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
March 24th ,2026
5:30 PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **BL 2026-06**

Applicant: McGowan Russell Group

Property Location: 3200 De Vries Ave and No address (located on Maxwell King Dr), ESP
Roll #: 21200, 22600
Legal: CT2918083/1, CT2636024/1 respectively

Application Purpose:
To amend the R.M. of East St. Paul Zoning By-law No. 2009-04 by partially rezoning the subject property **multi-zoned** as "DR" Development Reserve and "R1-10" - Single Housing Dwelling Zones **into** "I"- Institutional Zone to allow the Personal Care Homes development.

Current Zone of Zoning By-law	Proposed Zone by Applicant
"DR" Development Reserve and **"R1-10"** - Single Housing Dwelling Zones	**"I"-** Institutional 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

RM OF EAST ST. PAUL
BY-LAW NO. 2026-06

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;

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

i) That the Zoning Map attached to and being part of the RM of East St. Paul Zoning By-law 2009-04, is amended by rezoning:

Portion of
CT2918083/1
LOT 3 BLOCK 5 PLAN 13116 WLTO
EXC PLANS 29108 AND 53625 WLTO
AND EXC OUT OF ALL THAT PORTION CONTAINED
WITHIN THE LIMITS OF RL 115 PARISH OF ST PAUL, ROAD, PLAN 57458 WLTO; IN RL 113 TO 115 OF SAID PARISH;

And

In full
CT2636024/1
PARCEL "A" PLAN 53624 WLTO IN RL 115 AND 116 PARISH OF EAST ST. PAUL

From: "DR" Development Reserve and "R1-10" - Single Housing Dwelling Zones

To: "I"- Institutional Zone

As illustrated in Schedule 'A'

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., 2026.

THE RM OF EAST ST. PAUL

_____
MAYOR

_____
CAO

GIVEN First Reading this ____ day of _____, 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 2026-06
RM of East St. Paul

Zoning By-Law No. BL 2026-06, as amended
FROM: "DR and R-1-10" TO: "I".

Subject Property
Proposed Zone
Parcel Outline

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

806-A Manitoba Avenue
Selkirk, Manitoba R1A 2H4
Toll Free: 800-876-5831
Phone: 204-482-3717
Fax: 204-482-3799

Zoning By-law Amendment BL 2026-06

Date prepared March 11, 2026

Address: 3200 De Vries Ave (Roll No. 21200);
No address (Roll No. 22600),
East St. Paul

Legal Description: LOT 3 BLOCK 5 PLAN 13116 WLTO EXC PLANS 29108 AND 53625 WLTO AND EXC OUT OF ALL THAT PORTION CONTAINED WITHIN THE LIMITS OF RL 115 PARISH OF ST PAUL, ROAD, PLAN 57458 WLTO; IN RL 113 TO 115 OF SAID PARISH;

PARCEL "A" PLAN 53624 WLTO IN RL 115 AND 116 PARISH OF EAST ST. PAUL

Title No: CT2918083/1, CT2636024/1 respectively

Report Prepared By: Valentina Esman,
Community Planner, RRPD.

EXECUTIVE SUMMARY:

This Zoning By-law amendment involves a portion of the land under title CT CT2918083/1, and all of CT2636024/1 ± 10 ac in total. The applicant wishes to amend the R.M. of East Saint Paul Zoning By-law No. 2009-04 by rezoning the portion of the subject property located at 3200 De Vries Ave (part of Roll # 21200) and the full property located on Maxwell King Dr. Roll # 22600, **zoned** as *"DR" Development Reserve and "R1-10" - Single Housing Dwelling zones* **into one** *"I"- Institutional Zone.* The applicant notes (in their letter of intent) the proposed rezoning would allow the Personal Care Homes as a conditional use.

RRPD notes that applicant has applied for conditional use application CU 59, 2025 on the subject property. The conditional use is part of the combined Public Hearing along with this Rezoning application. The conditional use proposes to establish Personal Care Home that is 3 stories with 90-100 units, therefore, to meet the requirement of the personal care home been, the applicant wishes to rezone the property to *"I" institutional zone*.

This Zoning By-Law amendment generally meets the provisions of the Development Plan. The Red River Planning District Office recommends Council give **Second Reading** to By-law No. 2026-06. If there are sufficient objections, Council may not give Third Reading to the By-law. A report outlining policy compliance, comments received, analysis, options and recommendations for the Council's consideration follow this summary.

