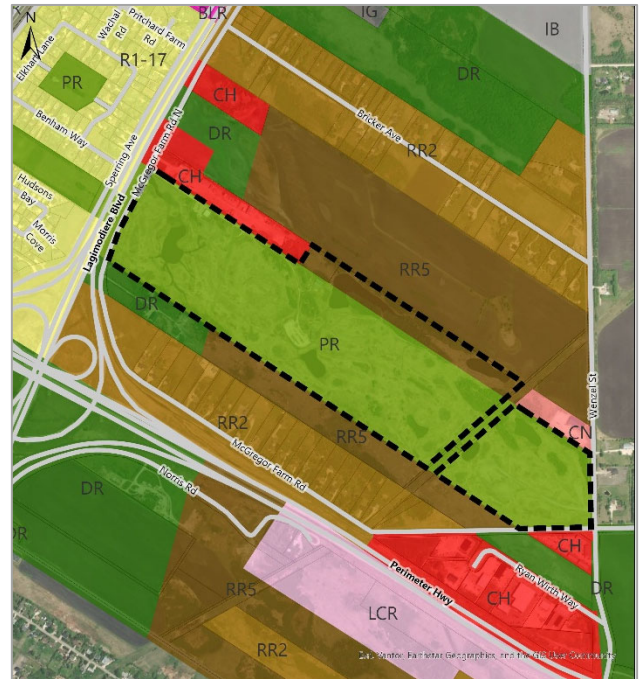


Zoning By-law Amendment BL 2026-11

Date prepared June 29th, 2026

| | |
|--------------------------|---|
| Address | 2511 Mc Gregor Farm Road (Roll No. 99000). Unaddressed Parcel (Roll No. 98900) East St. Paul. |
| Legal Description | <p>Title No. 3309804/1 LOT 113 OTM PARISH OF SAINT PAUL EXC FIRSTLY: ALL THAT PORTION WHICH LIES TO THE EAST OF THE STRAIGHT PRODUCTION SLY OF THE WESTERN LIMIT OF SEC 28-11-4 EPM SECONDLY: ALL THAT PORTION OF NLY 1056 FEET WHICH LIES TO THE WEST OF THE SAID WESTERN LIMIT AND ITS PRODUCTION SLY THIRDLY: ALL THAT PORTION OF THE SLY 1353 FEET WHICH LIES TO THE WEST OF THE SAID PRODUCTION FOURTHLY: POWER LINE PLAN 2794 WLTO AND AND FIFTHLY: ROAD PLANS 1156, 2548, 8682, 10231, AND 11456 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE CROWN LANDS ACT EXC SUBSECTION (D) SEC 5 OF THE SAID ACT</p> <p>Title No. 3309805/1 PARK LOT "G" PARISH OF ST PAUL EXC: ALL THAT PORTION WHICH LIES TO THE SOUTH OF A LINE DRAWN SOUTH OF PARALLEL AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 PARISH OF ST PAUL EXCEPT THEREOUT ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT</p> <p>Title No. 3143487/1 PARCEL ONE: ALL THAT PORTION OF SLY 792 FEET OF NLY 1056 FEET OF LOT 113 OTM PARISH OF ST PAUL LYING TO THE WEST OF WESTERN LIMIT OF ROAD ALLOWANCE WEST OF AND ADJOINING THE WESTERN LIMIT OF THE SW 1/4 28-11-4 EPM AND TO THE WEST OF ITS PRODUCTION SLY EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ROAD PLANS 1156 WLTO AND 11456 WLTO THIRDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES TO THE EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE SAID WESTERN LIMIT AND FOURTHLY: ROAD PLANS 8682 AND 10231 WLTO PARCEL 2: ALL THAT PORTION OF PARK LOT LETTER G OF THE SAID PARISH WHICH LIES SOUTH OF A LINE DRAWN SOUTH OF PARALLEL WITH AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 OF SAID PARISH</p> |



| | |
|----------------------------|---|
| | <p>PARCEL 3: PARCEL "A" PLAN 19909 WLTO EXC MINES, MINERALS AND OTHER MATTERS AS SET FORTH IN THE CROWN LANDS ACT IN SAID OTM LOT 113 AND IN GOVERNMENT ROAD ALLOWANCE (CLOSED)</p> <p>Title No. 3309808/1 ALL THAT PORTION OF THE NLY 338.25 FEET PERP OF THE SLY 1353 FEET PERP OF LOT 113 OTM PARISH OF SAINT PAUL WHICH LIES WEST OF THE WESTERN LIMIT OF ROAD PLAN 1156 WLTO EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT 25 FEET FROM SAID WESTERN LIMIT AND THIRDLY: ROAD PLANS 2548, 8682, AND 10231 WLTO</p> |
| Report Prepared By: | Santan Singh, RPP, MCIP |

EXECUTIVE SUMMARY:

This proposal amends the RM of East St. Paul Zoning By-law No. 2009-04 by creating a new site-specific RMX Meadows Zone and rezoning approximately 183.5 acres of land from “PR” Parks and Recreation Zone and “RR-5” Rural Residential Zone to RMX Meadows Zone. The rezoning is intended to facilitate redevelopment of the former Meadows Golf Course lands as a comprehensively planned mixed-use neighbourhood containing a range of residential forms, neighbourhood-serving commercial uses, parks, open space, and supporting community amenities. A related subdivision application (S26-3141) is proceeding concurrently and will be considered as part of the combined public hearing process.

The subject lands are designated General Development under the Red River Planning District Development Plan By-law No. 272/19. This designation is intended to accommodate significant residential growth and the planned extension of centralized services, while supporting a mix of housing forms and neighbourhood-serving commercial development in appropriate locations.

Two planning considerations require Council's attention.

First, the RMX Meadows Zone permits Multiple Housing Dwellings to a maximum height of 22.86 metres (75 feet). This height is not prohibited under the Development Plan currently in force; however, it materially exceeds the 3-storey framework contemplated in the RM of East St. Paul Secondary Plan By-law No. 10/2025, which is currently under Municipal Board appeal and not yet in effect. Council should be aware that if the Secondary Plan subsequently comes into force, alignment between the Secondary Plan and the zoning by-law would be required.

Second, approval of this rezoning does not constitute confirmation of available wastewater servicing capacity. Council has addressed wastewater matters through Resolutions 2020-840, 2025-210, and 2026-106, the last of which endorsed a new wastewater treatment plant at the greenfield Imperial Oil lands as the preferred long-term strategy. Development on the subject lands cannot proceed until adequate servicing is confirmed by the RM and applicable provincial authorities.

On balance, the proposed amendment is generally consistent with the General Development designation of the Development Plan. RRPD therefore recommends that Council give second Reading to By-law No. 2026-11 subject to a condition that the Zoning By-law amendment not take effect until a Development Agreement has been executed between the developer and the RM of East St. Paul to the satisfaction of the Municipality. This approach allows Council to grant Third Reading while ensuring that no development may proceed until all servicing, engineering, infrastructure,

and related requirements are addressed and formally agreed upon. Should sufficient objections from eligible persons be received at the public hearing, Council may choose not to proceed to Third Reading.

1. ISSUE:

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

- Adding the RMX Meadows zone text as attached in Schedule A of BL 2026-11, and
- Rezoning the subject properties located at 2511 McGregor Farm Road (Roll #99000) and the unaddressed parcel (Roll #98900), R.M. of East St. Paul, from PR Parks and Recreation and RR5 Rural Residential Zone to the proposed RMX Meadows Zone.

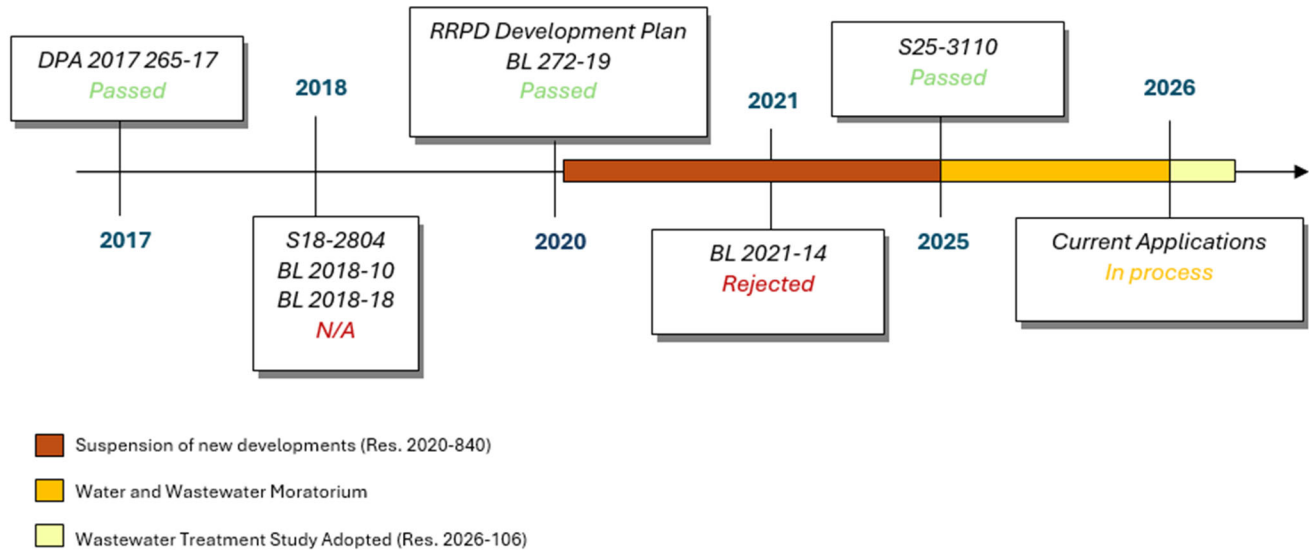
2. BACKGROUND:

2.1 Application Timeline

By-law No. 2026-11 was given First Reading by Council on April 29, 2026, and subsequently circulated to government agencies and neighbouring municipalities as required by *The Planning Act*. A public hearing was advertised in the Selkirk Record on June 25, 2026, and is scheduled for July 2, 2026. The concurrent subdivision application S26-3141 that creates 762 lots is being heard at the same public hearing.

The subject property has been the subject of planning applications since 2017. The sequence of development applications and relevant Council resolutions is set out in Figure 1 below.

- 2017 – Development Plan Amendment (DPA No. 265-17): The subject lands were redesignated from Recreation/Open Space to Commercial/Residential Mixed Use.
- 2018 – Subdivision and Rezoning Applications submitted but not completed.
- 2020 – New Red River Planning District Development Plan adopted, redesignating the subject lands to General Development.
- 2021 – Rezoning application refused by Municipal Board due to wastewater capacity concerns.
- 2025 – Subdivision Conditional Approval (S25-3110) granted to create four lots, without an associated development proposal.
- 2026 – Current rezoning and subdivision applications.



2.2 Subject Property and Surrounding Area

The subject property is 180 acres (+/-), is located at 2511 McGregor Farm Road and the unaddressed parcel, and is the location of the former Meadows Golf Course. The area surrounding the proposed rezoning is as follows:

- To the North: Vacant land zoned “RR5” Rural Residential 5 and “CH” Commercial Highway.
- To the South: Commercial uses at the corner of McGregor Farm Road / Wenzel Street zoned “CH” Commercial Highway and vacant land zoned “RR5” Rural Residential 5.
- To the West: McGregor Farm Road/Lagimodiere Blvd, then single-family homes zoned “R1-17” Single Housing Dwelling zone.
- To the East: McGregor Farm Road and Wenzel Street.

2.3 Proposed Zones

The applicant proposes to amend the RM of East St. Paul Zoning By-law No. 2009-04 by adding a new site-specific RMX Meadows Zone and by rezoning the subject lands from PR Parks and Recreation Zone and RR5 Rural Residential Zone to RMX Meadows Zone.

As set out in proposed section 15.1 of the by-law, the purpose of the RMX Meadows Zone is:

“To establish a District for commercial, residential, community, educational, recreational and cultural service uses within the East St. Paul Secondary Plan Village and Countryside area known as the Meadows.”

The zone is intended to support a phased, master-planned mixed-use neighbourhood accommodating up to 2,376 dwelling units, together with parks, pathways, community facilities, neighbourhood-serving commercial uses, and supporting municipal infrastructure. A maximum gross density of 32.14 dwellings per hectare (13 dwelling units per acre) is established over the RMX-zoned lands.

3. ANALYSIS:

Under section 68 of *The Planning Act*, a zoning by-law amendment must be generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality. RRPD has reviewed the Red River Planning District Development Plan By-law No. 272/19, the proposed RMX Meadows Zone text, the concurrent subdivision application S26-3141, and the supporting materials submitted by the applicant, including the Letter of Intent, zoning by-law amendment analysis, Development Plan policy review, housing and demographic materials, municipal servicing report, and land drainage report.

Not all Development Plan policies are determinative at the rezoning stage. The analysis below addresses the policy and zoning matters most relevant to the proposed amendment, including land use compatibility, density and built form, municipal servicing, and the relationship of the proposed RMX zone to the municipality's pending Secondary Plan framework.

3.1 RRPD Development Plan By law 272/19– “GD” General Development Designation

As noted, the subject lands are designated General Development under the Red River Planning District Development Plan By-law No. 272/19. The General Development designation applies to areas where significant residential development exists or is planned and where the extension of centralized wastewater services is planned. It also contemplates neighbourhood commercial development serving local residents and recognizes that higher density residential development may be appropriate at major nodes or along major transportation corridors.

Prior to the adoption of the current RRPD Development Plan, the subject lands were redesignated through Development Plan By-law No. 265/17 to a site-specific Commercial/Residential Mixed-Use designation. That earlier amendment contemplated a broad range of housing forms and supportive commercial uses and established the planning basis for future urban redevelopment of the former golf course lands. The 2019 review of the Red River Planning District Development Plan confirmed that the intent of the Commercial/Residential Mixed-Use designation could be accommodated within the General Development category. The subject lands were formally designated General Development through RRPD Development Plan By-law No. 272/19, adopted by the RRPD Board on August 19, 2020.

RRPD notes that the RMX zone permits a broad range of residential forms, including Single Housing Dwelling, Two Housing Dwelling, Multiple Attached Dwelling, Multiple Stacked Dwelling, Multiple Housing Dwelling, and attached and detached Secondary Suites. This range of residential permissions is consistent with the Development Plan's intent to accommodate varied housing options within General Development areas. The applicant's supporting materials also identify a municipal need for additional housing choice, including housing forms suited to smaller households, seniors, and households seeking alternatives to large-lot detached dwellings.

Additionally, the RMX zone is not limited to residential uses. It also permits a wide range of commercial, institutional, recreational and community uses, including convenience retail, general retail, eating and drinking establishments, child care services, education services, health services, professional and office support services, community recreation services, public parks, public library and cultural exhibit uses, government services and utility services. In RRPD's view, those permissions are generally consistent with the General Development designation's recognition that neighbourhood commercial and community-serving uses may be appropriate in planned residential growth areas.

Furthermore, the zone is drafted as a comprehensive mixed-use district rather than a conventional residential subdivision zone. Proposed section 15.6 of the proposed zone includes locational and interface rules governing the placement of non-residential uses and higher-intensity residential forms, including restrictions on where automotive and drive-through uses may locate, where commercial uses may occur relative to low-density residential forms, and where Multiple Housing Dwelling buildings may be situated within the neighbourhood. Those provisions are relevant in assessing whether the zone is structured in a way that is generally compatible with the mixed-use urban growth function contemplated by the Development Plan.

The principal issue for Council is whether specific scale, density and form of development authorized by the RMX zone—particularly in relation to apartment permissions, site standards, and height—is appropriate in light of the Development Plan, the municipality’s servicing context, and potentially the pending Secondary Plan framework undergoing the municipal Board appeal.

3.2 Relevant RRPD Development Plan Policies

In addition to the General Development designation description, RRPD has considered the specific General Development policies identified by the applicant and relevant to the proposed RMX Meadows Zone. The relevant policies at the rezoning stage are Policies 4.6.3, 4.6.5, 4.6.6, and 4.6.12, as they address the relationship between residential growth, mixed-use development, municipal servicing, locational suitability for multiple-family housing, and the provision of parks and open space.

Policy 4.6.3 – Servicing and higher density development

Policy 4.6.3 states:

“Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.”

This policy is directly relevant because the proposal is expressly premised on urban-standard municipal services. The applicant has submitted a servicing report and land drainage report, and has confirmed in its Letter of Intent that required infrastructure will be constructed or funded through development agreements. Council previously adopted Resolution No. 2020-840, which suspended development requiring municipal wastewater services. Resolution No. 2025-210 subsequently rescinded the moratorium but maintained that development remains subject to servicing availability. Most recently, Resolution No. 2026-106 endorsed the development of a new wastewater treatment plant at the greenfield Imperial Oil lands as the preferred long-term strategy and acknowledged that the existing facility is operating at or near capacity. These resolutions permit Council to consider this rezoning application. They do not confirm available capacity. Approval of the rezoning does not constitute a servicing commitment, and no development may proceed until wastewater, and other municipal services are confirmed as available.

Policy 4.6.5 – Mixed Use Nodal areas

Policy 4.6.5 states:

“Mixed Use Nodal areas shall seek to provide a range of housing options and goods and services to the local community, while reducing reliance on automobiles and promoting sustainable development practices.”

The proposed RMX Meadows Zone is structured to support a mixed-use nodal development pattern. The zone permits both residential and neighbourhood-serving commercial and community uses within the same district, and the zoning text contemplates integrated mixed-use buildings rather than requiring all non-residential uses to be located on separate standalone commercial parcels. Proposed section 15.6(3)(b) permits non-residential use classes to be located on a lot with a Multiple Housing Dwelling, and section 15.6(3)(c) provides that, where that occurs, the Multiple Housing Dwelling site requirements prevail. These provisions align with the mixed-use nodal intent of Policy 4.6.5.

Policies 4.6.6 and 4.6.7 – Multiple-family residential and commercial uses in General Development areas

“Policy 4.6.6 permits multiple-family residential development in appropriate locations and contemplates a range of forms from duplexes to townhouse, low-rise and high-rise apartments, with reference to locational and compatibility criteria. Policy 4.6.7 recognizes neighborhood commercial development as appropriate in General Development areas where it serves residents.”

The proposed RMX zone reflects the locational and compatibility intent of Policy 4.6.6 through its internal interface controls. Proposed section 15.6(4) prohibits Multiple Housing Dwelling from abutting lots occupied by lower-density residential forms. Sections 15.6(3)(d) and (e) restrict most non-residential uses from locating on, or abutting, lots with lower-density residential. Section 15.6(2) confines automotive and drive-through uses to sites fronting McGregor Farm Road and prohibits co-location with residential uses or adjacency to lower-density residential lots. The commercial permissions are consistent with Policy 4.6.7 in supporting a comprehensively planned neighborhood with local-serving commercial and institutional uses.

Policy 4.6.12 – Parks and open space

Policy 4.6.12 provides that, to ensure that an adequate amount of public parks and open space is provided in new developments, Council may require park dedication in accordance with *The Planning Act*.

The applicant's concept identifies 12 public reserve lots distributed across the site, with the applicant indicating over 24 acres devoted to parks, ponds, and pathways. The statutory park reserve entitlement calculation, the final public reserve lot pattern, and confirmation that the dedications comply with The Planning Act are matters to be addressed and confirmed through the concurrent subdivision application S26-3141 and cannot be finalized at the rezoning stage.

3.3 RMX Zone Structure, Site Standards and Density

The proposed RMX zone is more detailed than a conventional rezoning. Several matters warrant Council's attention.

a) Gross Density Cap and Minimum Site Areas

Proposed section 15.6(19) establishes a maximum gross density of 32.14 dwellings per hectare (13.00 dwelling units per acre) across the 183.57 acres of RMX-zoned land. The inclusion of a gross density cap is a relevant control, placing an upper limit on residential intensity notwithstanding the broad range of permitted dwelling forms.

As noted by Provincial Planning Services in its June 9, 2026 comments, the RMX zone does not establish minimum site areas for principal residential forms. The zone instead relies on minimum site width standards and the gross density cap. The Province cautioned that this approach could result in a wide range of lot sizes. In the absence of minimum site area requirements, lot size outcomes will be substantially determined through the subdivision process. Council should be aware of this in its review of both this rezoning and the concurrent subdivision application S26-3141.

b) Site Width Standards

Section 15.4 of the proposed zone sets out minimum site widths for Two Housing Dwelling and Multiple Attached Dwelling. As Community Planning Services observed in its June 9, 2026 comments, the text does not expressly state whether those minimums apply per dwelling unit when subdivided for separate title. Read with proposed sections 15.6(17) and 15.6(18), the per-unit intent appears clear; however, Council may wish to direct that section 15.4 be clarified on the face of the text before final adoption to avoid future interpretive uncertainty.

c) Height and Built Form

The proposed RMX zone permits Multiple Housing Dwelling to a maximum height of 22.86 metres (75 feet). Multiple Attached and Multiple Stacked Dwellings are capped at 45 feet; Single and Two Housing Dwellings at 35 feet.

