation assignee

Good day to All,

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The purpose of Zoning By-law No. 4440 is to rezone from the subject property of 40.23 ac from "A80" Agriculture General to "SR" - Seasonal Residential zone in order to subdivide the land into approximately 37 lots for the future single-family residential development (notice: After Fist Reading the number for the proposed subdivision has changed, SAM was revised from 44 to 37 lots)

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A Public Hearing is tentatively scheduled for November 10th, 2026

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by ECE Branch, 2026-10-06, 9:15 a.m.