1. ISSUE:

The applicant wishes to amend the RM of East St. Paul Zoning By-law No. 2009-04 by:

- Rezoning portion of subject property located at 3200 De Vries Ave (Roll # 21200) and full property with No address (located on Maxwell King Dr. Roll # 22600), RM of East St. Paul multi-zoned as *"DR" Development Reserve and "R1-10" - Single Housing Dwelling zones* into one *"I"- Institutional Zone.*

2. BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on February 24th, 2026, and subsequently circulated to government agencies and neighboring municipalities, as required by *The Planning Act*. A public hearing has been advertised twice: on March 5th and 12th, 2026 and scheduled for March 24th, 2026, Public Hearing.

RRPD notes that the subjected property is currently zoned *"DR" Development Reserve and "R1-10" - Single Housing Dwelling zones* that does not allow Personal Care Home use. The applicant is proposing to develop the subject land with Personal Care Home by Conditional Use 59, 2025 that is part of a combined hearing with this rezoning application. The subject property would need to be rezoned to into one *"I"- Institutional Zone"* zone to establish Personal Care Home and allow a consideration of Conditional Use.

2.2 Subject Property and Surrounding Area

The subject property is ± 10 acres and is located at 3200 De Vries Ave (part of Roll # 21200) and full property with No address (located on Maxwell King Dr. Roll # 22600). The land is currently vacant. The area surrounding the proposed rezoning is as follows:

- To the North - 21.03 lot zoned "R1-17" Single Housing Dwelling
- To the South - 0.24-0.3 lots zoned "R1-10" Single Housing Dwelling
- To the East - 29.74 ac lot zoned DR" Development Reserve
- To the West - 5.02 ac lot zoned "I" Institutional

2.3 Proposed Zone

As previously noted, the applicant is proposing to rezone the subject property to *"I" institutional Zone.* The table below summarizes the general development standards for the proposed zone according to the RM of ESP Zoning By-law 2009-04.

"I" Institutional zone Bulk regulations (Main Use)						
Site requirements						
Front Yard	**Side Yard**	**Side Yard Corner**	**Rear Yard**	**Height Max.**	**Stories Max.**	**Floor area ratio Max.**
40 ft.	10ft.	15 ft.	25 ft.	35 ft.	3	1.0

3. 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*) is reviewed to determine if the proposed zoning by-law amendment application is consistent with the policy direction found in the document. It should be noted that not all of the policies in the Development Plan are relevant to the subject lands at the zoning by-law amendment application stage.

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

Under the Red River Planning District's Development Plan, the subject land is currently designated as *Settlement Centre*. The *Settlement Centre* (SC) designation is for areas where a range of urban, semi-urban, and suburban land uses or developments either presently exist or may be considered. Typically, settlement Centres have piped municipal wastewater and / or drinking water systems available, or are planned to provide these services in the future when they are economically viable. Settlement Centres function as administrative and service centres for their respective municipality.

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.

Settlement Centre Policy

As noted above, the *Settlement Centre* designation in the Development Plan allows for a range of development. RRPD Policy 4.5.16 promotes, "*Institutional uses such as government offices, recreational centers, schools, public service facilities including health care facilities and public services provided by non- profit service clubs should be located in areas from where the intended services may be provided efficiently.* The land under the property is currently vacant and the development may revitalize the street/area with proposed development.

Therefore, the proposal aligns with the intent of the objectives (4.5.a) and policies (4.5.4., 4.5.12., 4.5.16) as stated in the Development Plan.

Compatible Land Uses

The *Settlement Centre* policy 4.5.4 outlines that, "*Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses*." RRPD notes that the subject property abuts existing *"I" institutional zone* to the West. The existing 3 Institutional zoned lands and incorporate two Community Religious sites and Royal Canadian Legion, to the South there is existing "R1-10" Single Housing Dwelling development that might benefit from the age ranged variety of the proposed residential development. RRPD notes that the RM may consider entering into a Development Agreement to address site design requirements, and land use buffering between the different zones / land uses to ensure compatibility and minimize any potential land use conflicts at the subdivision application stage.

Municipal Services:

The policy under section 4.5.1 of the *Settlement Centre* designation in the Development Plan promotes growth in the manner that *piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost*.