The Development Plan currently in force does not prescribe a maximum storey count or building height for General Development areas, and Policy 4.6.6 expressly contemplates low-rise and high-rise apartments in appropriate locations. The proposed 75-foot height is therefore not, in and of itself, inconsistent with the current Development Plan. The relationship to the pending Secondary Plan is addressed separately below.

3.4 RM of East St. Paul Secondary Plan 10/2025 (Not in effect at the time of this report)

The subject lands fall within the area addressed by RM of East St. Paul Secondary Plan By-law No. 10/2025. Based on the information before RRPD, that secondary plan has not yet come into force and remains subject to a Manitoba Municipal

Board appeal. Accordingly, it is not a secondary plan by-law in effect for the purposes of section 68 of *The Planning Act*, and it is not the statutory instrument against which the present rezoning application must be tested for consistency.

The pending Secondary Plan is, however, relevant planning context. The proposed RMX zone is expressly framed as applying to lands within the "*East St. Paul Secondary Plan Village and Countryside area known as the Meadows*," and the development concept presented in the applicant's materials draws from that planning framework.

As previously stated, the most significant point of divergence is building height. The proposed RMX zone would permit Multiple Housing Dwelling to a maximum height of 22.86 m (75 ft.), whereas the pending Secondary Plan framework contemplates a maximum height of 3 storeys. This is the most material disconnect between the zoning permissions proposed through By-law No. 2026-11 and the municipality's more recent, but not yet operative, policy framework for the area.

That disconnect does not preclude approval of the rezoning under section 68, because the Secondary Plan is not yet in effect. It is, however, a material planning consideration for Council. Community Planning Services has noted that if the rezoning by-law is approved and the Secondary Plan subsequently comes into force, the zoning by-law would be required to be generally consistent with that Secondary Plan. RRPD agrees with that observation. Council should therefore understand that approval of the RMX zone in its current form would authorize apartment development at a scale exceeding the height framework presently contemplated by the pending Secondary Plan, even though the broader mixed-use and multi-family concept of the Meadows development is generally aligned with the area's planned urban growth function.

3.5 Site Design, Interface Controls and Future Implementation

The proposed RMX zone contains a number of provisions relevant to land use compatibility and future implementation that RRPD considers positive features of the by-law.

- Section 15.6(2) confines automotive and drive-through uses to sites fronting McGregor Farm Road and separates those uses from residential lots.
- Section 15.6(3) restricts the location of most non-residential use classes relative to lower-density residential forms and generally requires such uses to be located at ground level.
- Section 15.6(4) prohibits Multiple Housing Dwelling from abutting or being adjacent to lots occupied by Single Housing Dwelling, Two Housing Dwelling, or Multiple Attached Dwelling.
- Section 15.6(5) establishes a minimum site depth of 33.528 m (110 ft.) for Multiple Attached Dwelling and Multiple Stacked Dwelling.
- Section 15.6(8) requires a minimum 12.19 m (40 ft.) rear yard setback for habitable rooms from a transmission right-of-way carrying electricity in excess of 100 kilovolts.
- Sections 15.6(17) and 15.6(18) establish rules permitting subdivision of Two Housing Dwelling and Multiple Attached Dwelling forms into separate lots, which is directly relevant to the concurrent subdivision application S26-3141 and the intended urban lotting pattern.

Approval of the rezoning would establish the land use permissions and zone standards described above. Detailed matters including road design, lot configuration, drainage, phasing, public reserve dedication, landscaping, buffering, and transportation works remain to be addressed through subdivision approval, engineering review, and development agreements.

4. 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 in order 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) | The rezoning appears to be generally consistent with the policies of the General Development designation in the Red River Planning District Development Plan. (see full comment in Appendix C) |
| Manitoba Transportation and Infrastructure (Highway Design Branch) | |
| Bell MTS | No concerns |
| Manitoba Agriculture and Resource Development | No objection |
| Manitoba Transportation and Infrastructure (Water Management) | No Concerns |
| Drainage and Water Control | <p>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.</p> <p>Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.</p> <p>Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.</p> |
| Manitoba Environment, Climate and Parks (Environmental Compliance and Enforcement) | |
| Manitoba Sport Culture & Heritage (Historical Resources Branch) | No concerns |
| Mines Branch | No Objections |
| Land Department | No comments |
| East Interlake Watershed District | No comments received at the time of this report |
| City of Selkirk | No Objections |
| Canada Post | No comments received at the time of this report (reflected in related subdivision S26-3137 report) |

| | |
|---|--|
| CPKC Rail | No objection (see full comment in Appendix D) |
| RM of East St. Paul (Administration) | <p>CAO: Administration has reviewed the public hearing packages. The proposed zoning district has been developed to address the characteristics and development objectives of the subject area and will be considered further following the public hearing.</p> <p>Planning: I have reviewed the public hearing package and note that the proposed new zone would only apply to the Meadows lands, and can not be applied elsewhere in the RM.</p> <p>Project Manager: The conceptual drainage plan shows a six-pond on-site retention system discharging west into the existing ESP municipal drainage system, which is already experiencing capacity issues. A detailed stormwater management report should be submitted before the Development Agreement is executed to confirm that the downstream system can accommodate flows at each phase and at full build-out. Any required upgrades should be completed at the developer’s cost. The applicant should also explore alternative stormwater outlet options to reduce reliance on the existing municipal system.</p> <p>Fire Department: This development must be serviced by piped water, and the developer must install fire hydrants. As the development is expected to increase the population by 50%, fire department resources will need to increase proportionally, including staffing, training, apparatus, and equipment. A new fire station will be required to accommodate the additional personnel and equipment. Medical calls are also expected to increase proportionally, requiring additional trained medical responders.</p> |
| Manitoba Hydro | No concerns |

5. RECOMMENDATION:

Section 68 of *The Planning Act* requires that a zoning by-law amendment be generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality. Based on RRPD’s review of the application materials, the proposed RMX Meadows Zone text, the planning history of the subject lands, and the applicable provisions of the Red River Planning District Development Plan By-law No. 272/19, RRPD is of the opinion that the proposed amendment to create and apply the RMX Meadows Zone is generally consistent with the General Development designation applicable to the subject lands.

The proposed RMX zone would establish a site-specific zoning framework for redevelopment of the former Meadows Golf Course lands as a comprehensively planned neighbourhood containing a mix of residential forms, neighbourhood-serving commercial uses, community uses, parks and supporting infrastructure. Council should, however, recognize two important implementation considerations.

First, the proposed maximum building height of 22.86 metres (75 feet) for Multiple Housing Dwellings exceeds the height framework contemplated by the RM of East St. Paul Secondary Plan. Although the Secondary Plan remains under appeal and is not currently in effect, Council should be aware that future alignment may be required should the Secondary Plan come into force.

Second, approval of the rezoning does not constitute confirmation of municipal servicing capacity. Development of the lands must proceed only when adequate wastewater, water, drainage, transportation, and other municipal services are available to the satisfaction of the RM of East St. Paul and applicable reviewing authorities.

To address these implementation considerations while establishing the proposed land use framework, RRPD recommends that Council proceed with the zoning amendment while requiring that the by-law not come into force until a Zoning Development Agreement, satisfactory to the RM of East St. Paul, has been executed between the Municipality and the developer. This approach allows Council to approve the rezoning in principle while ensuring that no development rights are exercisable — and no building permits may issue — until all servicing, engineering, infrastructure, park dedication, and related requirements have been formally agreed upon.

Accordingly, RRPD recommends that Council give Second Reading to By-law No. 2026-11, subject to the condition that the zoning by-law amendment shall not come into force until a **Zoning Development Agreement**, satisfactory to the RM of East St. Paul, has been executed between the developer and the Municipality.

Should sufficient objections be received from eligible persons at the public hearing, Council may choose not to proceed with Third Reading at that time. 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 under *The Planning Act*.

cc: Municipal Relations-Community Planning

Attachments:

Appendix A - RRPD Location Maps

Appendix B - By-law 2026-11

Appendix C - Agency Comments

Appendix D - information from the applicant

APPENDIX A
(RRPD Location Map, Current Zoning and Designation Maps)



Esri, Vantor, Earthstar Geographics, and the GIS User Community

Schedule "B"

Zoning Amendment 2026-11
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended
FROM: "PR" Parks/Recreation + "RR-5" Rural Residential TO: "RMX" Meadows Zone

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Schedule "B"

Zoning Amendment 2026-11
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended

FROM: "PR" Parks/Recreation + "RR-5" Rural Residential TO: "RMX" Meadows Zone

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**APPENDIX B
(BY LAW 2026-11)**

RM OF EAST ST PAUL

BY-LAW NO. 2026-11

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. That the RURAL MUNICIPALITY OF EAST ST. PAUL ZONING BY-LAW 2009-04 be amended by adding the **RMX MEADOWS ZONE TEXT** as attached in **Schedule 'A'** dated APRIL 28, 2026, is hereby adopted.
2. That the RURAL MUNICIPALITY OF EAST ST. PAUL ZONING BY-LAW NO. 2009-04 be amended by rezoning:

CT 3309804/1:

LOT 113 OTM PARISH OF SAINT PAUL EXC FIRSTLY: ALL THAT PORTION WHICH LIES TO THE EAST OF THE STRAIGHT PRODUCTION SLY OF THE WESTERN LIMIT OF SEC 28-11-4 EPM SECONDLY: ALL THAT PORTION OF NLY 1056 FEET WHICH LIES TO THE WEST OF THE SAID WESTERN LIMIT AND ITS PRODUCTION SLY THIRDLY: ALL THAT PORTION OF THE SLY 1353 FEET WHICH LIES TO THE WEST OF THE SAID PRODUCTION FOURTHLY: POWER LINE PLAN 2794 WLTO AND AND FIFTHLY: ROAD PLANS 1156, 2548, 8682, 10231, AND 11456 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE CROWN LANDS ACT EXC SUBSECTION (D) SEC 5 OF THE SAID ACT

CT3309808/1

ALL THAT PORTION OF THE NLY 338.25 FEET PERP OF THE SLY 1353 FEET PERP OF LOT 113 OTM PARISH OF SAINT PAUL WHICH LIES WEST OF THE WESTERN LIMIT OF ROAD PLAN 1156 WLTO EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT 25 FEET FROM SAID WESTERN LIMIT AND THIRDLY: ROAD PLANS 2548, 8682, AND 10231 WLTO

From:

"PR" – Parks and Recreation Zone

To:

RMX Meadows Zone the subject lands shown on the map as attached in Schedule 'B'

CT3309805/1

PARK LOT "G" PARISH OF ST PAUL EXC: ALL THAT PORTION WHICH LIES TO THE SOUTH OF A LINE DRAWN SOUTH OF PARALLEL AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 PARISH OF ST PAUL EXCEPT THEREOUT ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT

From:

"RR5" – Rural Residential Zone

To:

RMX Meadows Zone the subject lands shown on the map as attached in Schedule 'B'

CT3309807/1

PARCEL ONE: ALL THAT PORTION OF SLY 792 FEET OF NLY 1056 FEET OF LOT 113 OTM PARISH OF ST PAUL LYING TO THE WEST OF WESTERN LIMIT OF ROAD ALLOWANCE WEST OF AND ADJOINING THE WESTERN LIMIT OF THE SW 1/4 28-11-4 EPM AND TO THE WEST OF ITS PRODUCTION SLY EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ROAD PLANS 1156 WLTO AND 11456 WLTO THIRDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES TO THE EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE SAID WESTERN LIMIT AND FOURTHLY: ROAD PLANS 8682 AND 10231 WLTO

PARCEL 2: ALL THAT PORTION OF PARK LOT LETTER G OF THE SAID PARISH WHICH LIES SOUTH OF A LINE DRAWN SOUTH OF PARALLEL WITH AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 OF SAID PARISH

PARCEL 3: PARCEL "A" PLAN 19909 WLTO EXC MINES, MINERALS AND OTHER MATTERS AS SET FORTH IN THE CROWN LANDS ACT IN SAID OTM LOT 113 AND IN GOVERNMENT ROAD ALLOWANCE (CLOSED)

From:

“PR” Parks and Recreation and “RR5” – Rural Residential Zone

To:

RMX Meadows Zone the subject lands shown on the map as attached in Schedule ‘B’

DONE AND PASSED by the Council of the **RM of EAST ST. PAUL**, assembled at EAST ST. PAUL, in the Province of Manitoba this _____ day of _____, A.D. 2026.

RURAL MUNICIPALITY OF EAST ST. PAUL

Mayor

CAO

Read a First time this _____ day of _____, A.D. 2026.

Read a Second time this _____ day of _____, A.D. 2026.

Read a Third and Final time this _____ day of _____, A.D. 2026.

SCHEDULE 'A' TEXT AMENDMENT APRIL 28, 2026

- i) That the 'Table of Contents' is amended to include after 'Section 14.0 RC: Comprehensive Residential Zone':

15.0 RMX Meadows Zone

Re-number accordingly.

- ii) That 'Section 6.1 Generation Definitions' is amended as follows:

5) **Adjacent** means the lot or site is physically directly across a public right-of-way, not the same as 'abutting'.

Renumber accordingly.

- iii) That 'Section 7.1 Residential Use Classes' is amended as follows:

- a) Amend '2) Multiple Housing Dwelling' to read as follows:

2) **Multiple Housing Dwelling** means a building containing three or more dwelling units served by common corridors and entrance. Each dwelling unit shall be designed for and used by one family. Excludes, **Multiple Attached Dwelling and Multiple Stacked Dwelling**.

- b) Add after '4) Two Housing Dwelling' the following:

5) **Multiple Attached Dwelling** means the whole of a residential use building containing three or more dwelling units that are divided vertically, each of which has an independent entrance. For the purpose of this By-law, a rowhouse is considered to be a multiple attached dwelling.

6) **Multiple Stacked Dwelling** means a residential use building containing four or more dwelling units, where the units are divided horizontally, divided vertically, or both; and in which each dwelling unit has an independent entrance. For the purpose of this By-law, a townhouse is considered to be a multiple stacked dwelling.

SCHEDULE 'A' – TEXT AMENDMENT, APRIL 28, 2026

- iv) That 'Section 8.0' is amended after '**Sub-Section 6) RC – Comprehensive Residential Dwelling Zone**' to include the following:

7) RMX Meadows Zone

- v) That 'Section 66.14 Fabric Buildings within the Certain Zoning Districts' is amended to include after 'RC' the following:

RMX

- vi) New zone is inserted after 'Section 14.0 RC: Comprehensive Residential Zone' as follows:

15.0 RMX Meadows Zone

SCHEDULE ‘A’ – TEXT AMENDMENT, APRIL 28, 2026

15.1 GENERAL PURPOSE

To establish a District for commercial, residential, community, educational, recreational and cultural service uses within the East St. Paul Secondary Plan Village and Countryside area known as the Meadows. This zoned is created solely for the Meadows lands, legally described under Figure ‘C’ of this By-law.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--|-----------------------------|--------------------------------|---|-------------------------------|---------------------------|---|---------------------------------|--|---------------------------|--|-----------------------------|--|--------------------------------------|---|--|---|------------------------|-------------------------------|----------------------------------|-----------------------------|---------------------------|--------------------------|------------------------------|---------------------|-----------------------------|--|
| <p>15.2 PERMITTED USES</p> <table border="0"> <tr> <td>1) Broadcasting and Motion Picture Studio</td> <td>15) Multiple Housing Dwelling</td> </tr> <tr> <td>2) Business Support Service</td> <td>16) Multiple Attached Dwelling</td> </tr> <tr> <td>3) Child Care Service</td> <td>17) Multiple Stacked Dwelling</td> </tr> <tr> <td>4) Commercial School</td> <td>18) Personal Service Shop</td> </tr> <tr> <td>5) Community Recreation Service</td> <td>19) Private Education Service</td> </tr> <tr> <td>6) Community Service Club</td> <td>20) Protective and Emergency Service</td> </tr> <tr> <td>7) Convenience Retail Store</td> <td>21) Professional, Financial and Office Support Service</td> </tr> <tr> <td>8) Eating and Drinking Establishment</td> <td>22) Public Education Service</td> </tr> <tr> <td>9) General Retail Store</td> <td>23) Public Library and Cultural Exhibit</td> </tr> <tr> <td>10) Government Service</td> <td>24) Public Park</td> </tr> <tr> <td>11) Health Service</td> <td>25) Single Housing Dwelling</td> </tr> <tr> <td>12) Home Occupation</td> <td>26) Two Housing Dwelling</td> </tr> <tr> <td>13) Household Repair Service</td> <td>27) Utility Service</td> </tr> <tr> <td>14) Institutional Residence</td> <td></td> </tr> </table> | | 1) Broadcasting and Motion Picture Studio | 15) Multiple Housing Dwelling | 2) Business Support Service | 16) Multiple Attached Dwelling | 3) Child Care Service | 17) Multiple Stacked Dwelling | 4) Commercial School | 18) Personal Service Shop | 5) Community Recreation Service | 19) Private Education Service | 6) Community Service Club | 20) Protective and Emergency Service | 7) Convenience Retail Store | 21) Professional, Financial and Office Support Service | 8) Eating and Drinking Establishment | 22) Public Education Service | 9) General Retail Store | 23) Public Library and Cultural Exhibit | 10) Government Service | 24) Public Park | 11) Health Service | 25) Single Housing Dwelling | 12) Home Occupation | 26) Two Housing Dwelling | 13) Household Repair Service | 27) Utility Service | 14) Institutional Residence | |
| 1) Broadcasting and Motion Picture Studio | 15) Multiple Housing Dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2) Business Support Service | 16) Multiple Attached Dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3) Child Care Service | 17) Multiple Stacked Dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4) Commercial School | 18) Personal Service Shop | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5) Community Recreation Service | 19) Private Education Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6) Community Service Club | 20) Protective and Emergency Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7) Convenience Retail Store | 21) Professional, Financial and Office Support Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8) Eating and Drinking Establishment | 22) Public Education Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9) General Retail Store | 23) Public Library and Cultural Exhibit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10) Government Service | 24) Public Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11) Health Service | 25) Single Housing Dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12) Home Occupation | 26) Two Housing Dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13) Household Repair Service | 27) Utility Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14) Institutional Residence | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>15.3 CONDITIONAL USES</p> <table border="0"> <tr> <td>1) Animal Shelter and Veterinary Service</td> <td>13) Outdoor Participant Recreation Service</td> </tr> <tr> <td>2) Amusement Establishment</td> <td>14) Planned Unit Development</td> </tr> <tr> <td>3) Automotive and Equipment Repair Shop</td> <td>15) Private Club</td> </tr> <tr> <td>4) Bed and Breakfast Home</td> <td>16) Rapid Drive-Through Vehicle Service</td> </tr> <tr> <td>5) Cannabis distributor</td> <td>17) Religious Assembly</td> </tr> <tr> <td>6) Cannabis retail store</td> <td>18) Small Animal Breeding and Boarding Establishment</td> </tr> <tr> <td>7) Drive-In Food Service</td> <td>19) Small Animal Obedience Training</td> </tr> <tr> <td>8) Gas Bar</td> <td>20) Spectator Entertainment Establishment</td> </tr> <tr> <td>9) Indoor Participant Recreation Service</td> <td>21) Secondary Suite, attached</td> </tr> <tr> <td>10) Local sale</td> <td>22) Secondary Suite, detached</td> </tr> <tr> <td>11) Mobile Catering Food Service</td> <td>23) Service Station</td> </tr> <tr> <td>12) Non-Accessory Parking</td> <td></td> </tr> </table> | | 1) Animal Shelter and Veterinary Service | 13) Outdoor Participant Recreation Service | 2) Amusement Establishment | 14) Planned Unit Development | 3) Automotive and Equipment Repair Shop | 15) Private Club | 4) Bed and Breakfast Home | 16) Rapid Drive-Through Vehicle Service | 5) Cannabis distributor | 17) Religious Assembly | 6) Cannabis retail store | 18) Small Animal Breeding and Boarding Establishment | 7) Drive-In Food Service | 19) Small Animal Obedience Training | 8) Gas Bar | 20) Spectator Entertainment Establishment | 9) Indoor Participant Recreation Service | 21) Secondary Suite, attached | 10) Local sale | 22) Secondary Suite, detached | 11) Mobile Catering Food Service | 23) Service Station | 12) Non-Accessory Parking | | | | | |
| 1) Animal Shelter and Veterinary Service | 13) Outdoor Participant Recreation Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2) Amusement Establishment | 14) Planned Unit Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3) Automotive and Equipment Repair Shop | 15) Private Club | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4) Bed and Breakfast Home | 16) Rapid Drive-Through Vehicle Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5) Cannabis distributor | 17) Religious Assembly | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6) Cannabis retail store | 18) Small Animal Breeding and Boarding Establishment | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7) Drive-In Food Service | 19) Small Animal Obedience Training | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 9) Indoor Participant Recreation Service | 21) Secondary Suite, attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10) Local sale | 22) Secondary Suite, detached | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11) Mobile Catering Food Service | 23) Service Station | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12) Non-Accessory Parking | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>15.4 SITE REQUIREMENTS</p> <p>PERMITTED AND CONDITIONAL USES</p> <p>Single Housing Dwelling</p> <table border="0"> <tr> <td>1) Site Area</td> <td>N/A</td> </tr> <tr> <td>2) Site Width</td> <td>min. 7.92 m. (26.00 ft.)</td> </tr> <tr> <td>3) Front Yard</td> <td>min. 3.05 m. (10.00 ft.)</td> </tr> <tr> <td>4) Rear Yard.</td> <td>min. 6.09 m. (20.00 ft.)</td> </tr> <tr> <td>5) Side Yard</td> <td>min. 1.21 m. (4.00 ft.)</td> </tr> </table> | 1) Site Area | N/A | 2) Site Width | min. 7.92 m. (26.00 ft.) | 3) Front Yard | min. 3.05 m. (10.00 ft.) | 4) Rear Yard. | min. 6.09 m. (20.00 ft.) | 5) Side Yard | min. 1.21 m. (4.00 ft.) | <p>15.5 SITE REQUIREMENTS</p> <p>ALL USES</p> <p>Accessory Uses and Buildings</p> <table border="0"> <tr> <td>1) Site Area</td> <td>N/A</td> </tr> <tr> <td>2) Site Width</td> <td>N/A</td> </tr> <tr> <td>3) Front Yard</td> <td>min. 5.48 m. (18.00 ft.)</td> </tr> <tr> <td>4) Rear Yard</td> <td>min. 0.60 m. (2.00 ft.)</td> </tr> <tr> <td>5) Side Yard</td> <td>min. 0.60 m. (2.00 ft.)</td> </tr> </table> | 1) Site Area | N/A | 2) Site Width | N/A | 3) Front Yard | min. 5.48 m. (18.00 ft.) | 4) Rear Yard | min. 0.60 m. (2.00 ft.) | 5) Side Yard | min. 0.60 m. (2.00 ft.) | | | | | | | | |
| 1) Site Area | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2) Site Width | min. 7.92 m. (26.00 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3) Front Yard | min. 3.05 m. (10.00 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4) Rear Yard. | min. 6.09 m. (20.00 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5) Side Yard | min. 1.21 m. (4.00 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1) Site Area | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2) Site Width | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3) Front Yard | min. 5.48 m. (18.00 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4) Rear Yard | min. 0.60 m. (2.00 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5) Side Yard | min. 0.60 m. (2.00 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SCHEDULE ‘A’ – TEXT AMENDMENT, APRIL 28, 2026

- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 10.68 m. (35.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

Two Housing Dwelling

- 1) Site Area N/A
- 2) Site Width min. 6.70 m. (22.00 ft.)
- 3) Front Yard min. 3.05 m. (10.00 ft.)
- 4) Rear Yard. min. 6.09 m. (20.00 ft.)
- 5) Side Yard min. 1.21 m. (4.00 ft.)
- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 10.68 m. (35.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

Multiple Housing Dwelling

- 1) Site Area N/A
- 2) Site Width min. 32.0 m. (105.00 ft.)
- 3) Front Yard min. 00 m (00 ft.)
- 4) Rear Yard. min. 1.52 m. (5.00 ft.)
- 5) Side Yard min. 2.43 m. (8.00 ft.)
- 6) Corner Side Yard. min. 3.04 m. (10.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 22.86 m. (75.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

Multiple Attached Dwelling

- 1) Site Area N/A
- 2) Site Width min. 5.486 m. (18.00 ft.)
- 3) Front Yard min. 3.05 m. (10.00 ft.)
- 4) Rear Yard. min. 6.09 m. (20.00 ft.)
- 5) Side Yard min. 1.21 m (4.00 ft.)
- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 13.76 m. (45.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min.3.05 m. (10.00 ft.)

Multiple Stacked Dwelling

- 1) Site Area N/A
- 2) Site Width min. 32.0 m. (105.00 ft.)
- 3) Front Yard min. 3.04 m. (10.00 ft.)
- 4) Rear Yard. min. 1.52 m. (5.00 ft.)
- 5) Side Yard min. 2.43 m. (8.00 ft.)
- 6) Corner Side Yard. min. 3.04 m. (10.00 ft.)
- 7) Site Coverage max. 60%
- 8) Building Height max. 13.71 m. (45.0 ft.)
- 9) Dwelling Unit Area N/A
- 10) Building Separation min. 3.05 m. (10.00 ft.)

- 6) Corner Side Yard. min. 1.21 m. (4.00 ft.)
- 7) Building Area: max 55.74 sq. m. (880.00 sq. ft.)
- 8) Building Height. max. 4.88 m. (16.0 ft.);
- 9) Building Width N/A

SCHEDULE ‘A’ – TEXT AMENDMENT, APRIL 28, 2026

| | | |
|----------------------|---------------------|--------------------------|
| Non-Residential Uses | | |
| 1) | Site Area | N/A |
| 2) | Site Width | min. 5.48 m. (18.00 ft.) |
| 3) | Front Yard | min. 00 m. (0.00 ft.) |
| 4) | Rear Yard. | min. 6.09 m. (20.00 ft.) |
| 5) | Side Yard | min. 3.04 m. (10.00 ft.) |
| 6) | Corner Side Yard. | min. 3.04 m. (10.00 ft.) |
| 7) | Site Coverage | max. 60% |
| 8) | Building Height | max. 13.71 m. (45.0 ft.) |
| 9) | Dwelling Unit Area | N/A |
| 10) | Building Separation | min. 3.05 m. (10.00 ft.) |

15.6 ADDITIONAL REGULATIONS FOR PERMITTED AND CONDITIONAL USES

- 1) For this section, ‘Residential Use Classes’ includes ‘Residential-Related Use Classes’.
- 2) ‘Automotive and Equipment Repair Shop’, ‘Gas Bar’, ‘Rapid Drive-Through Vehicle Service’, ‘Drive-In Food Service’, and ‘Service Station’ are subject to the following requirements:
 - (a) Shall only occupy a site with frontage on McGregor Farm Road.
 - (b) Shall not be on a lot occupied by ‘Residential Use Classes’.
 - (c) Shall not abut a lot occupied by a ‘Single Housing Dwelling’, ‘Two Housing Dwelling’, or ‘Multiple Attached Dwelling’.
 - (d) Shall not be located on any floors above the first story [ground floor].
- 3) ‘Non-Residential Use Classes’ developments, excluding those listed in 2) above, ‘public parks’ and ‘utility service’, are subject to the following requirements:
 - (a) Shall only occupy a site with a frontage on a public right-of-way width of less than 13.716 metres [45 feet] but not on ‘Lanes’.
 - (b) May be located on a lot with ‘Multiple Housing Dwelling’.
 - (c) Site Requirements of ‘Multiple Housing Dwelling’ shall prevail when ‘Non-Residential Use Classes’ are located within ‘Multiple Housing Dwelling’.
 - (d) Shall not be on a lot occupied by ‘Single Housing Dwelling’, ‘Two Housing Dwelling’, ‘Multiple Attached Dwelling’ or ‘Multiple Stacked Dwelling’.
 - (e) Shall not abut a lot occupied by ‘Single Housing Dwelling’, ‘Two Housing Dwelling’, or ‘Multiple Attached Dwelling’.
 - (f) Shall not be located on any floors above the first story [ground floor].
 - (g) Day Care and Institutional Residence are not subject to the above 3) (a) and (f)

SCHEDULE 'A' – TEXT AMENDMENT, APRIL 28, 2026

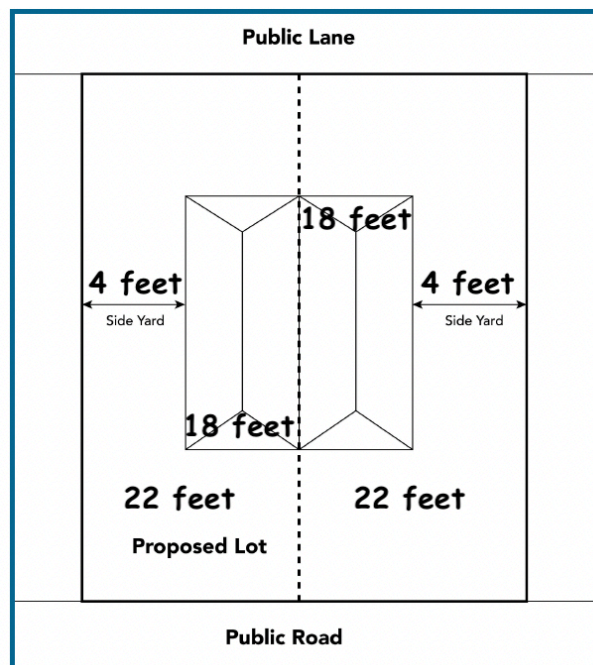
regulations.

- 4) 'Multiple Housing Dwelling' shall not abut or be adjacent to a lot with 'Single Housing Dwelling', 'Two Housing Dwelling' or 'Multiple Attached Dwelling'.
- 5) 'Multiple Attached Dwelling' and 'Multiple Stacked Dwelling' shall have a minimum site depth of 33.528 metres [110 feet].
- 6) 'Commercial Use Classes' developments, excluding uses located within 'Multiple Housing Dwelling', shall comply with the Performance Standards of Section 64 of this By-law.
- 7) 'Commercial Use Classes' developments, excluding uses located within 'Multiple Housing Dwelling', shall not be required to comply with of Section 49.6 of this By-law.
- 8) 'Residential Use Classes' developments minimum rear yard setback for habitable rooms from the property line of a transmission right-of-way or corridor established for electricity in excess of 100 kilovolts, shall be 12.19 metres [40.00 feet].
- 9) A Home Occupation shall be developed in accordance with Section 70 of this By-law.
- 10) A Child Care Services shall be developed in accordance with Section 71 of this By-law.
- 11) A Planned Unit Development shall be developed in accordance with Section 74 of this By-Law.
- 12) Secondary Suites shall be developed in accordance with Section 76 of this By- Law.
- 13) A Small Animal Breeding and Boarding Establishment shall be developed in accordance with section 78 of this By-Law.
- 14) Institutional Residence shall be restricted to 4 persons when abutting or adjacent to 'Single Housing Dwelling' or 'Two Housing Dwelling'.
- 15) Any open parking area in a side yard shall be accommodated in a side yard with a minimum width of 3.048 metres [10 feet].
- 16) No projections in side yards (ground to sky)
- 17) The owner of a lot that has a 'Two Housing Dwelling' may split the lot as depicted in Figure A to allow each dwelling unit on its own lot provided that:
 - (a) The new lot line must be a straight line between the front and rear lot lines, located in such a manner that the party wall of the semi-detached dwellings and any applicable accessory structure must form part of the new lot line, and where the new lot line is unable to form a straight line due to the irregular shape of the lot or the structure, the location of that new lot line must be determined by the conditions of any subdivision approval issued.
 - (b) Each of the lots created must have frontage on a public right-of-way.

SCHEDULE 'A' – TEXT AMENDMENT, APRIL 28, 2026

- (c) The permitted use of each lot created must be for one dwelling unit and permitted accessory uses and structures only.
- (d) Each lot created must provide one parking space with access to this required parking space being directly from a public right-of-way.
- (e) Each lot created must provide the required side yard setbacks for the underlying zoning district minimum setback requirements; except that the minimum side yard setback along the new lot line that falls along the party wall may be 0 feet.
- (f) Each lot for each dwelling shall have a minimum lot width of 6.7 metres [22 feet].
- (g) Minimum width of ground floor dwelling units shall be 5.486 metres [18 feet].

Figure A: Subdividing Two Housing Dwelling, Semi-detached Dwellings on to Separate Lots.



18) The owner of a lot that has a Multiple Attached Dwelling, may subdivide the lot as depicted in Figure B to allow each dwelling unit on its own lot provided that:

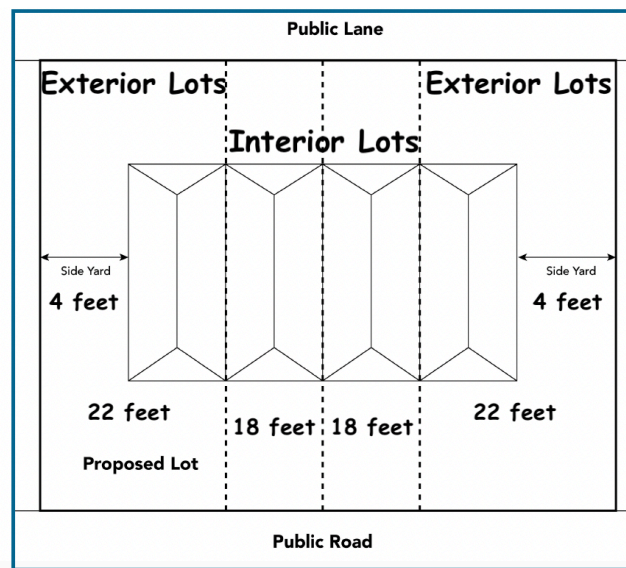
- (a) The new lot line must be a straight line between the front and rear lot lines, located in such a manner that the party wall of the attached dwellings and any applicable accessory structure must form part of the new lot line, and where the new lot line is unable to form a straight line due to the irregular shape of the lot or the structure, the location of that

SCHEDULE 'A' – TEXT AMENDMENT, APRIL 28, 2026

new lot line must be determined by the conditions of any subdivision approval issued.

- (b) Each of the lots created must have frontage on a public right-of-way.
- (c) The permitted use of each lot created must be for one dwelling and permitted accessory uses and structures only.
- (d) Minimum dwelling unit width shall be 5.486 metres [18 feet].
- (e) Each lot created must provide one parking space with access to this required parking space being directly from a public right-of-way.
- (f) Each lot created may provide side yard setbacks less than the underlying zoning district minimum setback requirements, but exterior lots shall not be less than 4 feet and interior lots shall have a minimum side yard setback along the new lot line that falls along party walls of 0 feet.
- (g) Each lot for each dwelling may be less than the minimum lot width permitted under the dimensional standards for the zoning district in which the lot is located but shall not be less than 5.486 metres [18 feet] for the interior lots, not less than 6.70 metres [22 feet] for the exterior lots.
- (h) Minimum dwelling unit width shall be 5.486 metres [18 feet].

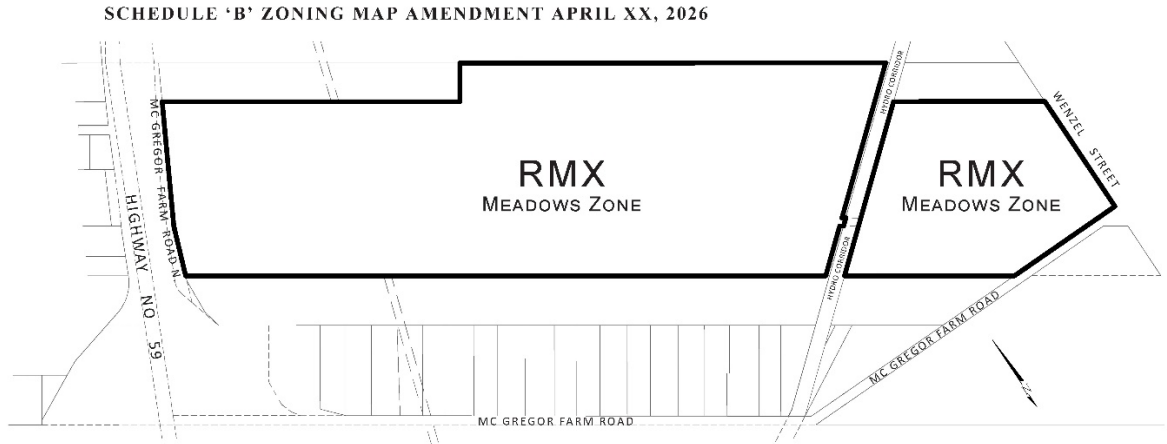
Figure B: Subdividing Multiple Attached Dwellings on to Separate Lots.



- 19) The maximum gross density for the 183.57 acres of land described in Figure C shall be 32.14 dwellings per hectare (13.00 dwelling units per acre).

SCHEDULE 'A' – TEXT AMENDMENT, APRIL 28, 2026

Figure C: The Meadows RMX Zoned Lands.



Title No. 3309804/1

LOT 113 OTM PARISH OF SAINT PAUL EXC FIRSTLY: ALL THAT PORTION WHICH LIES TO THE EAST OF THE STRAIGHT PRODUCTION SLY OF THE WESTERN LIMIT OF SEC 28-11-4 LPM SECONDLY: ALL THAT PORTION OF NLY 1056 FEET WHICH LIES TO THE WEST OF THE SAID WESTERN LIMIT AND ITS PRODUCTION SLY THIRDLY: ALL THAT PORTION OF THE SLY 1353 FEET WHICH LIES TO THE WEST OF THE SAID PRODUCTION FOURTHLY: POWER LINE PLAN 2794 WLTO AND AND FIFTHLY: ROAD PLANS 1156, 2548, 8682, 10231, AND 11456 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIONS CONTAINED IN THE CROWN LANDS ACT EXC SUBSECTION (D) SEC 5 OF THE SAID ACT

Title No. 3309805/1

PARK LOT "G" PARISH OF ST PAUL EXC: ALL THAT PORTION WHICH LIES TO THE SOUTH OF A LINE DRAWN SOUTH OF PARALLEL AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 PARISH OF ST PAUL EXCEPT THEREOUT ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT

Title No. 3309807/1

PARCEL ONE: ALL THAT PORTION OF SLY 792 FEET OF NLY 1056 FEET OF LOT 113 OTM PARISH OF ST PAUL LYING TO THE WEST OF WESTERN LIMIT OF ROAD ALLOWANCE WEST OF AND ADJOINING THE WESTERN LIMIT OF THE SW 1/4 28-11-4 EPM AND TO THE WEST OF ITS PRODUCTION SLY EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ROAD PLANS 1156 WLTO AND 11456 WLTO THIRDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES TO THE EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE SAID WESTERN LIMIT AND FOURTHLY: ROAD PLANS 8682 AND 10231 WLTO PARCEL 2: ALL THAT PORTION OF PARK LOT LETTER G OF THE SAID PARISH WHICH LIES SOUTH OF A LINE DRAWN SOUTH OF PARALLEL WITH AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 OF SAID PARISH PARCEL 3: PARCEL "A" PLAN 19909 WLTO EXC MINES, MINERALS AND OTHER MATTERS AS SET FORTH IN THE CROWN LANDS ACT IN SAID OTM LOT 113 AND IN GOVERNMENT ROAD ALLOWANCE (CLOSED)

Title No. 3309808/1

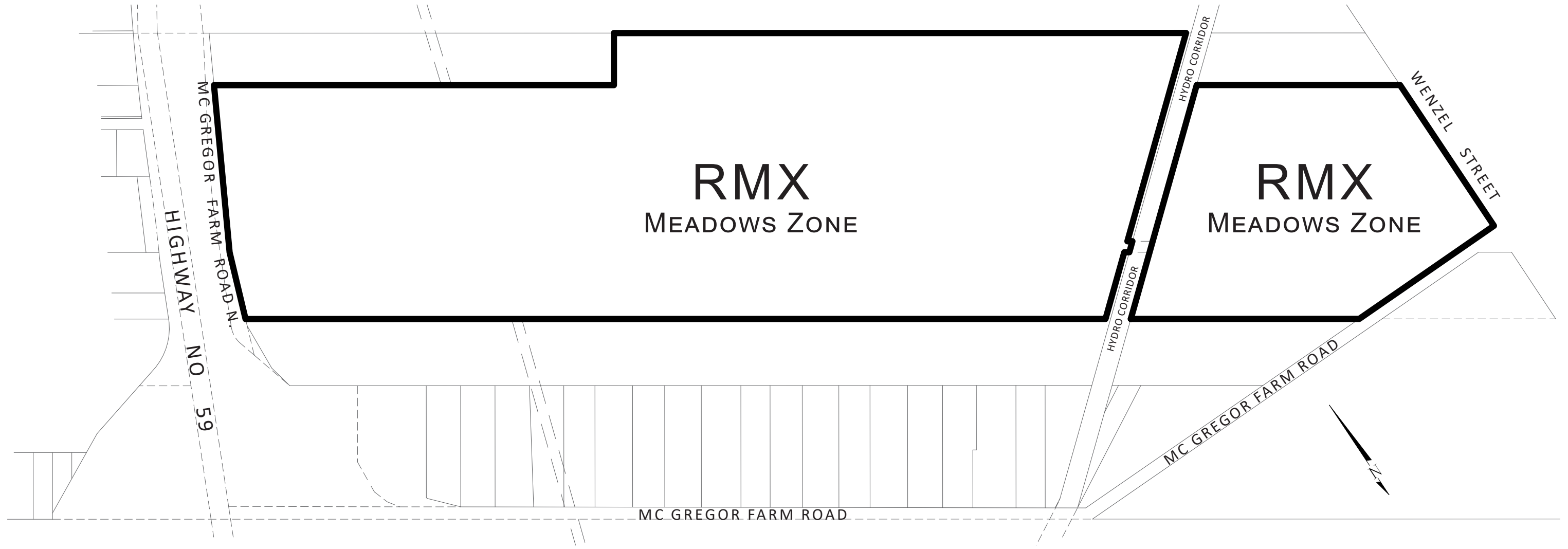
ALL THAT PORTION OF THE NLY 338.25 FEET PERP OF THE SLY 1353 FEET PERP OF LOT 113 OTM PARISH OF SAINT PAUL WHICH LIES WEST OF THE WESTERN LIMIT OF ROAD PLAN 1156 WLTO EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT 25 FEET FROM SAID WESTERN LIMIT AND THIRDLY: ROAD PLANS 2548, 8682, AND 10231 WLTO

SCHEDULE 'A' – TEXT AMENDMENT, APRIL 28, 2026

15. 7 ADDITIONAL REGULATIONS FOR CONDITIONAL USES ONLY

- 1) A Bed and Breakfast home shall be developed in accordance with Section 72 of this By-Law.
- 2) A Small Animal Breeding and Boarding Establishment shall be developed in accordance with Section 77 of this By-Law.