"Wastewater Moratorium" resolution # 2020-840 from September 22nd, 2020 suspended approval of any application for any new development and subdivision in ESP.

However, a "Water and wastewater moratorium" resolution # from July 15th, 2025 replaced the previous moratorium with a moratorium on development on a lot and connection to the water and wastewater services ("water and wastewater moratorium") and allows considerations subdivision application and for development requiring municipal water or wastewater services (see attached in Appendix C).

RRPD recommends entering into a Development Agreement with the applicant to address the municipal services aspect with the following conditions:

a. All levies, fees and costs payable must be paid, and security provided, at the time the development agreement is signed, or where there is no development agreement, at a time set by the Municipality.

b. While infrastructure may be installed (water and wastewater infrastructure, roads, drainage, etc.), no development may take place on a lot and no connections to the municipal water or wastewater services are permitted until:

i. The water supply and treatment systems improvement and wastewater treatment plant expansion funding applications have been approved on conditions acceptable to Council,

ii. Council has lifted the water and wastewater moratorium, and

iii. The Municipal Operations Department authorizes connection to the water and wastewater services.

c. A caveat shall be registered against the title of every lot approved for new development, indicating the conditions under which development and service connections may proceed.

In addition, RRPD notes that applicant/owner would accept a stipulation in the agreement that no development would be permitted until servicing is approved by the RM.

3.2 Conditional Use

As previously stated, the applicant is proposing to rezone a portion of the subject lands from the current" DR*" Development Reserve and "R1-10" - Single Housing Dwelling zones* into one *"I"- Institutional Zone* to allow a Conditional Use for Personal Care Home.
As reflected on the CU, the "I" Institutional zone will allow conditionally to the applicant to establish Personal Care Home that 3 stories high with 90-100 dwelling units for the future development of the currently vacant land.

PROVINCIAL AND MUNICIPAL 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. The application has been circulated to provide Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to provide adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality. 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 D).

COMMENTING AGENCY Provincial Agency / Municipality / Utility	REMARKS
Manitoba Municipal Relations (Community Planning Branch)	No comments received at the time of this report
Manitoba Transportation and Infrastructure (Highway Design Branch)	Based on the information available, we do not object to this zoning by-law amendment. Please be advised that PTH 101 is a Limited Access Highway and Manitoba Transportation and Infrastructure will not approve any direct property access nor any public road connection onto PTH 101. In addition, the PTH 101 service road (DeVries Ave) will be closed as per the North Perimeter Functional Study. Access to any development shall come off Raleigh Street or Maxwell King Drive [see full comment attached in Appendix D]
Bell MTS	No comments received at the time of this report
Manitoba Agriculture and Resource Development	No concerns at this time [see the full comment in Appendix D]
Drainage and Water Rights Licensing Branch	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.
Manitoba Environment, Climate and Parks (Environmental Compliance and Enforcement)	
Manitoba Sport Culture &Heritage (Historical Resources Branch)	No comments received at the time of this report
East Interlake Watershed District	No comments received at the time of this report
Mines Branch	No comments received at the time of this report
Canada Post	No comments received at the time of this report
RM of East St. Paul	**CAO**: I have reviewed the by-law and, based on the information provided, I do not have any concerns. **Operations Manager:** N/A **Planning:** I have no comments or concerns with this property being rezoned to the Institutional Zone. **Project Manager:** I have no comments. **Fire Department**: The Fire Department would need time to develop proper standard operating procedures for a building of this size and occupancy. If all fire codes are met, then we see no issues.
RM of Springfield	No comments or concerns
PPD Winnipeg	If a Transportation Impact Study was prepared for the project, the city requests a copy [see full comment in Appendix D].

4.1 Further Required Approvals

RRPD notes that If Council approves this rezoning application, additional planning application approvals (e.g. Conditional Use etc.) will be required to develop the subject lands. The hearing for conditional use and rezoning is combined as allowed under the Planning Act.

4. 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 key portions of the Development Plan. Therefore, at this time, 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 timeframe 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 Maps
Appendix B - By-law 2026-06
Appendix C - information from the applicant
Appendix D - Agency Comments

APPENDIX A
(RRPD Location Map)

Schedule "A"

Zoning Ammendment BL 2026-06
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended
FROM: Multiple zones TO: "I" Institutional

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.