SCHEDULE 'B' ZONING MAP AMENDMENT APRIL 28, 2026





Esri, Vantor, Earthstar Geographics, and the GIS User Community

CURRENT ZONING OF SUBJECT PROPERTIES

Zoning Amendment 2026-11
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended
FROM: "PR" Parks/Recreation + "RR-5" Rural Residential TO: "RMX" Meadows 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.



APPENDIX C
(Agency Comments)

Santan Singh

From: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Sent: June 9, 2026 10:16 AM
To: Calvin So
Cc: +SEL1081 - Selkirk CRP
Subject: RE: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Hello Calvin,

I have reviewed Rural Municipality of East St. Paul Zoning By-law Amendment No. 2026-11 on behalf of the Community Planning Services Branch of Manitoba Municipal and Northern Relations. The by-law proposes to create a site-specific zone, "RMX" Meadows, and rezone approximately 183.5 acres from "PR" Parks and Recreation and "RR5" Rural Residential to "RMX". The rezoning of the subject land is occurring concurrently with Subdivision S26-3141, which proposes to subdivide the land into 762 lots that will be serviced by municipal sewer and piped water services.

The land subject to By-law No. 2026-11 is designated General Development pursuant to the Red River Planning District Development Plan By-law No. 272/19. The General Development designation is for *areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.*

The rezoning appears to be generally consistent with the policies of the General Development designation in the Red River Planning District Development Plan. Community Planning Services provides the following comments:

- In the Red River Planning District Development Plan, General Development Policy 4.6.6 and 4.6.7 provides considerations for Council when contemplating allowing multi-family dwellings and commercial uses in General Development areas. We recommend these be reviewed as the "RMX" zones allow for both multi-family and commercial uses, some of which are permitted uses.
- Regarding the minimum site width requirements for Two Housing Dwellings and Multiple Attached Dwellings, Council may wish to see Section 15.4 more explicitly state if the listed minimum site widths for these two uses is per dwelling unit when subdivided for its own title or per dwelling for ease of interpretation. However, based on Section 15.6, these appear to be the listed minimum site widths per dwelling unit.
- The "RMX" Zone has no minimum site areas but rather relies on the calculation of maximum gross density for the entire subject lands. This has been set at 13 dwelling units per acre. Community Planning Services cautions that this could result in a wide range of lot sizes, some of which Council may not feel is desirable.
- The applicant has advised that municipal sewer and piped water services will be extended to service the subject land. We are aware the municipality is in the process of completing the necessary steps to ensure capacity exists and services can be extended. In the meantime, should this rezoning and the associated subdivision be approved, lots will be zoned and subdivided. However, development of the property will be subject to the development agreement registered on title (or any amended development agreement required as a condition of approval for either this rezoning or the subdivision), which Council Resolution # 2025-210 directs should restrict development until several conditions are met including that the moratorium has been lifted.
- Community Planning Services has not reviewed this zoning by-law amendment against the proposed RM of East St. Paul Secondary Plan, as it has not received third reading and is currently subject to a public objections appeal to the Manitoba Municipal Board. However, we note that should this zoning by-law amendment be approved, and the proposed secondary plan approved at a later date, the zoning by-law must be generally consistent with any secondary plan by-law in effect per The Planning Act.

The following are minor formatting notes:

- After adding "Section 15.0 RMX Meadows Zone", the following sections will require renumbering.
- Section 15.6 Policy 12) references Secondary Suites standards in Section 76. The Secondary Suites section is numbered as Section 77 in the municipality's consolidated version.
- Section 15.6 Policy 13 references Small Animal Breeding and Board Establishment standards in Section 78. The Small Animal Breeding and Board Establishment section is numbered as Section 79 in the municipality's consolidated version.

Thank you for the opportunity to comment.

Jessie Russell-Edmonds, MCP (she/her)
Acting Regional Manager

Community Planning Services Branch
Manitoba Municipal & Northern Relations
103 – 235 Eaton Avenue | Selkirk, MB R1A 0W7
O: (204) 785-5090 | M: (204) 785-5131

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From: Calvin So <calvin@rrpd.ca>
Sent: May 4, 2026 11:45 AM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@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>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; 'Cara Nichols' <planning@eaststpaul.com>; CDraper@rmofspringfield.ca; cao@rmofbrokenhead.ca
Cc: Santan Singh <santan@rrpd.ca>
Subject: RE: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Part 3 of 3

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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From: Calvin So
Sent: Monday, May 4, 2026 11:37 AM
To: '+WPG112 - AGRLandUse' <agrlanduse@gov.mb.ca>; 'ConCirculars@gov.mb.ca' <ConCirculars@gov.mb.ca>; 'drainage@gov.mb.ca' <drainage@gov.mb.ca>; '+SEL1081 - Selkirk CRP' <SelkirkCRP@gov.mb.ca>; '+WPG574 - HRB Archaeology' <hrb.archaeology@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>; 'subdivisioncirculares@hydro.mb.ca' <subdivisioncirculares@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba'

<projectmanagermanitoba@rci.rogers.com>; 'regionalplanning@winnipeg.ca' <regionalplanning@winnipeg.ca>; 'Pam Elias' <edo@weststpaul.com>; 'Sue' <sue@rmofstclements.com>; 'Kayla Kozoway' <kayla@rmofstclements.com>; 'info@sipd.ca' <info@sipd.ca>; 'eblackie@cityofselkirk.com' <eblackie@cityofselkirk.com>; 'gimli@rmgimli.com' <gimli@rmgimli.com>; 'eipd@eipd.ca' <eipd@eipd.ca>; '+WPG569 - EnvCEWinnipeg' <EnvCEWinnipeg@gov.mb.ca>; 'Cara Nichols' <planning@eaststpaul.com>; 'CDraper@rmofspringfield.ca' <CDraper@rmofspringfield.ca>; 'cao@rmofbrokenhead.ca' <cao@rmofbrokenhead.ca>

Cc: Santan Singh <santan@rrpd.ca>

Subject: RE: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Part 2 of 3

Note: I do apologize, first reading was given on April 29th, 2026, not May.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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

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From: Calvin So

Sent: Monday, May 4, 2026 11:35 AM

To: '+WPG112 - AGRLandUse' <agrlanduse@gov.mb.ca>; 'ConCirculars@gov.mb.ca' <ConCirculars@gov.mb.ca>; 'drainage@gov.mb.ca' <drainage@gov.mb.ca>; '+SEL1081 - Selkirk CRP' <SelkirkCRP@gov.mb.ca>; '+WPG574 - HRB Archaeology' <hrb.archaeology@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>; 'subdivisioncirculares@hydro.mb.ca' <subdivisioncirculares@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; 'Project Manager - Manitoba' <projectmanagermanitoba@rci.rogers.com>; 'regionalplanning@winnipeg.ca' <regionalplanning@winnipeg.ca>; 'Pam Elias' <edo@weststpaul.com>; 'Sue' <sue@rmofstclements.com>; 'Kayla Kozoway' <kayla@rmofstclements.com>; 'info@sipd.ca' <info@sipd.ca>; 'eblackie@cityofselkirk.com' <eblackie@cityofselkirk.com>; 'gimli@rmgimli.com' <gimli@rmgimli.com>; 'eipd@eipd.ca' <eipd@eipd.ca>; '+WPG569 - EnvCEWinnipeg' <EnvCEWinnipeg@gov.mb.ca>; 'Cara Nichols' <planning@eaststpaul.com>; 'CDraper@rmofspringfield.ca' <CDraper@rmofspringfield.ca>; 'cao@rmofbrokenhead.ca' <cao@rmofbrokenhead.ca>

Cc: Santan Singh <santan@rrpd.ca>

Subject: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Hello,

On May 29th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-Law Amendment No. 2026-11.

With this Zoning By-law Amendment, the applicant proposes to add the RMX Meadows Zone Text, as shown in Schedule A of the By-Law, and rezone two subject properties (CT 3309804/1 and CT 3309808/1) from "PR" Parks and Recreation

to “RMX” Meadows Zone, subject land CT 3309805/1 from “RR5” Rural Residential to “RMX” Meadows Zone, and subject land CT 330807/1 from “PR” Parks and Recreation and “RR5” Rural Residential to “RMX” Meadows Zone, all as shown in Schedule B of the By-Law.

A Public Hearing with the East St. Paul Council is tentatively planned for June 23rd, 2026, at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by June 4th, 2026. 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.

PLEASE NOTE: Due to the file sizes, there are three emails of different attachments being circulated with this email.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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Bell MTS Subdivisions

Bell MTS, a division of Bell Canada
Winnipeg, Manitoba
subdivisions@bellmts.ca
www.bellmts.ca



May 4, 2026

Attention: Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T.204-669-8880 F. 204-669-8882
calvin@rrpd.ca

RE: Red River Planning District – R.M. of East St. Paul Zoning By-law Amendment No. 2026-11
2511 Mc Gregor Farm Road (Roll No. 99000) and Unaddressed Parcel (Roll No. 98900)
From “PR” Parks and Recreation and “RR5” Rural Residential to proposed “RMX” Meadows Zone

Bell MTS has no concerns with the above noted By-law Amendment No. 2026-11.

If removal, relocation or adjustment of existing Bell MTS facilities is required, charges will be at the expense of the applicant and/or property owner. A cost quote can be initiated by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca if required.

Any existing Bell MTS services, easement agreements and/or caveats affecting the land will be brought forward on the new plan unless otherwise specified.

Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

cc. Bell MTS Property Acquisitions



RRPD Circulation Notice Report

To: Committee of the Whole

From: Tim Feduniw, Director of Sustainable Economic Development

Re: **RM of East St. Paul Zoning By-law Amendment 2026-11**

Date: May 19, 2026

File Number: AR 058/26

Issue:

The Red River Planning District (RRPD) circulated notice of a proposed amendment to the RM of East St. Paul Zoning By-law to introduce a new mixed-use zone and rezone lands northeast of Highway 59 and McGregor Farm Road from "PR" Parks and Recreation and "RR5" Rural Residential to the proposed zone, to enable development of a new neighbourhood.

Strategic Impact:

No strategic impact.

Administrative Action:

Administration has no concerns to the proposed zoning by-law amendments.

Analysis:

The Red River Planning District (RRPD) has received an application to rezone approximately 183 acres of the former Meadows Golf Course lands, located northeast of Highway 59 and McGregor Farm Road, to introduce a new site-specific zone to facilitate redevelopment of the area.

Under the Red River Planning District Development Plan, the subject lands are designated "GD" General Development. This designation is intended to promote orderly, efficient, and sustainable development, supported by a full range of urban standard services. It also encourages housing within areas that are served by a mix of commercial and institutional services and amenities.

The subject lands are also included within the RM of East St. Paul Secondary Plan, though the plan has not yet been formally adopted. The Secondary Plan promotes compact, complete communities centred around walkable, mixed-use village nodes and a range of housing types and densities.

The proposed "RMX Meadows Zone" and corresponding rezoning would permit a broad range of residential dwelling types, including single-family, duplex, row-house, and multi-family development, while also accommodating commercial, retail, and institutional uses.

The development proposes a phased build-out over approximately 15 to 20 years, consisting of 762 developable lots supporting up to 2,376 dwelling units and approximately 50,000 sq. ft. of community-scale commercial space.

The project is intended to be serviced by the RM of East St. Paul's municipal water and wastewater infrastructure, although discussions regarding existing infrastructure capacity constraints remain ongoing. Council for the RM of East St. Paul has adopted a resolution supporting development of a new wastewater treatment plant.

A traffic impact study submitted in support of the application generally concludes that the proposed development can proceed without immediate modifications to the existing transportation network. However, to accommodate long-term traffic operations and future area growth, the study recommends long-range planning for an interchange at PTH 59 and PR 202, as well as lane assignment modifications along PTH 101.

Overall, the proposed zoning by-law amendment appears generally consistent with the Development Plan, the "GD" General Development designation, and the direction of the forthcoming Secondary Plan.

Administration has no concerns with the proposed amendment.

History:

An application was made to the Red River Planning District to amend the RM of East St. Paul Zoning By-law.

The RM of East St. Paul has tentatively scheduled a public hearing for the proposed zoning by-law on June 23, 2026.

Public Participation: Not applicable

Climate Change Adaptation Impact: Not applicable

Climate Change Mitigation Impact: Not applicable

Background/Supporting Documents:

1. First Reading Package
2. RM of East St. Paul By-law No. 2026-11
3. Financial Impact Statement

Santan Singh

From: +WPG569 - Drainage <drainage@gov.mb.ca>
Sent: May 6, 2026 11:52 AM
To: Calvin So
Subject: RE: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

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: Calvin So <calvin@rrpd.ca>
Sent: May 4, 2026 11:36 AM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@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>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; 'Cara Nichols' <planning@eaststpaul.com>; CDraiper@rmofspringfield.ca; cao@rmofbrokenhead.ca
Cc: Santan Singh <santan@rrpd.ca>
Subject: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Hello,

On May 29th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-Law Amendment No. 2026-11.

With this Zoning By-law Amendment, the applicant proposes to add the RMX Meadows Zone Text, as shown in Schedule A of the By-Law, and rezone two subject properties (CT 3309804/1 and CT 3309808/1) from “PR” Parks and Recreation to “RMX” Meadows Zone, subject land CT 3309805/1 from “RR5” Rural Residential to “RMX” Meadows Zone, and subject land CT 330807/1 from “PR” Parks and Recreation and “RR5” Rural Residential to “RMX” Meadows Zone, all as shown in Schedule B of the By-Law.

A Public Hearing with the East St. Paul Council is tentatively planned for June 23rd, 2026, at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by June 4th, 2026. 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.

PLEASE NOTE: Due to the file sizes, there are three emails of different attachments being circulated with this email.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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DATE: 2026-05-28

TO: Red River Planning District
c/o Calvin So
Community Planning Assistant
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

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

CC: selkirkCRP@gov.mb.ca

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

SUBJECT: File No.: 2026-11
AAS File: AAS-26-25622
Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11
OT 0113-PA Parish of St. Paul

Conditional Approval – Implement a heritage resource protection plan (HRPP)

Further to your e-mail regarding the above-noted application, Manitoba's Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact heritage resources is believed to be low based on analysis of current data; therefore, the Historic Resources Branch has no concerns with the proposed project at this time. HRB requires an HRPP be included in planning, development, and operations, in the event heritage resources (including human remains and palaeontological resources) are accidentally encountered.

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.

Under Section 12(2) of the Act, the minister may require such other plans, documents, material and information, with respect to the work, activity, development or project, prior to commencement.

Heritage Resource Protection Plan

The HRPP consists of operational procedures to limit damage or destruction of heritage resources. This document assists proponents, landowners, managers, employees, and/or contractors etc. on what to do and whom to call should heritage resources accidentally be encountered when testing and development is underway on site.

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

Historic Resources Branch

Enclosure: Heritage Resources Protection Plan (HRPP)

Santan Singh

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: June 3, 2026 3:33 PM
To: Red River Planning District; Valentina Esman; Calvin So
Cc: PROPERTYACQUISITION@bellmts.ca; ProjectManagerManitoba@rci.rogers.com
Subject: By-law 2026-11 (RM of East St. Paul) - Email to Planning - Hydro File #2026-1531



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

RE: Application(s) **By-law 2026-11 (RM of East St. Paul)**

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

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment.
2. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to review the file to determine if our concerns remain the same.
3. If there are existing Manitoba Hydro and/or Centra Gas easements on the titles, any building and/or construction affecting our easements will require approval prior to work beginning and can be applied for through SecondaryLandUse@hydro.mb.ca.
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada



Santan Singh

From: Erb, Michelle <Michelle.Erb@gov.mb.ca>
Sent: June 3, 2026 10:52 AM
To: Calvin So
Cc: +WPG112 - AGRLandUse; +WPG139 - Provincial Planning Services; +SEL1081 - Selkirk CRP; Szumigalski, Tony
Subject: RE: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

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

Hi Calvin,

I have reviewed this proposed Zoning By-law Amendment 2026-11 for the RM of East St. Paul on behalf of Manitoba Agriculture. The intent of this by-law is to re-zone is to:

- add the RMX Meadows Zone Text, as shown in Schedule A of the By-Law; and
- rezone two subject properties (CT 3309804/1 and CT 3309808/1) from “PR” Parks and Recreation to “RMX” Meadows Zone, subject land CT 3309805/1 from “RR5” Rural Residential to “RMX” Meadows Zone, and subject land CT 330807/1 from “PR” Parks and Recreation and “RR5” Rural Residential to “RMX” Meadows Zone, all as shown in Schedule B of the By-Law.

The property in question is designated General Development Area pursuant to the Red River Planning District Development Plan BL 272-19. The General Development Area *“is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.”* Under this proposed amendment, the RMX Meadows Zone is described as: *“a District for commercial, residential, community, educational, recreational and cultural service uses within the East St. Paul Secondary Plan Village and Countryside area known as the Meadows. This zoned is created solely for the Meadows lands, legally described under Figure ‘C’ of this By-law.”*

The proposed zoning amendment appears to be generally consistent with the description and policies of the General Development Area. No objection from an agricultural perspective.

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: Calvin So <calvin@rrpd.ca>
Sent: May 4, 2026 11:36 AM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@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>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; 'Cara Nichols' <planning@eaststpaul.com>; CDraiper@rmofspringfield.ca; cao@rmofbrokenhead.ca
Cc: Santan Singh <santan@rrpd.ca>
Subject: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Hello,

On May 29th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-Law Amendment No. 2026-11.

With this Zoning By-law Amendment, the applicant proposes to add the RMX Meadows Zone Text, as shown in Schedule A of the By-Law, and rezone two subject properties (CT 3309804/1 and CT 3309808/1) from "PR" Parks and Recreation to "RMX" Meadows Zone, subject land CT 3309805/1 from "RR5" Rural Residential to "RMX" Meadows Zone, and subject land CT 330807/1 from "PR" Parks and Recreation and "RR5" Rural Residential to "RMX" Meadows Zone, all as shown in Schedule B of the By-Law.

A Public Hearing with the East St. Paul Council is tentatively planned for June 23rd, 2026, at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by June 4th, 2026. 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.

PLEASE NOTE: Due to the file sizes, there are three emails of different attachments being circulated with this email.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Santan Singh

From: +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>
Sent: May 4, 2026 12:17 PM
To: Calvin So
Cc: +WPG1166 - MIT Water Review
Subject: RE: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Hello Calvin,

We have no concerns with this file.

Note that some of the site appears to be marshy from satellite view – we recommend fill and lot grading with any future subdivision/development to mitigate any risk of flooding.

Thanks,

Matthew Sebesteny

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

From: Calvin So <calvin@rrpd.ca>
Sent: Monday, May 4, 2026 11:36
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@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>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; 'Cara Nichols' <planning@eaststpaul.com>; CDraiper@rmofspringfield.ca; cao@rmofbrokenhead.ca
Cc: Santan Singh <santan@rrpd.ca>
Subject: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Hello,

On May 29th, 2026, the RM of East St. Paul Council gave First Reading to Zoning By-Law Amendment No. 2026-11.

With this Zoning By-law Amendment, the applicant proposes to add the RMX Meadows Zone Text, as shown in Schedule A of the By-Law, and rezone two subject properties (CT 3309804/1 and CT 3309808/1) from “PR” Parks and Recreation to “RMX” Meadows Zone, subject land CT 3309805/1 from “RR5” Rural Residential to “RMX” Meadows Zone, and subject land CT 330807/1 from “PR” Parks and Recreation and “RR5” Rural Residential to “RMX” Meadows Zone, all as shown in Schedule B of the By-Law.

A Public Hearing with the East St. Paul Council is tentatively planned for June 23rd, 2026, at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by June 4th, 2026. 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.

PLEASE NOTE: Due to the file sizes, there are three emails of different attachments being circulated with this email.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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Santan Singh

From: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>
Sent: May 26, 2026 11:06 AM
To: Calvin So
Cc: +SEL1081 - Selkirk CRP
Subject: RE: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Good morning,

The Lands Branch has no comments on the Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11.

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



From: Calvin So <calvin@rrpd.ca>
Sent: May 4, 2026 11:36 AM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@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>; subdivisioncirculares@hydro.mb.ca; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; 'Cara Nichols' <planning@eaststpaul.com>; CDraiper@rmofspringfield.ca; cao@rmofbrokenhead.ca
Cc: Santan Singh <santan@rrpd.ca>
Subject: Red River Planning District - East St. Paul Zoning By-law Amendment No. 2026-11

Hello,

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With this Zoning By-law Amendment, the applicant proposes to add the RMX Meadows Zone Text, as shown in Schedule A of the By-Law, and rezone two subject properties (CT 3309804/1 and CT 3309808/1) from "PR" Parks and Recreation to "RMX" Meadows Zone, subject land CT 3309805/1 from "RR5" Rural Residential to "RMX" Meadows Zone, and subject land CT 330807/1 from "PR" Parks and Recreation and "RR5" Rural Residential to "RMX" Meadows Zone, all as shown in Schedule B of the By-Law.

A Public Hearing with the East St. Paul Council is tentatively planned for June 23rd, 2026, at 5:30pm. Should you have any comments regarding this Zoning By-law Amendment, please reply to me with a copy to selkirkCRP@gov.mb.ca by June 4th, 2026. 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.

PLEASE NOTE: Due to the file sizes, there are three emails of different attachments being circulated with this email.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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APPENDIX D
(INFORMATION FROM THE APPLICANT)

INFORMATION SUBMITTED BY THE APPLICANT (PART 1 OF 3)

1. Letter of Intent
2. SAM and schedule of site width and areas
3. Title Plot

LETTER OF INTENT

April 17, 2026

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

Attn: Ms. Ferguson, Executive Director

Re: **2511 McGregor Farm Road in East St. Paul [former Meadows Golf Course – “the Meadows”] Development Application**

MRA Planning & Development Ltd. (MRA) has been retained to bring forward a development application to amend the RM of East St Paul Zoning Bylaw 2009-04, rezone and subdivide 2511 McGregor Farm Road (the Meadows).

The proposed development is a master planned residential neighbourhood that offers a mix of housing typologies to meet each stage of the housing life cycle, with open space parklands incorporating both active and passive spaces and walking trails. Community-scale commercial/retail uses and institutional uses (ie. Daycare & assisted living facility) are incorporated into the master plan. Development will be phased based on market demand with the anticipated build out to a maximum of 2,376 dwelling units, +/- 50,000 square feet of small commercial spaces within the village centre and approximately 4.36 acres of additional commercial development over a 15 - 20 year time horizon.

Our application will outline why housing options are critically important to ESP and why the former Meadows Golf Course land is uniquely situated to accommodate growth of this nature.

The project will be serviced by the RM of East St. Paul municipal water and wastewater infrastructure. Discussions will occur with the RM to resolve current municipal infrastructure capacity challenges at a time chosen by the Council of East St. Paul.

An additional comprehensive community engagement process will be the next major step in the approval process, to be launched once our application has been submitted and deemed complete.

We look forward to moving ahead collaboratively to realize a shared vision for the former Meadows golf course site.

Thank you,



Michelle Richard, MCP, RPP, MCIP
Principal, MRA Planning & Development
Email: michelle@mrichard.ca

EXECUTIVE SUMMARY

The proposed Meadows development encompasses approximately 183.5 acres of land designated “General Development” under the Red River Planning District Development Plan. The municipal address of the development is 2511 MacGregor Farm Road.

The Peguis First Nation Real Estate Trust and future land owners will each develop their lands according to:

1. The ‘General Development’ (“GD”) development plan designation.
2. The proposed amendment to the RM of East St. Paul’s Zoning By-law No. 2009-04.
3. The proposed RM of East St. Paul Secondary Plan By-law No 10/2025 that is currently in an approval process.

The Meadow’s development plan responds to identified community gaps and needs in East St. Paul, which include a limited range of housing options, particularly for young and older adults, and a lack of local commercial services and amenities.

The development vision is to create a complete community accommodating up to 2,376 new housing units, supported by a range of commercial and institutional services, amenities, and municipal infrastructure. Small scale commercial development that provides services to the residents of the Meadows development and the broader ESP community will be included in the multifamily buildings within the central village area and standalone commercial services may be built along lands that front MacGregor Farm Road. The development will be built in phases and is anticipated to take 15 – 20 years to reach full build-out of all the planned housing units.

Density targets for the development follow the current maximum density guidelines found within the RM of East St Paul Zoning By-law 2009-04. The maximum unit count of 2,376 units falls within the stated maximum density target of 13 units/gross acre in the RM of East St Paul Zoning By-law 2009-04.

The development plan incorporates a network of parks, active transportation connections, and community spaces, including a daycare and well-designed, pedestrian-friendly public spaces. Greenspace is a key part of the development vision, with over 24 acres devoted to parks, ponds and active pathways that are connected throughout the site, allowing residents to utilize the amenities contained within the park spaces.

A central east-west main street will serve as the neighbourhood’s primary spine, integrating active mobility, streetscaping, and public realm features.

The site will be serviced with urban-standard infrastructure utilizing the RM of East St. Paul municipal services. Discussions will continue at the appropriate time to help East St. Paul address the service capacity constraints affecting future development.

Existing school capacity within the municipality is initially sufficient to support anticipated population growth resulting from this development. The proposal also builds on extensive public engagement undertaken since 2017 and will continue to incorporate community input through ongoing consultation.

1. INTRODUCTION

This application is to rezone and subdivide +/- 183.5 acres of greenfield land in the Rural Municipality of East St Paul (“ESP”).

The application includes a master plan that, if approved, will guide the phased development of up to 2,376 new housing units and approximately 50,000 square feet of community-scaled commercial development on the former Meadows Golf Course. It coordinates land use, transportation, site servicing, and parks.

The greenfield nature and the location of the former golf course within the geographic boundaries of the RM of East St. Paul Secondary Plan By-law 10/2025 makes it suitable for a master planned community of this nature.

The suitability of the Meadows site for neighbourhood development has been reviewed and approved by ESP through:

- An amendment to the RM of East St Paul Development Plan Bylaw 265/17, where the former Meadows Golf Course was redesignated from Recreation/Open Space to Commercial/Residential Mixed Use. This site-specific designation allowed for a mix of urban land uses, including single-detached homes, townhouses, bungalow condos, and apartments. The amendment identified a potential total build-out of 2,806 units over 20 years, subject to subdivision and rezoning approvals.
- In 2018, the Red River Planning District absorbed East St Paul into its official development framework. This action resulted in the site-specific new land designation to be renamed to ‘General Development’ or “GD”.
- The intended commercial and residential land use of the site was further confirmed in the existing Red River Planning District Development Plan By-law 272/19, which designated the site as “General Development” or “GD”.
- Inclusion of the former Meadows Golf Course to be a compact walkable dense community with commercial/residential uses in the R.M. of East St. Paul Secondary Plan 10/2025.

Reference: Appendix A – Policy and Regulatory Alignment History

The proposed new neighbourhood development is consistent with the current land use designation “General Development”. While there is a secondary plan (“RM of East St Paul Secondary Plan 10/2025”) in the approval process, it is subject to a Manitoba Municipal Board Appeal hearing, and as such, this secondary plan does not have standing as a regulatory guide for this application. That being said, this application strongly complies with the RM of East St Paul Secondary Plan 10/2025 and follows the key planning concepts contained within that document.

Reference: Appendix B - Secondary Plan Policy Review

To succeed in its vision, the Municipality has emphasized the following:

- Any new neighbourhood development must be serviced with a full range of urban standard services.
- Infrastructure improvements must occur prior to new neighbourhood development. To do so, there must be innovative approaches to funding and delivering this essential infrastructure.
- Priority investments include upgrades to transportation and servicing infrastructure and investment in community assets. These investments will ensure growth that maintains livability, supports affordability, and strengthens community identity.

This application concurs with the RM's vision:

- Through working with the RM and other levels of government, existing infrastructure constraints will be addressed, and prior to any development occurring, improvements will take place.
- Important community assets will be included in the neighbourhood vision and codified through a future development agreement.

To allow only thoughtful, incremental changes in appropriate locations, this application proposes a new site-specific land use district to the RM of East St. Paul Zoning Bylaw No. 2009-04. This approach, as was contemplated in the development plan amendment of 2017, would create zoning rules that will only apply to the subject plan area and not impact other lands within the RM of East St Paul.

The proposed new zoning district is included in this LOI and described in detail in the accompanying Draft Bylaw.

Reference: Appendix C - New Zoning District Map

Reference: Appendix G - Zoning By-law Amendment

2. BACKGROUND

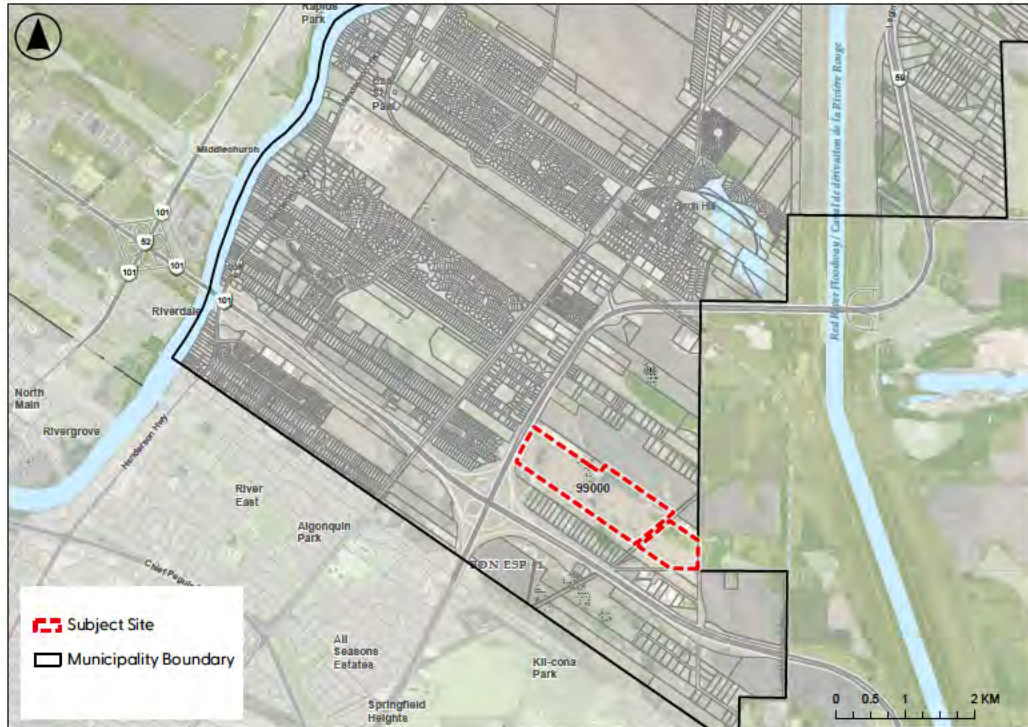
Subject Lands:

| | |
|-----------------------------|--|
| Rural Municipality: | East St. Paul Municipal Address: 2511 McGregor Farm Road |
| Location: | East of PR 59, north of PTH 101, West of Wenzel ST. |
| Roll No.: | 99000.000 |
| CT: | 3309805/1, 3309804/1, 3309807/1, 3309808/1 |
| RM Caveats: | 2984501/1 [Sewer Connection and Access Agreement] 2958036/1 [Development Agreement] |
| Legal Description: | Long Legal Description – <i>Reference: Appendix D [Applies to the lands shown in Appendix C - New Zoning District Map]</i> |
| Registered Owner(s): | 10089844 Manitoba Inc. |
| Ward: | Three (4), Garbage Zone 2B |
| Development Plan: | <i>The Red River Planning District Development Plan By-law No. 272/19</i> |
| D. Plan Designation: | General Development |
| Secondary Plan: | Pending |
| Zoning By-law: | <i>Rural Municipality of East St. Paul Zoning By-law 2009-04</i> |
| Zoning District: | “PR” Parks and Recreation Zone and “RR5” Rural Residential Zone |
| Land Area: | +/- 183.5 acres |
| Lot Configuration: | Through Lot, from McGregor Farm RD to Wenzel ST. |
| Fronting Street: | McGregor Farm RD and Wenzel Street |

Subject Property and Surrounding Area

The subject +/- 183.5 acres of lands are occupied by the now closed and decommissioned Meadows Golf Course on a through lot located between McGregor Farm RD and Wenzel ST, east of PTH 59 and south of the Provincial Works Yard in the RM of East St. Paul.

Map 1. Subject Lands



Community Snapshot

East St Paul (“ESP”) is characterized as a predominantly single-family neighbourhood with limited housing options and commercial amenities.

The following are snapshots of statistical data on ESP that confirms a lack of available housing options for younger people and for community residents who are aging. Low population growth is a result of limited housing options and a lack of services and commercial amenities in the community:

- **Demographics:**
 - ESP has the lowest population growth among Winnipeg CMA municipalities (3.8% from 2016–2021 and 6.3% from 2020 – 2024).
 - Nearly two-thirds (60%) of household maintainers are over age 65.
- **Household Characteristics:**
 - 99% of housing stock is single-detached and over half (53%) of households have only 1 or 2 people residing.
 - East St Paul is the third wealthiest municipality in the Winnipeg CMA with Oakbluff and Headingly being the wealthiest.

Reference: Appendix E - East St Paul Community Snapshot Report

School Enrolment

Existing schools in ESP have available capacity despite earlier peak levels in the mid-2000s. Approximately 58% of school-aged children attend local public schools, while a significant portion attend schools outside the municipality, supported by a broader network of nearby schools through the River East Transcona School Division. Overall, existing school capacity is sufficient to accommodate near-term growth, though continued monitoring will be required as development progresses.

Reference: Appendix F - School Capacity Analysis

3. POLICY AND REGULATORY FRAMEWORK

Official Plan

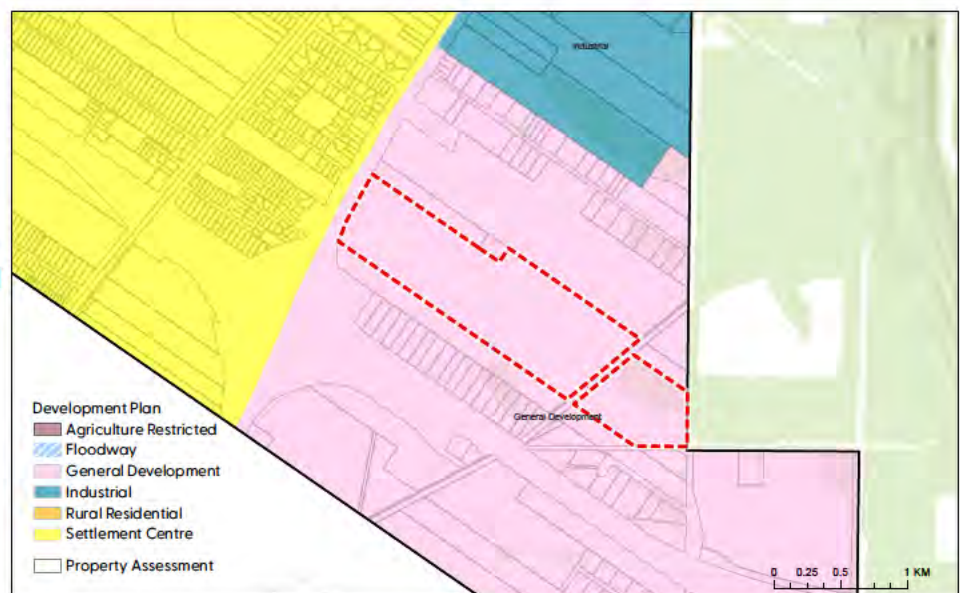
The former Meadows Golf Course is designated 'General Development' under the Red River Planning District Development Plan (By-law No. 272/19).

General Development

This land use designation is applied to areas where significant residential development exists or is planned and where the extension of centralized wastewater services is planned. The General Development designation allows for neighbourhood commercial development and higher density housing, provided it is located along major transportation corridors or major nodes.

Prior to the current General Development land use designation, the site was designated "Commercial/Residential Mixed Use" under the RM of East St Paul Development Plan (Bylaw No. 265/17). The 2019 review of the Red River Planning District Official Plan referenced that the intended Commercial/Residential Mixed Use land designation could be accommodated under the proposed 'General Development' category.

This land use designation was approved by the Red River Planning District and the Province of Manitoba to apply only to the Meadows Golf Course site in 2017. This designation provided for urban-standard development, including a broad range of housing typologies from single-detached to multi-family apartments, and a suggested build-out of 2,806 units, all served by a full range of municipal services.



Map 2. Official Development Plan Map

Secondary Plan

In 2025, the R.M of East St Paul Bylaw 10/2025 Secondary Plan was approved at a second reading by the Rural Municipality of East St Paul. The designated area within the plan includes the Meadows lands and provides a framework that is consistent with previous plan designations (2017 and 2019), including provision for single-detached and multi-family housing, mixed-use and commercial uses. This application follows the key planning concepts contained with the R.M of East St Paul Bylaw 10/2025 Secondary Plan.

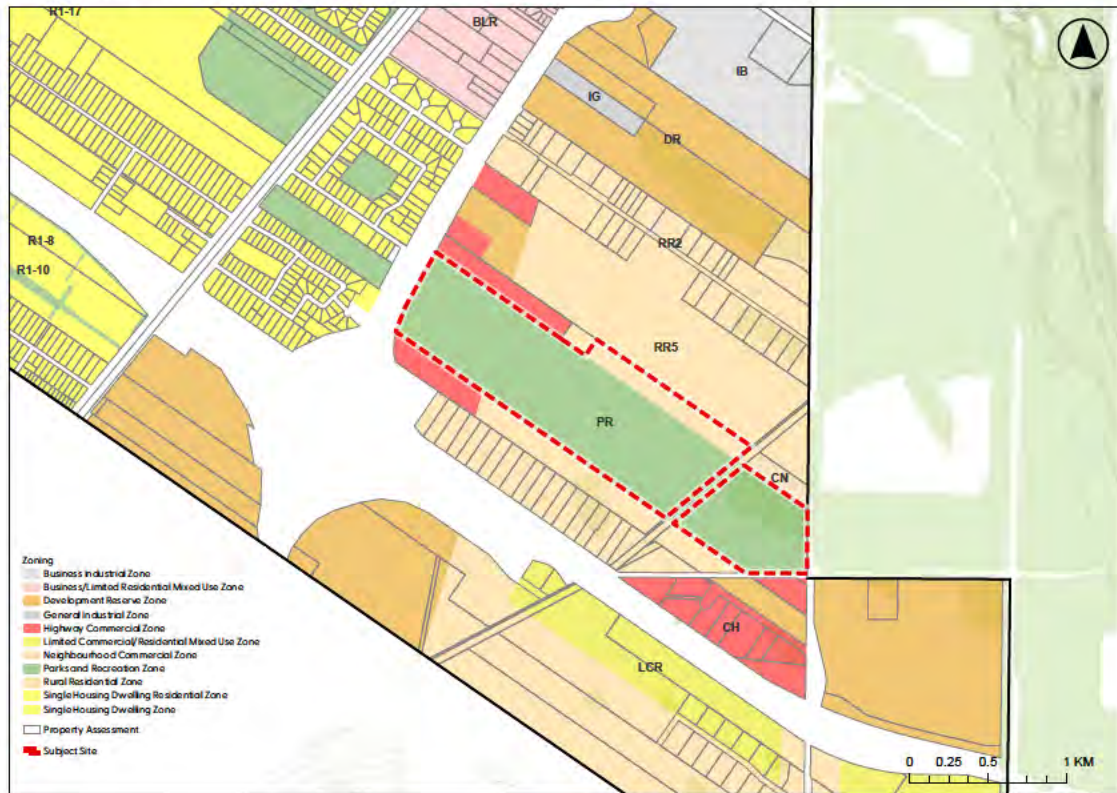
Reference: Appendix B - Secondary Plan Compliance Report

Zoning

Current Zoning:

The current zoning, (“PR Parks and Recreation Zone and RR5 Rural Residential Zone”), does not enable redevelopment to accommodate the planning concepts within the R.M of East St Paul Bylaw 10/2025 Secondary Plan.

Map 3. East St. Paul Zoning By-law No. 2009-04



Future Zoning:

To accommodate this type of new development, the site must be rezoned to allow for new neighbourhood development including:

- Placement and scale of proposed housing and commercial uses
- How the existing and new roadways will be integrated into the new neighbourhood
- How stormwater will be managed
- Where new parks and pathways will be located

The future zoning of the site will follow the zoning category “RMX Meadows Zone”. The RMX Meadows Zone will be an additional zoning category through an amendment to the RM of East St. Paul Zoning Bylaw No. 2009-04. A copy of this zoning amendment is included in Appendix G.

Reference: Appendix G - Zoning By-law Amendment

4. COMMUNITY ENGAGEMENT REVIEW

Since 2017, there have been three community-wide engagement processes that considered the following:

- Amendment to the East St Paul Development Plan, Ventura Developments (2017)
- Rezoning Application, Ventura Developments (2018)
- Rezoning Application, Peguis First Nation Real Estate Trust (2022)

Subsequent to this application being submitted, the following additional engagement process will be initiated to:

- Provide the community with information of future neighbourhood development, which was contemplated in 2017.
- Provide assurances that the proposed site-specific approach will ensure that unfettered development does not occur throughout the rest of the municipality.
- Provide a summary of required infrastructure improvements and how they will be developed in a way that is cost-effective for residents of East St Paul.
- Provide an overview of municipal benefits accrued from the development, including assisting existing ratepayers with future infrastructure costs.
- Receive feedback on the proposed neighbourhood development.