Subject Property
HighwayControlZones
Roads
East St. Paul Boundary
Parcel Outline

RED RIVER PLANNING DISTRICT

(Current Zoning Map)

Schedule "A"

Zoning Ammendment BL 2026-06
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended
FROM: Multiple zones TO: "I" Institutional

Subject Property
HighwayControlZones
Roads
East St. Paul Boundary
Parcel Outline

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RED RIVER PLANNING DISTRICT

APPENDIX B
(Proposed Zoning Map No. 2026-06)

Schedule "A"

Zoning Amendment BL 2026-06
RM of East St. Paul

Zoning By-Law No. BL 2026-06, as amended
FROM: "DR and R-1-10" TO: "I".

Subject Property
Proposed Zone
Parcel Outline

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RED RIVER PLANNING DISTRICT

APPENDIX C
(SAM, Letter of Intent, any other information from the applicant)

McGOWAN•RUSSELL

December 15, 2025

Red River Planning District
806-A Manitoba Avenue
Selkirk Manitoba R1A 2H4

RE: APPLICATION FOR LANDS IN COUNTRYSIDE CROSSING ON PROPERTIES UNDER ROLL NUMBER 21200 AND 22600 AND CONDITIONAL USE FOR PERSONAL CARE CENTRE

McGowan Russell Group on behalf of Raleigh Holdings Ltd. and Wakefield Enterprises Ltd. are applying for a rezoning and conditional use as illustrated on the attached Overall Plan to Institutional from the current R1-17 and R1-10. This application encompasses approximately +/- 10 acres that is proposed to be a personal care home. The proposed personal care home will be 3 stories tall with 90-100 units.

The plan of rezoning is shown on the enclosed plan and encompasses lands from the centre of Maxwell King Drive to the north limit of Devries Avenue on the two properties. The eastern limit is to align with the existing R1-8 zoning and the western limit is the existing institutional zoning.

The plan will include a main building, landscaping, parking, access to loading, and an area of future development. The site proposed building is illustrated in the elevation drawings provided and will meet the requirements for height and lot coverage as required in the zoning bylaw. The plans have been reviewed with the community and modifications were made to develop the building shown with a step back and large landscape area.

Please contact the undersigned should you have any questions or require additional information.

Yours truly

MCGOWAN RUSSELL GROUP INC.

[redacted]

Jackie Wilkie
President

Strategic Planning • Landscape Architecture • Public Consultation • Urban Design
825 St. Joseph Street Winnipeg, MB, R2H 3A8 • Telephone (204) 956-0396 • Fax (204) 956-1265 • info@mcgowanrussell.com
McGowan Russell Group Inc.

RURAL MUNICIPALITY OF EAST ST. PAUL

Unit 1 - 3021 Birds Hill Rd , East St. Paul , Manitoba , R2E 1A7
Tel: (204) 668-8112
www.eaststpaul.com

July 15, 2025

RESOLUTION

Resolution # 2025-210

Agenda Item # 13.2.1 Planning/Council Meeting

Moved By : Councillor Posthumus

Seconded By : Councillor Duval

WHEREAS:

A. Engineering studies commissioned by the Municipality concluded that the wastewater treatment plant was at capacity and, by Resolution No. 2020-840 dated September 22, 2020, Council suspended the approval of all new development and subdivision applications for developments requiring municipal wastewater services ("wastewater moratorium").

B. The wastewater moratorium was to remain in place until the Municipality's application for funding for the wastewater treatment plant expansion has been approved on conditions acceptable to Council and Council decides to lift the wastewater moratorium.

C. The capacity of the water supply and treatment systems were examined following the wastewater moratorium. Engineering studies commissioned by the Municipality concluded that the water supply and treatment systems are at or near capacity.

D. The Municipality has therefore also applied for funding to improve the water supply and treatment systems. When the Municipality's applications for funding to improve the water supply and treatment systems and for the wastewater treatment plant expansion will be approved and construction may begin are unknown.

E. Owners interested in subdividing their property and developers of residential subdivisions have in the meantime asked the Municipality to consider adjusting the wastewater moratorium to allow for the subdivision of their property, with restrictions on development.

F. Council is prepared to consider changing the terms of the wastewater moratorium and to address the water supply and treatment systems upgrade.

Therefore, be it resolved that the wastewater moratorium is hereby rescinded and replaced with a moratorium on development on a lot and connection to the water and wastewater services ("water and wastewater moratorium") as follows:

1. Applications for subdivision and for development requiring municipal water or wastewater services may be received and considered by Council.