The outcomes of this engagement process will be compiled in an Engagement Report and submitted to the RM of East St Paul to inform their decision-making deliberations and guide any changes to the current plan.

5. DEVELOPMENT VISION

The Meadows will be a complete community developed in phases to provide a maximum of 2,376 new housing units for upwards of 5,000 new residents. All development will occur only upon a full range of municipal services being available, including water, wastewater, land drainage, and urban standard right-of-ways.

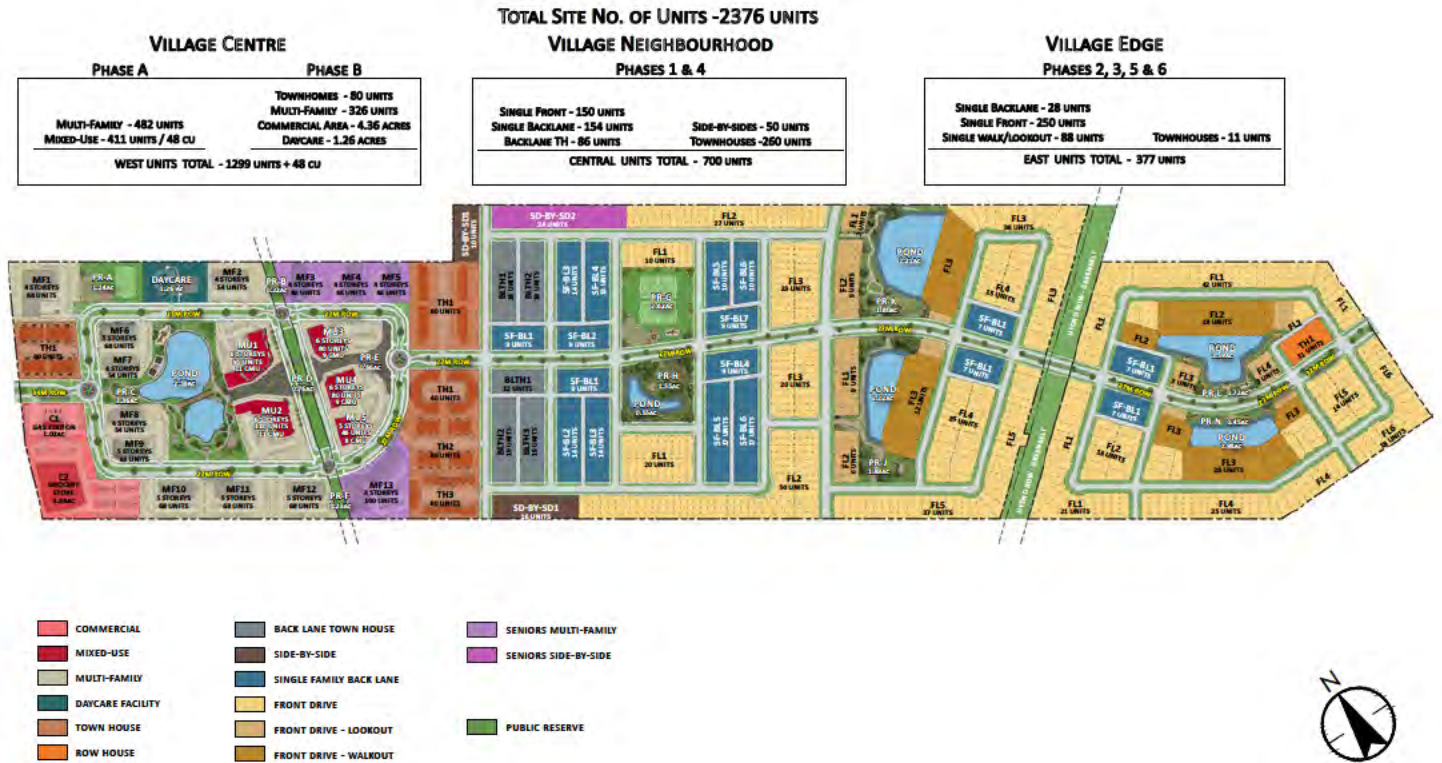
A system of new greenway corridors, nature parks and ponds will anchor the neighbourhood.

Housing choice is a central component to this plan, featuring a range of typologies including single-detached homes, multi-unit apartments and condominiums, townhouses, duplexes, and secondary units, which will allow new and existing residents to live in ESP, age in place, and create a socially and economically diverse community.

Densities and built form will be carefully distributed, with the highest densities directed to Village Centre areas, decreasing in an easterly direction. The lots on the eastern 40% of the site will be larger lots that that will see more expensive forms of housing built. The most expensive homes will be on the walk out and look out lots around the ponds.

Connectivity will be strengthened through the introduction of a new high street, linking various parts of the neighbourhood, parks, and community amenities and guiding development phasing. A complete transportation network including roads, pathways, trails, will support safe and convenient travel.

Map 4. Site Plan



6. DEVELOPMENT AREAS

As the development plan follows the general principles of the RM of East St Paul Secondary Plan By-law 10/2025, commercial development and the type and choice of housing typologies will occur within the following development areas:

- Village Centre (to the west)
- Village Neighbourhood (central)
- Village Edge (to the east)

Each defined area functions with tailored land uses and density ranges. Together, these areas support a balanced pattern of growth, housing choice, mobility, economic activity, and community life.

Village Centre

The Village Centre area is organized around a central greenspace and public meeting place where commercial, institutional services and multifamily housing including mixed uses are introduced.

The Village Centre will function as the primary entry point into the neighbourhood and will accommodate the highest concentration of residential and commercial activity.

The Village Centre is positioned around a well-designed promenade that includes street oriented residential, mixed-use and commercial buildings. It will be a traditional Town Centre, including strong landscaping, public gathering and play spaces, street-oriented buildings and walkable blocks.

The Village Centre will frame a new high street, the existing transportation network and new local roads in addition to providing wide sidewalks (2 – 3 meters) and a green corridor system.

The housing options provided in the Village Centre will shore up the critical housing gap in ESP by providing housing for people under 30 years and over 55 years of age.

Village Centre perimeters will integrate seamlessly with the adjacent lower-scale area called the Village Neighbourhood.

The Village Centre has building heights up to 6 storeys (the four mixed-use buildings at the heart of the commercial area). Approximately 1,300 residential units are planned for the Centre.

Approximately 50,000 square feet of commercial space will be located in the main floor commercial units within multifamily buildings for community amenities such as coffee shops, restaurants, small retail shops and other professional services. In addition, another 4.36 acres of commercial land is available abutting MacGregor Farm Road, which could include a grocery store and gas station.

Figure 1. Rendering - Village Centre



Map 5. Village Centre Site Plan



7. GREENSPACE

The design and function of greenspace within the development is a key component of the vision of this new neighborhood. Spaces that allow families and residents of all ages to participate in activities is important to the quality of life within the community.

The new neighbourhood is planned to include a range of park types and open spaces that support opportunities for congregation, playing, recreation and sports for all ages as shown in Map 8.

Map 8. Greenspace Concept Plan



Legend

- Parks
- Pathway

Active and passive recreational park spaces will be accommodated throughout the site within each of the Village Centre, Village Neighbourhood and Village Edge areas. They will all be of varying sizes from 0.5 acres with pathways along naturalized ponds in the Village Edge to 3.36 acres with larger park spaces to support programming (eg: sports fields; sport courts; dog parks, community spaces) in the Village Centre.

The Village Centre will include specialized urban-style parks, such as pocket parks and promenades, best described as areas to play and gather, with playgrounds, picnic areas, seating, water features, and sports fields.

The Village Neighbourhood area will have two centralized parks with large open spaces for playfields and playgrounds to accommodate those people living in residences with smaller or no yards.

The Village Edge area has a total of 4 parks of varying sizes (from 0.5 acre to 1.85 acres) to provide an amenity with a series of recreational paths and playgrounds for each quadrant.

Naturalized ponds are also associated with each park to provide dedicated retention areas for site drainage while enhancing aesthetic appeal.

All park greenspaces will be linked through a centralized pathway/active transportation system on the main high street to ensure greenspace connectivity.

Figure 4. Rendering - Greenspace



8. INSTITUTIONAL SERVICES

A daycare for 74 children has been constructed at the northwest portion of the Village Centre. It has been integrated into the Village Centre planning and design and is located directly across the street from the large central park and the main commercial hub, providing additional amenities for children outside the daycare space.

An area in the southeastern quadrant of the Village Centre will potentially have an assisted living home as its primary use to accommodate the aging population of ESP.

Community gardens, including market areas, will be encouraged throughout the neighbourhood, with preferred locations in neighbourhood and community parks to ensure equitable access.

Public Art will be integrated into parks and public spaces to strengthen the sense of place and support partnerships with local artists if ESP will accept this type of asset within the greenspace that gets turned over to the RM.

Figure 5. Rendering - Community Assets



9. TRANSPORTATION

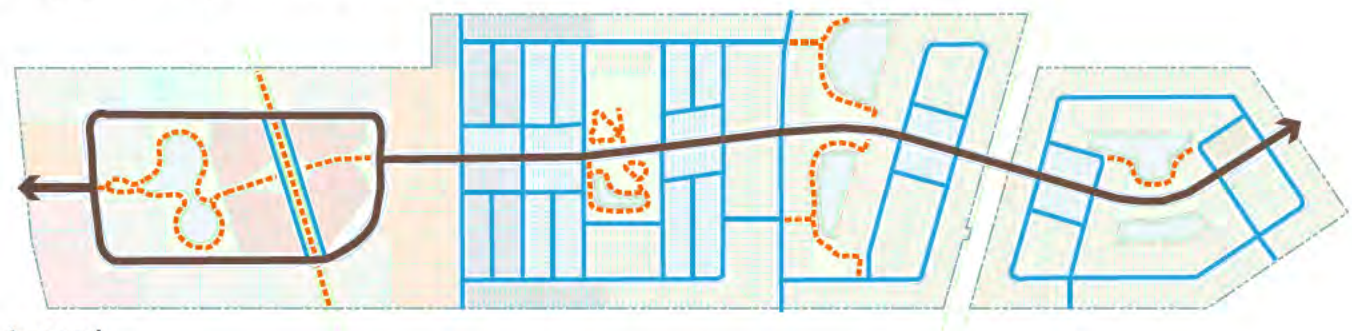
Transportation network design will generally align with the conceptual Transportation Network Plan shown in Map 9. The precise alignment, configuration, and design of roadways may be refined at the detailed design stage.

The timing and sequencing of transportation infrastructure will be coordinated with development activity to support orderly growth and efficient delivery of services.

The internal road network consists of existing and planned local and collector roads that provide neighbourhood access, emergency services, and active transportation routes. A primary “High Street” collector road will be established to function as a central organizing corridor.

Sidewalks will also be provided in all three neighbourhood types, including wider 3.0 m sidewalks on both sides of the street within the Village Centre to strengthen connectivity and encourage pedestrian activity.

Map 9. Transportation Network Plan



Legend

- Collector Road
- Local Road
- Pathway

Map 10. Pathways and Active Transportation Connectivity



Legend

- Parks
- Pathway
- Sidewalk

10. MUNICIPAL SERVICING

The new neighbourhood will be serviced with a full range of municipal services, including water, wastewater, land drainage, and urban-standard roadways, as well as utilities.

Water and Wastewater Servicing

A servicing report has been completed, and the provision of municipal water and wastewater will follow the conceptual Water and Wastewater Plan shown in Maps 11 and 12, which will be refined through detailed engineering following the subdivision and rezoning, if approved and as directed by a development agreement.

The municipal servicing report demonstrates that with key upgrades, there will be sufficient water supply and wastewater capacity for the planned development.

Map 11. Water Conceptual Plan



11. PHASING

New neighbourhood development will occur incrementally over an extended timeframe, with full build-out generally anticipated to be 15 - 20 years, as shown in Figure 6.

Phase A includes the Village Centre, where the highest density is proposed. Phase B represents Peguis First Nation Real Estate Trust lands, including multi-family apartments and potentially commercial uses such as a grocery store and gas station.

Phases 1 and 4 represent the Village Neighbourhood area and include a mix of townhomes, side-by-sides, and single-detached homes.

Phases 2, 3, 5 & 6 represent the Village Edge area and include townhomes and a mix of single-detached homes, ranging from backlane, front driveway, and premium homes with basement walkouts and lookouts.

Figure 6. Phasing Plan



12. COST SHARING

Infrastructure required to support development within the site will be constructed or funded by the current Meadows developer through Development Agreements and related approvals to the satisfaction of the Rural Municipality of East St Paul.

The developer is prepared to enter into a Development Agreement or other cost sharing arrangements with landowners to equitably allocate the cost of infrastructure required to support development of the site and other sites in ESP.

Development Agreements may include cost-sharing mechanisms for infrastructure that provides benefits to multiple landowners, including:

- Collector roads and related infrastructure;
- Traffic control devices;
- Parks and open space infrastructure;
- Water, land drainage, and wastewater systems.

Off-site infrastructure improvement costs, such as municipal wastewater treatment plan upgrades and infrastructure oversizing (if required), will be allocated among benefiting landowners through cost-sharing arrangements to the satisfaction of the Rural Municipality of East St Paul.

It is acknowledged that development will proceed only where the required infrastructure can be provided by the developer or through cost-sharing arrangements among benefiting landowners to the satisfaction of the Rural Municipality of East St Paul.

13. SUPPORTING DOCUMENTATION

Appendix A – Policy and Regulatory Alignment History

Appendix B – Secondary Plan Policy Review (Secondary Plan Compliance Report)

Appendix C – New Zoning District Map

Appendix D – Long Legal Description

Appendix E – East St Paul Community Snapshot Report

Appendix F – School Capacity Analysis

Appendix G – Zoning By-law Amendment

Appendix H – Complete Community Scan of East St. Paul, Manitoba

Map 4: Site Plan

TOTAL SITE NO. OF UNITS - 2376 UNITS
VILLAGE NEIGHBOURHOOD

VILLAGE CENTRE

PHASE A

PHASE B

| | |
|---|--|
| MULTI-FAMILY - 482 UNITS MIXED-USE - 411 UNITS / 48 CU | TOWNHOMES - 80 UNITS MULTI-FAMILY - 326 UNITS COMMERCIAL AREA - 4.36 ACRES DAYCARE - 1.26 ACRES |
| WEST UNITS TOTAL - 1299 UNITS + 48 CU | |

PHASES 1 & 4

| | |
|---|--|
| SINGLE FRONT - 150 UNITS SINGLE BACKLANE - 154 UNITS BACKLANE TH - 86 UNITS | SIDE-BY-SIDES - 50 UNITS TOWNHOUSES - 260 UNITS |
| CENTRAL UNITS TOTAL - 700 UNITS | |

VILLAGE EDGE

PHASES 2, 3, 5 & 6

| | |
|--|-----------------------|
| SINGLE BACKLANE - 28 UNITS SINGLE FRONT - 250 UNITS SINGLE WALK/LOOKOUT - 88 UNITS | TOWNHOUSES - 11 UNITS |
| EAST UNITS TOTAL - 377 UNITS | |



- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY
- DAYCARE FACILITY
- TOWN HOUSE
- ROW HOUSE
- BACK LANE TOWN HOUSE
- SIDE-BY-SIDE
- SINGLE FAMILY BACK LANE
- FRONT DRIVE
- FRONT DRIVE - LOOKOUT
- FRONT DRIVE - WALKOUT
- SENIORS MULTI-FAMILY
- SENIORS SIDE-BY-SIDE
- PUBLIC RESERVE



Map 5: Village Centre Site Plan



Map 6: Village Neighbourhood Site Plan

VILLAGE NEIGHBOURHOOD

PHASES 1 & 4

SINGLE FRONT - 150 UNITS
 SINGLE BACKLANE - 154 UNITS
 BACKLANE TOWNHOUSE - 86 UNITS
 SIDE-BY-SIDES - 50 UNITS
 TOWNHOUSES - 260 UNITS
 CENTRAL UNITS TOTAL - 700 UNITS



- TOWN HOUSE
- BACK LANE TOWN HOUSE
- SIDE-BY-SIDE
- SENIORS SIDE-BY-SIDE
- SINGLE FAMILY BACK LANE
- FRONT DRIVE
- PUBLIC RESERVE

Map 7: Village Edge Site Plan

VILLAGE EDGE

PHASES 2, 3, 5 & 6

SINGLE BACKLANE - 28 UNITS UNITS
 SINGLE FRONT - 250 UNITS
 SINGLE WALK/LOOKOUT - 88 UNITS TOWNHOUSES - 11 UNITS
EAST UNITS TOTAL - 377 UNITS

- ROW HOUSE
- SINGLE FAMILY BACK LANE
- FRONT DRIVE
- FRONT DRIVE - LOOKOUT
- FRONT DRIVE - WALKOUT
- PUBLIC RESERVE



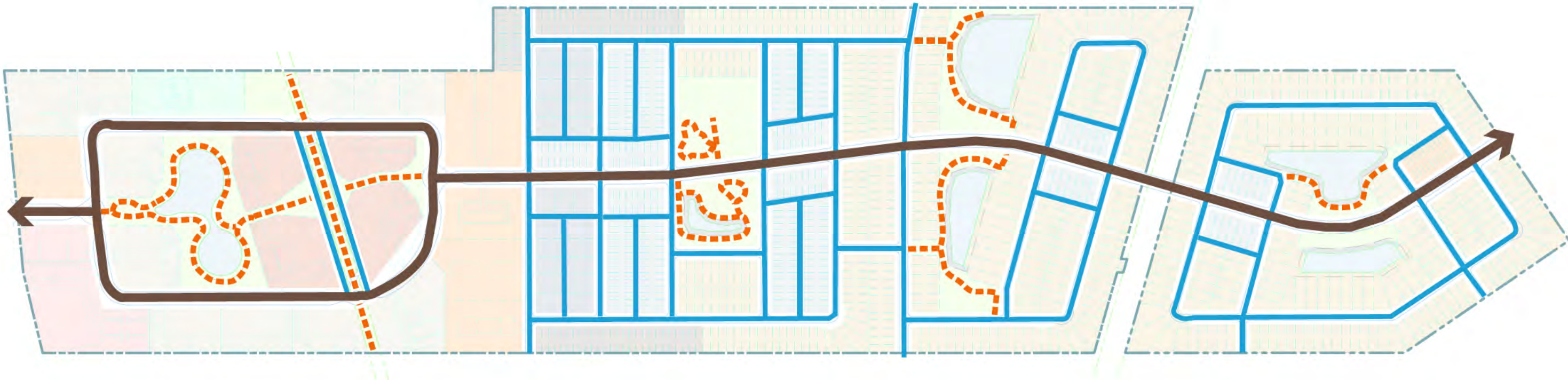
Map 8: Greenspace Concept Plan



Legend

- Parks
- Pathway

Map 9: Transportation Network Plan



Legend

- Collector Road
- Local Road
- Pathway

Map 10: Pathways and Active Transportation Connectivity



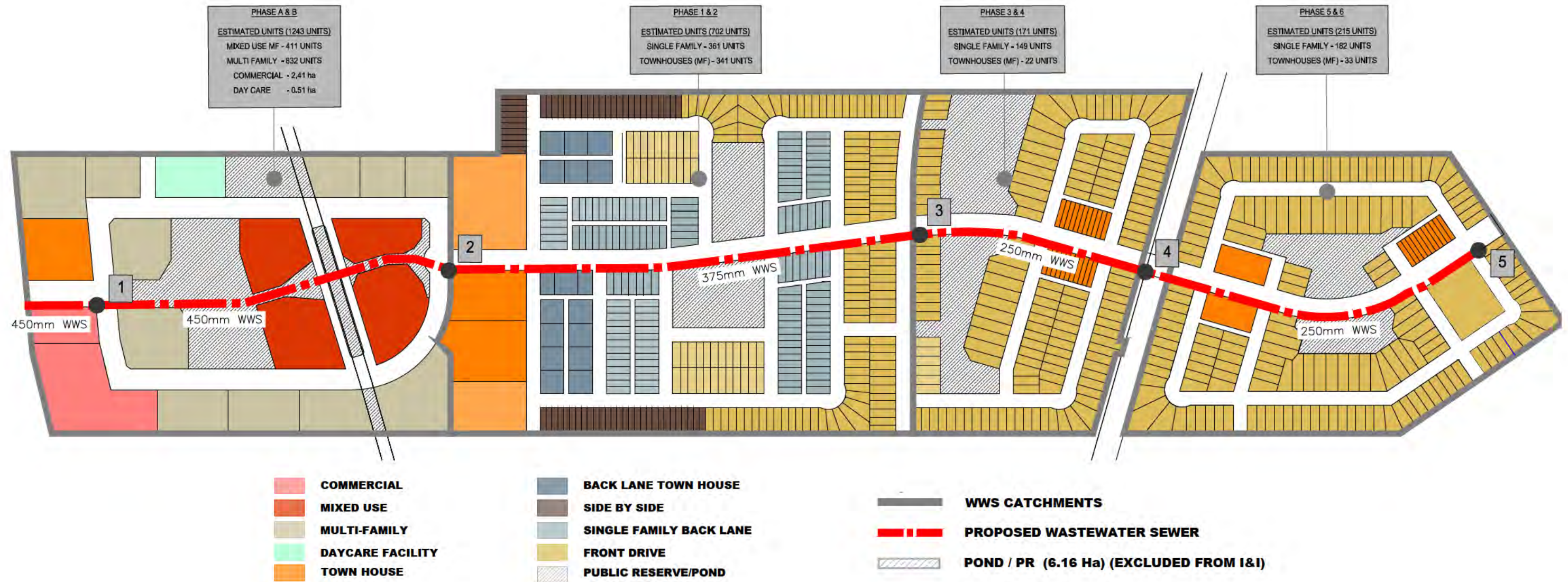
Legend

- Parks
- Pathway
- Sidewalk

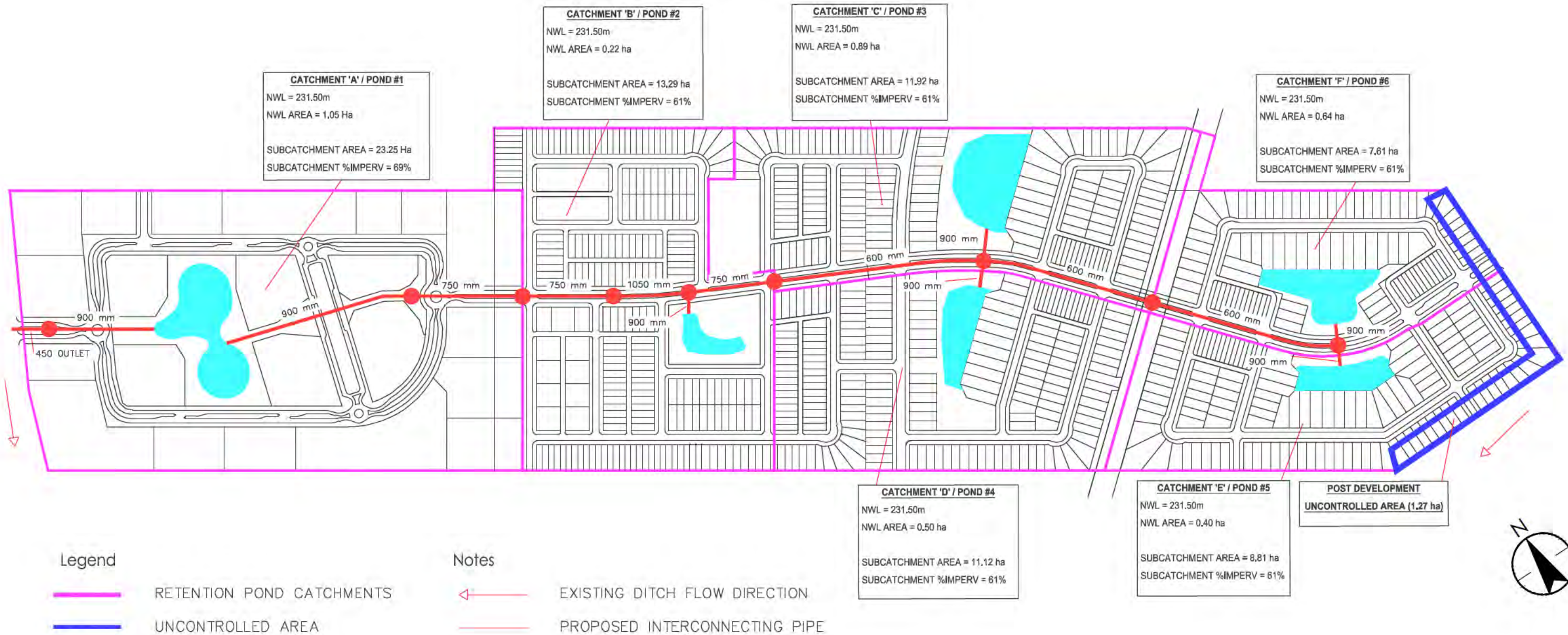
Map 11: Water Conceptual Plan



Map 12: Wastewater Conceptual Plan



Map 13: Land Drainage Plan

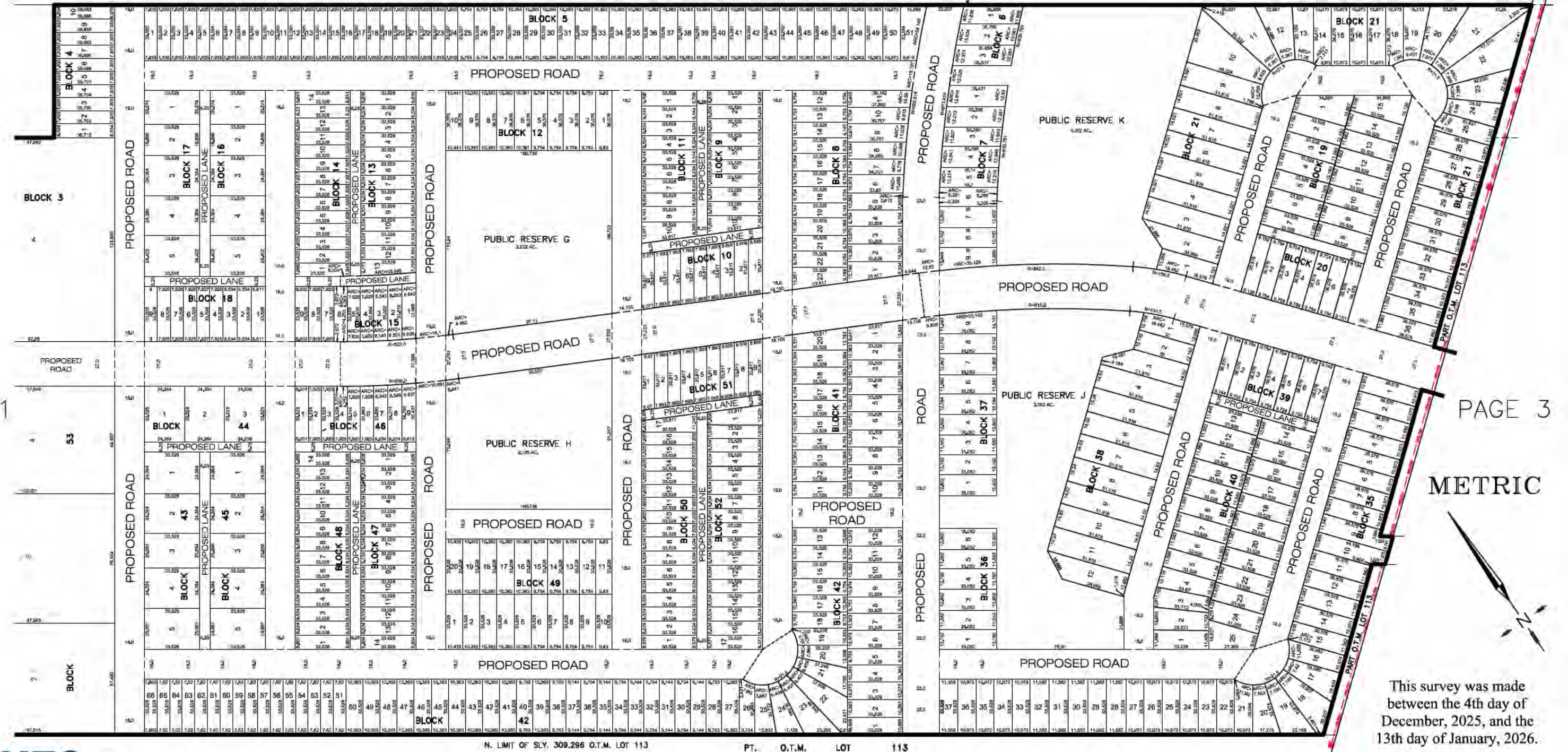


**SUBDIVISION APPLICATION MAP
OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL
AND PART OF POWER TRANSMISSION LINE PLAN No. 2794
R.M. OF EAST ST. PAUL**

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it was prepared under. It is at the discretion of Barnes & Duncan to issue additional copies of documents on a case by case basis.

Note:
This map has been prepared for subdivision application purposes only.
This is not a final survey.

PARCEL F
PLAN No. 73653



PAGE 1

PAGE 3

This survey was made between the 4th day of December, 2025, and the 13th day of January, 2026.

Prepared by:
Scott J. Dunphyroh, M.L.S.
2nd day of April, 2026

BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING
6 Donald Street Winnipeg, MB R3L 0K6
180-A, 5th Street Morden, MB R6M 1C9

Our File: 23-1134-8
Acad dwg: 23-1134-8 SAM
Field Book: B&D 1697-92/93
B&D 1700-32/33,48/49
Drafted: HD

Land affected by this subdivision shown thus
Gross area of land dedicated as public reserve is 24.576 Ac.
Gross area of land dedicated as public road is 47.515 Ac.
Gross area of land affected by this proposal is 183.823 Ac.

Overhead Power
Hydro Pole

SUBDIVISION APPLICATION MAP
 OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL
 AND PART OF POWER TRANSMISSION LINE PLAN No. 2794
 R.M. OF EAST ST. PAUL

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METRIC



PAGE 2



Note:
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Prepared by:
 Scott J. Dunphyroh, M.L.S.
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Land affected by this subdivision shown thus
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 Gross area of land affected by this proposal is 183.823 Ac.

Overhead Power
 Hydro Pole
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SCHEDULE OF LOT WIDTHS

PUBLIC RESERVE AREAS SUMMARY

| Reserve | Area (Ac.) |
|------------------------------|---------------|
| Public Reserve A | 1.242 |
| Public Reserve B | 0.222 |
| Public Reserve C | 5.944 |
| Public Reserve D | 0.661 |
| Public Reserve E | 0.764 |
| Public Reserve F | 0.227 |
| Public Reserve G | 2.622 |
| Public Reserve H | 2.106 |
| Public Reserve J | 3.052 |
| Public Reserve K | 4.002 |
| Public Reserve L | 2.304 |
| Public Reserve N | 1.430 |
| Total Public Reserves | 24.576 |

AREA SUMMARY

| Category | Area (m ²) | Area (Ac.) | Total Lots |
|----------------------|------------------------|----------------|------------|
| Total Lot Areas | 452,165.2 | 111.732 | 762 |
| Public Reserve Areas | 99,455.5 | 24.576 | |
| Road Areas | 192,286.4 | 47.515 | |
| TOTAL AREA | 644,451.6 | 183.823 | |

SUMMARY BY BLOCK

| Block Number | No. of Lots | Total Area (m ²) | Total Area (ft ²) | Total Area (Ac.) |
|--------------|-------------|------------------------------|-------------------------------|------------------|
| 1 | 1 | 14,991.1 | 161,363 | 3.704 |
| 2 | 2 | 9,813.0 | 105,627 | 2.425 |
| 3 | 4 | 22,480.5 | 241,977 | 5.555 |
| 4 | 10 | 2,953.0 | 31,786 | 0.730 |
| 5 | 51 | 15,807.2 | 170,147 | 3.906 |
| 6 | 3 | 1,306.7 | 14,065 | 0.323 |
| 7 | 9 | 3,877.9 | 41,741 | 0.958 |
| 8 | 23 | 7,961.6 | 85,698 | 1.967 |
| 9 | 10 | 2,861.6 | 30,802 | 0.707 |
| 10 | 9 | 2,479.0 | 26,684 | 0.613 |
| 11 | 10 | 3,037.1 | 32,691 | 0.750 |
| 12 | 10 | 3,684.5 | 39,660 | 0.910 |
| 13 | 13 | 3,744.2 | 40,302 | 0.925 |
| 14 | 14 | 3,776.6 | 40,651 | 0.933 |
| 15 | 9 | 2,459.9 | 26,478 | 0.608 |
| 16 | 5 | 3,776.7 | 40,652 | 0.933 |
| 17 | 5 | 3,776.6 | 40,651 | 0.933 |
| 18 | 9 | 2,457.8 | 26,456 | 0.607 |
| 19 | 15 | 6,077.5 | 65,418 | 1.502 |
| 20 | 7 | 2,452.6 | 26,400 | 0.606 |
| 21 | 36 | 19,836.6 | 213,519 | 4.902 |
| 22 | 42 | 18,357.7 | 197,601 | 4.536 |
| 23 | 1 | 2,457.9 | 26,457 | 0.607 |
| 24 | 3 | 1,294.1 | 13,930 | 0.320 |
| 25 | 3 | 1,341.5 | 14,440 | 0.332 |
| 26 | 7 | 2,481.3 | 26,709 | 0.613 |
| 27 | 19 | 12,813.9 | 137,927 | 3.166 |
| 28 | 14 | 5,592.1 | 60,192 | 1.382 |
| 29 | 18 | 8,049.1 | 86,639 | 1.989 |
| 30 | 25 | 11,044.1 | 118,878 | 2.729 |
| 31 | 21 | 10,908.4 | 117,417 | 2.696 |
| 32 | 7 | 2,437.7 | 26,239 | 0.602 |
| 33 | 13 | 5,502.7 | 59,231 | 1.360 |
| 34 | 28 | 16,486.2 | 177,456 | 4.074 |
| 35 | 37 | 14,853.0 | 159,876 | 3.670 |
| 36 | 6 | 2,564.1 | 27,600 | 0.634 |
| 37 | 9 | 3,887.4 | 41,844 | 0.961 |
| 38 | 12 | 8,218.7 | 88,466 | 2.031 |
| 39 | 7 | 2,452.6 | 26,400 | 0.606 |
| 40 | 25 | 9,648.9 | 103,860 | 2.384 |
| 41 | 20 | 6,930.6 | 74,600 | 1.713 |

SUMMARY BY BLOCK

| Block Number | No. of Lots | Total Area (m ²) | Total Area (ft ²) | Total Area (Ac.) |
|--------------------|-------------|------------------------------|-------------------------------|------------------|
| 42 | 66 | 21,470.3 | 231,104 | 5.305 |
| 43 | 5 | 4,010.5 | 43,169 | 0.991 |
| 44 | 3 | 2,457.8 | 26,456 | 0.607 |
| 45 | 5 | 4,010.5 | 43,169 | 0.991 |
| 46 | 9 | 2,486.9 | 26,769 | 0.615 |
| 47 | 14 | 4,010.5 | 43,168 | 0.991 |
| 48 | 14 | 4,010.5 | 43,168 | 0.991 |
| 49 | 20 | 6,755.0 | 72,710 | 1.669 |
| 50 | 17 | 4,719.3 | 50,798 | 1.166 |
| 51 | 9 | 2,479.0 | 26,684 | 0.613 |
| 52 | 17 | 4,894.8 | 52,687 | 1.210 |
| 53 | 4 | 29,221.3 | 314,535 | 7.221 |
| 54 | 1 | 8,781.4 | 94,522 | 2.170 |
| 55 | 1 | 5,237.0 | 56,370 | 1.294 |
| 56 | 1 | 6,960.2 | 74,919 | 1.720 |
| 57 | 1 | 8,091.4 | 87,095 | 1.999 |
| 58 | 1 | 32,951.8 | 354,690 | 8.143 |
| 59 | 1 | 6,800.6 | 73,201 | 1.680 |
| 60 | 1 | 5,882.6 | 63,319 | 1.454 |
| GRAND TOTAL | 762 | 452,165.2 | 4,867,061 | 111.732 |

STANDALONE BLOCKS

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|---------|---|-------------------|------------------------|-------------------------|
| 1 | Non-standard lot clarification required from Development Officer | | 14,991.1 | 161,363 |
| 23 | 67.20 | 220.5 | 2,457.9 | 26,457 |
| 54 | Non-standard lot clarification required from Development Officer | | 8,781.4 | 94,522 |
| 55 | Non-standard lot clarification required from Development Officer | | 5,237.0 | 56,370 |
| 56 | 80.79 | 265.0 | 6,960.2 | 74,919 |
| 57 | 86.09 | 282.5 | 8,091.4 | 87,095 |
| 58 | Non-standard lot clarification required from Development Officer | | 32,951.8 | 354,690 |
| 59 | 82.32 | 270.07 | 6,800.6 | 73,201 |
| 60 | 77.73 | 255.01 | 5,882.6 | 63,319 |

BLOCK 2

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 90.53 | 297.0 | 5,105.5 | 54,955 |
| 2 | 82.54 | 270.8 | 4,707.5 | 50,672 |
| Subtotal | 2 lots | | 9,813.0 | 105,627 |

BLOCK 3

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 62.80 | 206.1 | 3,810.1 | 41,012 |
| 2 | 58.36 | 191.5 | 3,291.4 | 35,428 |
| 3 | 58.36 | 191.5 | 3,291.4 | 35,428 |
| 4 | 97.87 | 321.1 | 12,087.5 | 130,109 |
| Subtotal | 4 lots | | 22,480.5 | 241,977 |

BLOCK 4

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 8.53 | 28.0 | 313.3 | 3,372 |
| 2 | 7.92 | 26.0 | 290.9 | 3,131 |
| 3 | 7.92 | 26.0 | 290.9 | 3,131 |
| 4 | 7.92 | 26.0 | 290.9 | 3,131 |
| 5 | 7.92 | 26.0 | 290.8 | 3,131 |
| 6 | 7.92 | 26.0 | 290.8 | 3,130 |
| 7 | 7.92 | 26.0 | 290.8 | 3,130 |
| 8 | 7.92 | 26.0 | 290.8 | 3,130 |
| 9 | 7.92 | 26.0 | 290.7 | 3,130 |
| 10 | 8.53 | 28.0 | 313.1 | 3,370 |
| Subtotal | 10 lots | | 2,953.0 | 31,786 |

| BLOCK 5 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 7.92 | 26.0 | 265.9 | 2,862 |
| 2 | 7.93 | 26.0 | 265.9 | 2,862 |
| 3 | 7.93 | 26.0 | 265.9 | 2,862 |
| 4 | 7.93 | 26.0 | 265.9 | 2,862 |
| 5 | 7.93 | 26.0 | 265.9 | 2,862 |
| 6 | 7.93 | 26.0 | 265.9 | 2,862 |
| 7 | 7.93 | 26.0 | 265.9 | 2,862 |
| 8 | 7.93 | 26.0 | 265.9 | 2,862 |
| 9 | 7.93 | 26.0 | 265.9 | 2,862 |
| 10 | 7.93 | 26.0 | 265.9 | 2,862 |
| 11 | 7.93 | 26.0 | 265.9 | 2,862 |
| 12 | 7.93 | 26.0 | 265.9 | 2,862 |
| 13 | 7.93 | 26.0 | 265.9 | 2,862 |
| 14 | 7.93 | 26.0 | 265.9 | 2,862 |
| 15 | 7.93 | 26.0 | 265.9 | 2,862 |
| 16 | 7.93 | 26.0 | 265.9 | 2,862 |
| 17 | 7.93 | 26.0 | 265.9 | 2,862 |
| 18 | 7.93 | 26.0 | 265.9 | 2,862 |
| 19 | 7.93 | 26.0 | 265.9 | 2,862 |
| 20 | 7.93 | 26.0 | 265.9 | 2,863 |
| 21 | 7.93 | 26.0 | 265.9 | 2,863 |
| 22 | 7.93 | 26.0 | 265.9 | 2,863 |
| 23 | 7.93 | 26.0 | 265.9 | 2,863 |
| 24 | 7.93 | 26.0 | 265.9 | 2,863 |
| 25 | 9.75 | 32.0 | 327.3 | 3,523 |
| 26 | 9.75 | 32.0 | 327.3 | 3,523 |
| 27 | 9.75 | 32.0 | 327.3 | 3,523 |
| 28 | 10.36 | 34.0 | 347.8 | 3,744 |
| 29 | 10.36 | 34.0 | 347.8 | 3,743 |
| 30 | 10.36 | 34.0 | 347.8 | 3,744 |
| 31 | 10.36 | 34.0 | 347.8 | 3,743 |
| 32 | 10.36 | 34.0 | 347.8 | 3,743 |
| 33 | 10.36 | 34.0 | 347.8 | 3,743 |
| 34 | 10.36 | 34.0 | 347.8 | 3,743 |
| 35 | 10.36 | 34.0 | 347.8 | 3,743 |
| 36 | 10.36 | 34.0 | 347.8 | 3,744 |
| 37 | 10.36 | 34.0 | 347.8 | 3,744 |
| 38 | 10.36 | 34.0 | 347.8 | 3,744 |
| 39 | 10.36 | 34.0 | 347.8 | 3,744 |
| 40 | 10.36 | 34.0 | 347.8 | 3,744 |
| 41 | 10.36 | 34.0 | 347.8 | 3,744 |
| 42 | 10.36 | 34.0 | 347.8 | 3,744 |
| 43 | 10.36 | 34.0 | 347.8 | 3,744 |
| 44 | 10.36 | 34.0 | 347.8 | 3,744 |
| 45 | 10.36 | 34.0 | 347.8 | 3,744 |
| 46 | 10.36 | 34.0 | 347.8 | 3,744 |
| 47 | 10.36 | 34.0 | 347.8 | 3,744 |
| 48 | 10.36 | 34.0 | 347.8 | 3,744 |
| 49 | 10.36 | 34.0 | 347.8 | 3,744 |
| 50 | 10.97 | 36.0 | 368.3 | 3,964 |
| 51 | 12.19 | 40.0 | 423.3 | 4,556 |
| Subtotal | 51 lots | | 15,807.2 | 170,147 |

| BLOCK 6 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 11.58 | 38.0 | 415.4 | 4,471 |
| 2 | 12.80 | 42.0 | 457.3 | 4,923 |
| 3 | 12.19 | 40.0 | 434.0 | 4,671 |
| Subtotal | 3 lots | | 1,306.7 | 14,065 |