2. Any application approved by Council will be subject to the following conditions:
   a. All levies, fees and costs payable must be paid, and security provided, at the time the development agreement is signed, or where there is no development agreement, at a time set by the Municipality.

   b. While infrastructure may be installed (water and wastewater infrastructure, roads, drainage, etc.), no development may take place on a lot and no connections to the municipal water or wastewater services are permitted until:

      i. The water supply and treatment systems improvement and wastewater treatment plant expansion funding applications have been approved on conditions acceptable to Council,

      ii. Council has lifted the water and wastewater moratorium, and

      iii. The Municipal Operations Department authorizes connection to the water and wastewater services.

c. A caveat shall be registered against the title of every lot approved for new development, indicating the conditions under which development and service connections may proceed.

3. The water and wastewater moratorium does not apply to applications for development that do not require a connection to the municipal water or wastewater services.

4. The water and wastewater moratorium does not apply to development approvals issued before the approval of Resolution No. 2020-840.

5. The wastewater moratorium remains in effect to the extent necessary to deal with applications made or approvals given before approval of the water and wastewater moratorium provided for by this Resolution.

Carried

I, Suzanne Ward, Chief Administrative Officer for the RM of East St. Paul, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Council of the Rural Municipality of East St. Paul at a meeting.

Suzanne Ward

APPENDIX D
(Agency Comments)

Gillian Kolody

From: +WPG569 - Drainage <drainage@gov.mb.ca>
Sent: Friday, February 27, 2026 2:18 PM
To: Gillian Kolody
Subject: RE: ZBA BL 2026-06

Follow Up Flag: Follow up
Flag Status: Flagged

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: Gillian Kolody <gillian@rrpd.ca>
Sent: February 25, 2026 3:49 PM
To: +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; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>
Cc: Kayla Kozoway <kayla@rmofstclements.com>; 'Braeden' <braeden@rmofstandrews.com>; 'info@sipd.ca' <info@sipd.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; Pam Elias <edo@weststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; 'eipd@mymts.net' <eipd@mymts.net>; 'wrpd@rmalexander.com' <wrpd@rmalexander.com>; 'ldbplanning@lacdubonnet.com' <ldbplanning@lacdubonnet.com>; 'CDraper@rmofspringfield.ca' <CDraper@rmofspringfield.ca>; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Jennifer Ferguson <jennifer@rrpd.ca>
Subject: RE: ZBA BL 2026-06

Hi all,

Memorandum

DATE: **2026-03-11**

TO: **Gillian Kolody**
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB 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: BL 2026-06**
AAS File: AAS-25-25243
Zoning By-law Amendment - 3200 De Vries Ave (Roll No. 21200)
No address. (Roll No. 22600) RM of East St. Paul

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

Gillian Kolody

From: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>
Sent: Monday, March 9, 2026 11:40 AM
To: Gillian Kolody
Cc: +SEL1081 - Selkirk CRP
Subject: RE: ZBA BL 2026-06

Hello,

The Lands Branch has no comments on the RM of East St. Paul Zoning Amendment By-law 2026-06.

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

Manitoba
Natural Resources and Indigenous Futures

From: Gillian Kolody <gillian@rrpd.ca>
Sent: February 25, 2026 3:49 PM
To: +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; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>
Cc: Kayla Kozoway <kayla@rmofstclements.com>; 'Braeden' <braeden@rmofstandrews.com>; 'info@sipd.ca' <info@sipd.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; Pam Elias <edo@weststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; 'eipd@mymts.net' <eipd@mymts.net>; 'wrpd@rmalexander.com' <wrpd@rmalexander.com>; 'ldbplanning@lacdubonnet.com' <ldbplanning@lacdubonnet.com>; 'CDraper@rmofspringfield.ca' <CDraper@rmofspringfield.ca>; admin@rmofbrokenhead.ca; Cara Nichols (planning@eaststpaul.com) <planning@eaststpaul.com>; Planning <planning@weststpaul.com>; Sue <sue@rmofstclements.com>; Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Jennifer Ferguson <jennifer@rrpd.ca>
Subject: RE: ZBA BL 2026-06

Hi all,

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 204-430-7176
e-mail: RoadsideDevelopment@gov.mb.ca

March 6, 2026 PD 40.10 EX

Valentina Esman
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5
E-mail: SelkirkCRP@gov.mb.ca

Dear Valentina:

Re: RM of East St. Paul Zoning By-Law Amendment 2026-06
Pt RL 113-116 Parish of St. Paul
Re-Zoning from R1-10 & R1-17 to Institutional

In response to your e-mail dated February 4, 2026, we have reviewed the above noted Zoning By-Law amendment. The intent is to re-zone the subject property from “R1-10” Single Housing Zone and “R1-17” Single Housing Dwellings Zones to “I” Institutional in order to accommodate a person care home facility. The land being re-zoned has frontage along the PTH 101 service road (Devries Ave), Raleigh Street and Maxwell King Drive.

Based on the information available, we do not object to this zoning by-law amendment. Please be advised that PTH 101 is a Limited Access Highway and Manitoba Transportation and Infrastructure will not approve any direct property access nor any public road connection onto PTH 101. In addition, the PTH 101 service road (DeVries Ave) will be closed as per the North Perimeter Functional Study. Access to any development shall come off Raleigh Street or Maxwell King Drive.

Please note the following statutory requirements for PTH 101.

Statutory Requirements:
Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **38.1** (125ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from the Manitoba Transportation and Infrastructure for any planting placed within 15 m (50 ft) from the edge of the right-of-way of this highway.

Please email or call if you have any questions regarding our comments.

Thank You,

Original signed and emailed March 6, 2026

Jeff DiNella
Senior Development Review Technologist

c. Eastern Region

JD/ab

(Location Map)

Schedule "A"

Zoning Ammendment BL 2026-02
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended
FROM: Multiple zones TO: "I" Institutional

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

- Subject Property
- HighwayControlZones
- Roads
- East St. Paul Boundary
- Parcel Outline

RED RIVER PLANNING DISTRICT

Public Hearing Comments
March 24, 2026

BL 2026-06 – 3200 De Vries Avenue

CAO: I have reviewed the by-law and, based on the information provided, I do not have any concerns.
Operations Manager: N/A
Planning: I have no comments or concerns with this property being rezoned to the Institutional Zone.
Project Manager: I have no comments.
Fire Department: The Fire Department would need time to develop proper standard operating procedures for a building of this size and occupancy. If all fire codes are met, then we see no issues.

CU 59, 2025 – 3200 De Vries Avenue

CAO: I have reviewed the Conditional Use Application for the proposed institutional residence. Based on the information provided, I have no concerns with the application.
Operations Manager: N/A
Planning: The RM of ESP is in need of an assisted living facility. Building permits for the facility cannot be obtained until the RM's sewer and water plants are upgraded as per the moratorium.
Project Manager: I have no comments.
Fire Department: The Fire Department would need time to develop proper standard operating procedures for a building of this size and occupancy. If all fire codes are met, then we see no issues.

Rural Municipality of Springfield

Planning & Development Department
Unit 1 – 686 Main Street
PO. Box 219
Oakbank, Manitoba
R0E 1J0
Ph: (204) 444-3824
Fax: (204) 444-7440

February 25, 2026

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

Email: gillian@rrpd.ca
cao@eaststpaul.com

RE: Zoning By-law Amendment By-law 2026-06

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

Our office has reviewed the proposed Zoning By-law Amendment By-law 2026-06, being considered on March 24th, 2026, 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

Cc: Colleen Draper, CAO (Springfield)

Gillian Kolody

From: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
Sent: Friday, February 27, 2026 9:12 AM
To: Gillian Kolody
Subject: Re: ZBA BL 2026-06

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

If a Transportation Impact Study was prepared for the project, the City requests a copy.

Thank you for the opportunity to review,

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

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Sent: Wednesday, February 25, 2026 3:49 PM
To: '+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 <real_estatecanada@cpr.ca>; 'edowney@retsd.mb.ca' <edowney@retsd.mb.ca>
Cc: Kayla Kozoway <kayla@rmofstclements.com>; 'Braeden' <braeden@rmofstandrews.com>; 'info@sipd.ca' <info@sipd.ca>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; Pam Elias <edo@weststpaul.com>; Chelsey McColl <accounts@dunnottar.ca>; 'eipd@mymts.net' <eipd@mymts.net>; 'wrpd@rmalexander.com' <wrpd@rmalexander.com>; 'ldbplanning@lacdubonnet.com' <ldbplanning@lacdubonnet.com>;