BLOCK 7

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 12.80 | 42.0 | 453.0 | 4,876 |
| 2 | 12.19 | 40.0 | 430.3 | 4,632 |
| 3 | 11.58 | 38.0 | 408.0 | 4,392 |
| 4 | 12.80 | 42.0 | 450.2 | 4,846 |
| 5 | 12.19 | 40.0 | 428.2 | 4,609 |
| 6 | 11.58 | 38.0 | 406.0 | 4,371 |
| 7 | 12.80 | 42.0 | 448.1 | 4,823 |
| 8 | 12.19 | 40.0 | 426.7 | 4,593 |
| 9 | 12.12 | 39.8 | 427.4 | 4,601 |
| Subtotal | 9 lots | | 3,877.9 | 41,741 |

BLOCK 8

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 10.31 | 33.8 | 353.4 | 3,804 |
| 2 | 10.36 | 34.0 | 347.5 | 3,740 |
| 3 | 10.97 | 36.0 | 367.9 | 3,960 |
| 4 | 9.75 | 32.0 | 327.0 | 3,520 |
| 5 | 10.36 | 34.0 | 347.6 | 3,741 |
| 6 | 10.97 | 36.0 | 372.0 | 4,004 |
| 7 | 9.75 | 32.0 | 336.7 | 3,624 |
| 8 | 10.36 | 34.0 | 365.5 | 3,934 |
| 9 | 10.97 | 36.0 | 397.5 | 4,278 |
| 10 | 9.75 | 32.0 | 363.8 | 3,916 |
| 11 | 10.47 | 34.3 | 403.1 | 4,338 |
| 12 | 9.75 | 32.0 | 327.0 | 3,520 |
| 13 | 9.75 | 32.0 | 327.0 | 3,520 |
| 14 | 9.15 | 30.0 | 306.6 | 3,300 |
| 15 | 9.75 | 32.0 | 327.0 | 3,520 |
| 16 | 10.36 | 34.0 | 347.5 | 3,740 |
| 17 | 9.75 | 32.0 | 327.0 | 3,520 |
| 18 | 9.75 | 32.0 | 327.0 | 3,520 |
| 19 | 9.14 | 30.0 | 306.6 | 3,300 |
| 20 | 10.36 | 34.0 | 347.5 | 3,740 |
| 21 | 9.75 | 32.0 | 327.0 | 3,520 |
| 22 | 9.75 | 32.0 | 327.0 | 3,520 |
| 23 | 11.37 | 37.3 | 382.1 | 4,112 |
| Subtotal | 23 lots | | 7,961.2 | 85,694 |

BLOCK 9

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 8.84 | 29.0 | 296.4 | 3,190 |
| 2 | 8.53 | 28.0 | 286.1 | 3,080 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 7.92 | 26.0 | 265.7 | 2,860 |
| 5 | 8.53 | 28.0 | 286.1 | 3,080 |
| 6 | 8.53 | 28.0 | 286.1 | 3,080 |
| 7 | 7.92 | 26.0 | 265.7 | 2,860 |
| 8 | 8.53 | 28.0 | 286.1 | 3,080 |
| 9 | 8.53 | 28.0 | 286.1 | 3,080 |
| 10 | 9.23 | 30.3 | 316.9 | 3,412 |
| Subtotal | 10 lots | | 2,861.6 | 30,802 |

BLOCK 10

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 8.61 | 28.3 | 291.2 | 3,134 |
| 2 | 8.53 | 28.0 | 288.6 | 3,106 |
| 3 | 8.53 | 28.0 | 288.6 | 3,106 |
| 4 | 7.93 | 26.0 | 268.0 | 2,885 |
| 5 | 7.93 | 26.0 | 268.0 | 2,885 |
| 6 | 7.93 | 26.0 | 268.0 | 2,885 |
| 7 | 7.93 | 26.0 | 268.0 | 2,885 |
| 8 | 7.93 | 26.0 | 268.0 | 2,885 |
| 9 | 8.00 | 26.3 | 270.6 | 2,913 |
| Subtotal | 9 lots | | 2,479.0 | 26,684 |

| BLOCK 11 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 9.71 | 31.9 | 325.5 | 3,503 |
| 2 | 9.14 | 30.0 | 306.6 | 3,300 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 8.53 | 28.0 | 286.1 | 3,080 |
| 5 | 9.14 | 30.0 | 306.6 | 3,300 |
| 6 | 8.53 | 28.0 | 286.1 | 3,080 |
| 7 | 8.53 | 28.0 | 286.1 | 3,080 |
| 8 | 8.53 | 28.0 | 286.1 | 3,080 |
| 9 | 9.14 | 30.0 | 306.6 | 3,300 |
| 10 | 10.75 | 35.3 | 361.1 | 3,887 |
| Subtotal | 10 lots | | 3,037.1 | 32,691 |

| BLOCK 12 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 9.83 | 32.3 | 359.5 | 3,870 |
| 2 | 9.75 | 32.0 | 356.8 | 3,840 |
| 3 | 9.75 | 32.0 | 356.8 | 3,840 |
| 4 | 9.75 | 32.0 | 356.8 | 3,840 |
| 5 | 9.75 | 32.0 | 356.8 | 3,840 |
| 6 | 10.36 | 34.0 | 379.0 | 4,079 |
| 7 | 10.36 | 34.0 | 379.0 | 4,080 |
| 8 | 10.36 | 34.0 | 379.0 | 4,080 |
| 9 | 10.36 | 34.0 | 379.0 | 4,080 |
| 10 | 10.44 | 34.3 | 381.9 | 4,110 |
| Subtotal | 10 lots | | 3,684.5 | 39,660 |

| BLOCK 13 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 8.84 | 29.0 | 296.4 | 3,190 |
| 2 | 8.53 | 28.0 | 286.1 | 3,080 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 8.53 | 28.0 | 286.1 | 3,080 |
| 5 | 8.53 | 28.0 | 286.1 | 3,080 |
| 6 | 8.53 | 28.0 | 286.1 | 3,080 |
| 7 | 8.53 | 28.0 | 286.1 | 3,080 |
| 8 | 8.53 | 28.0 | 286.1 | 3,080 |
| 9 | 8.53 | 28.0 | 286.1 | 3,080 |
| 10 | 8.53 | 28.0 | 286.1 | 3,080 |
| 11 | 8.53 | 28.0 | 286.1 | 3,080 |
| 12 | 8.53 | 28.0 | 286.1 | 3,080 |
| 13 | 8.96 | 29.4 | 300.4 | 3,233 |
| Subtotal | 13 lots | | 3,744.2 | 40,302 |

| BLOCK 14 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 7.99 | 26.2 | 267.7 | 2,881 |
| 2 | 7.93 | 26.0 | 265.7 | 2,860 |
| 3 | 7.93 | 26.0 | 265.7 | 2,860 |
| 4 | 7.93 | 26.0 | 265.7 | 2,860 |
| 5 | 7.93 | 26.0 | 265.7 | 2,860 |
| 6 | 7.93 | 26.0 | 265.7 | 2,860 |
| 7 | 7.93 | 26.0 | 265.7 | 2,860 |
| 8 | 7.93 | 26.0 | 265.8 | 2,861 |
| 9 | 7.93 | 26.0 | 265.7 | 2,860 |
| 10 | 7.93 | 26.0 | 265.7 | 2,860 |
| 11 | 7.93 | 26.0 | 265.7 | 2,860 |
| 12 | 8.53 | 28.0 | 286.1 | 3,080 |
| 13 | 8.23 | 27.0 | 275.9 | 2,970 |
| 14 | 8.64 | 28.3 | 289.7 | 3,118 |
| Subtotal | 14 lots | | 3,776.6 | 40,651 |

| BLOCK 15 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 8.61 | 28.3 | 289.7 | 3,118 |
| 2 | 8.53 | 28.0 | 286.7 | 3,086 |
| 3 | 8.53 | 28.0 | 286.5 | 3,083 |
| 4 | 7.93 | 26.0 | 265.8 | 2,862 |
| 5 | 7.93 | 26.0 | 265.7 | 2,860 |
| 6 | 7.93 | 26.0 | 265.7 | 2,860 |
| 7 | 7.93 | 26.0 | 265.7 | 2,860 |
| 8 | 7.93 | 26.0 | 265.7 | 2,860 |
| 9 | 8.00 | 26.3 | 268.3 | 2,888 |
| Subtotal | 9 lots | | 2,459.9 | 26,478 |

| BLOCK 16 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 20.57 | 67.5 | 689.8 | 7,425 |
| 2 | 18.90 | 62.0 | 633.6 | 6,820 |
| 3 | 24.38 | 80.0 | 817.5 | 8,800 |
| 4 | 24.38 | 80.0 | 817.5 | 8,800 |
| 5 | 24.40 | 80.1 | 818.2 | 8,807 |
| Subtotal | 5 lots | | 3,776.7 | 40,652 |

| BLOCK 17 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 20.57 | 67.5 | 689.8 | 7,425 |
| 2 | 18.90 | 62.0 | 633.6 | 6,820 |
| 3 | 24.38 | 80.0 | 817.5 | 8,800 |
| 4 | 24.38 | 80.0 | 817.5 | 8,800 |
| 5 | 24.40 | 80.1 | 818.2 | 8,807 |
| Subtotal | 5 lots | | 3,776.7 | 40,652 |

| BLOCK 18 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 8.61 | 28.3 | 288.7 | 3,107 |
| 2 | 8.53 | 28.0 | 286.1 | 3,080 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 7.93 | 26.0 | 265.7 | 2,860 |
| 5 | 7.93 | 26.0 | 265.8 | 2,861 |
| 6 | 7.93 | 26.0 | 265.7 | 2,860 |
| 7 | 7.93 | 26.0 | 265.7 | 2,860 |
| 8 | 7.93 | 26.0 | 265.7 | 2,860 |
| 9 | 8.00 | 26.2 | 268.2 | 2,887 |
| Subtotal | 9 lots | | 2,457.8 | 26,456 |

| BLOCK 19 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 14.48 | 47.5 | 506.3 | 5,450 |
| 2 | 12.19 | 40.0 | 408.8 | 4,400 |
| 3 | 11.58 | 38.0 | 388.4 | 4,180 |
| 4 | 12.19 | 40.0 | 408.8 | 4,400 |
| 5 | 11.58 | 38.0 | 388.4 | 4,180 |
| 6 | 12.19 | 40.0 | 408.8 | 4,400 |
| 7 | 11.00 | 36.1 | 368.9 | 3,970 |
| 8 | 11.58 | 38.0 | 388.3 | 4,180 |
| 9 | 11.58 | 38.0 | 388.3 | 4,180 |
| 10 | 11.58 | 38.0 | 388.3 | 4,180 |
| 11 | 11.58 | 38.0 | 388.3 | 4,180 |
| 12 | 11.58 | 38.0 | 388.3 | 4,180 |
| 13 | 11.58 | 38.0 | 388.3 | 4,180 |
| 14 | 11.58 | 38.0 | 388.3 | 4,180 |
| 15 | 14.20 | 46.6 | 480.9 | 5,176 |
| Subtotal | 15 lots | | 6,077.5 | 65,417 |

| BLOCK 20 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 9.14 | 30.0 | 334.4 | 3,600 |
| 2 | 9.75 | 32.0 | 356.8 | 3,840 |
| 3 | 9.75 | 32.0 | 356.8 | 3,840 |
| 4 | 9.75 | 32.0 | 356.8 | 3,840 |
| 5 | 9.75 | 32.0 | 356.8 | 3,840 |
| 6 | 9.75 | 32.0 | 356.8 | 3,840 |
| 7 | 9.14 | 30.0 | 334.4 | 3,599 |
| Subtotal | 7 lots | | 2,452.6 | 26,400 |

| BLOCK 21 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 12.19 | 40.0 | 433.2 | 4,663 |
| 2 | 14.02 | 46.0 | 608.6 | 6,551 |
| 3 | 14.02 | 46.0 | 726.5 | 7,820 |
| 4 | 14.02 | 46.0 | 726.5 | 7,820 |
| 5 | 14.02 | 46.0 | 726.5 | 7,820 |
| 6 | 14.02 | 46.0 | 726.5 | 7,820 |
| 7 | 14.02 | 46.0 | 726.5 | 7,820 |
| 8 | 14.02 | 46.0 | 726.5 | 7,820 |
| 9 | 14.08 | 46.2 | 707.2 | 7,612 |
| 10 | 16.55 | 54.3 | 1,062.5 | 11,436 |
| 11 | 14.48 | 47.5 | 838.6 | 9,026 |
| 12 | 14.48 | 47.5 | 537.3 | 5,783 |
| 13 | 11.82 | 38.8 | 402.0 | 4,327 |
| 14 | 10.97 | 36.0 | 400.2 | 4,307 |
| 15 | 10.97 | 36.0 | 401.3 | 4,320 |
| 16 | 10.97 | 36.0 | 401.4 | 4,320 |
| 17 | 10.97 | 36.0 | 401.3 | 4,320 |
| 18 | 10.97 | 36.0 | 390.2 | 4,200 |
| 19 | 12.44 | 40.8 | 424.2 | 4,566 |
| 20 | 13.79 | 45.3 | 568.5 | 6,119 |
| 21 | 13.80 | 45.3 | 998.8 | 10,751 |
| 22 | 13.80 | 45.3 | 935.2 | 10,066 |
| 23 | 13.10 | 43.0 | 528.0 | 5,683 |
| 24 | 11.76 | 38.6 | 400.7 | 4,313 |
| 25 | 11.58 | 38.0 | 412.1 | 4,436 |
| 26 | 10.97 | 36.0 | 401.3 | 4,320 |
| 27 | 12.19 | 40.0 | 445.9 | 4,800 |
| 28 | 10.97 | 36.0 | 401.3 | 4,320 |
| 29 | 12.19 | 40.0 | 445.9 | 4,800 |
| 30 | 11.58 | 38.0 | 423.6 | 4,560 |
| 31 | 10.97 | 36.0 | 401.3 | 4,320 |
| 32 | 12.19 | 40.0 | 445.9 | 4,800 |
| 33 | 10.97 | 36.0 | 401.3 | 4,320 |
| 34 | 10.97 | 36.0 | 401.3 | 4,320 |
| 35 | 11.58 | 38.0 | 423.6 | 4,560 |
| 36 | 11.88 | 39.0 | 434.6 | 4,678 |
| Subtotal | 36 lots | | 19,836.6 | 213,519 |

| BLOCK 22 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 12.19 | 40.0 | 445.9 | 4,800 |
| 2 | 12.19 | 40.0 | 445.9 | 4,800 |
| 3 | 12.19 | 40.0 | 445.9 | 4,800 |
| 4 | 12.19 | 40.0 | 445.9 | 4,800 |
| 5 | 12.19 | 40.0 | 445.9 | 4,800 |
| 6 | 12.19 | 40.0 | 445.9 | 4,800 |
| 7 | 12.19 | 40.0 | 445.9 | 4,800 |
| 8 | 12.19 | 40.0 | 431.1 | 4,640 |
| 9 | 13.29 | 43.6 | 457.3 | 4,923 |
| 10 | 13.79 | 45.3 | 602.8 | 6,489 |
| 11 | 13.79 | 45.3 | 630.8 | 6,790 |
| 12 | 13.46 | 44.2 | 468.2 | 5,040 |
| 13 | 12.19 | 40.0 | 426.7 | 4,593 |
| 14 | 11.58 | 38.0 | 423.6 | 4,560 |
| 15 | 12.19 | 40.0 | 445.9 | 4,800 |
| 16 | 10.97 | 36.0 | 401.3 | 4,320 |
| 17 | 11.58 | 38.0 | 423.6 | 4,560 |
| 18 | 12.19 | 40.0 | 445.9 | 4,800 |
| 19 | 10.97 | 36.0 | 401.3 | 4,320 |
| 20 | 11.58 | 38.0 | 423.6 | 4,560 |
| 21 | 12.19 | 40.0 | 445.9 | 4,800 |
| 22 | 10.97 | 36.0 | 401.3 | 4,320 |
| 23 | 11.58 | 38.0 | 423.6 | 4,560 |
| 24 | 12.19 | 40.0 | 445.9 | 4,800 |
| 25 | 10.97 | 36.0 | 401.3 | 4,320 |
| 26 | 11.58 | 38.0 | 423.6 | 4,560 |
| 27 | 12.19 | 40.0 | 445.9 | 4,800 |
| 28 | 10.97 | 36.0 | 401.3 | 4,320 |
| 29 | 11.58 | 38.0 | 423.6 | 4,560 |
| 30 | 12.19 | 40.0 | 445.9 | 4,800 |
| 31 | 10.97 | 36.0 | 401.3 | 4,320 |
| 32 | 11.58 | 38.0 | 423.6 | 4,560 |
| 33 | 11.58 | 38.0 | 401.6 | 4,323 |
| 34 | 13.57 | 44.5 | 475.5 | 5,118 |
| 35 | 13.79 | 45.3 | 565.9 | 6,091 |
| 36 | 12.81 | 42.0 | 445.2 | 4,792 |
| 37 | 10.39 | 34.1 | 359.6 | 3,871 |
| 38 | 10.36 | 34.0 | 379.0 | 4,080 |
| 39 | 10.36 | 34.0 | 379.0 | 4,080 |
| 40 | 10.36 | 34.0 | 379.0 | 4,080 |
| 41 | 10.36 | 34.0 | 379.0 | 4,080 |
| 42 | 11.10 | 36.4 | 406.1 | 4,371 |
| Subtotal | 42 lots | | 18,357.7 | 197,601 |

| BLOCK 24 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 12.85 | 42.2 | 439.2 | 4,728 |
| 2 | 12.21 | 40.1 | 427.4 | 4,600 |
| 3 | 12.21 | 40.1 | 427.5 | 4,602 |
| Subtotal | 3 lots | | 1,294.1 | 13,930 |

| BLOCK 25 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 12.82 | 42.1 | 461.2 | 4,965 |
| 2 | 12.19 | 40.0 | 438.5 | 4,720 |
| 3 | 12.38 | 40.6 | 441.8 | 4,756 |
| Subtotal | 3 lots | | 1,341.5 | 14,440 |

| BLOCK 26 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 9.22 | 30.3 | 340.6 | 3,666 |
| 2 | 9.75 | 32.0 | 360.1 | 3,876 |
| 3 | 9.75 | 32.0 | 360.1 | 3,876 |
| 4 | 9.75 | 32.0 | 360.1 | 3,876 |
| 5 | 9.75 | 32.0 | 360.1 | 3,876 |
| 6 | 9.75 | 32.0 | 360.1 | 3,876 |
| 7 | 9.21 | 30.2 | 340.1 | 3,661 |
| Subtotal | 7 lots | | 2,481.3 | 26,709 |

| BLOCK 27 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 14.02 | 46.0 | 726.5 | 7,820 |
| 2 | 14.02 | 46.0 | 717.1 | 7,719 |
| 3 | 15.72 | 51.6 | 512.0 | 5,511 |
| 4 | 13.41 | 44.0 | 490.8 | 5,283 |
| 5 | 13.41 | 44.0 | 542.1 | 5,835 |
| 6 | 15.24 | 50.0 | 737.2 | 7,935 |
| 7 | 15.24 | 50.0 | 743.2 | 8,000 |
| 8 | 15.24 | 50.0 | 743.2 | 8,000 |
| 9 | 14.02 | 46.0 | 683.7 | 7,360 |
| 10 | 15.24 | 50.0 | 743.2 | 8,000 |
| 11 | 15.24 | 50.0 | 743.2 | 8,000 |
| 12 | 15.24 | 50.0 | 743.2 | 8,000 |
| 13 | 14.02 | 46.0 | 683.7 | 7,360 |
| 14 | 15.24 | 50.0 | 743.2 | 8,000 |
| 15 | 15.24 | 50.0 | 743.2 | 8,000 |
| 16 | 14.02 | 46.0 | 627.7 | 6,756 |
| 17 | 13.41 | 44.0 | 546.7 | 5,885 |
| 18 | 12.80 | 42.0 | 521.6 | 5,615 |
| 19 | 27.93 | 91.6 | 822.3 | 8,851 |
| Subtotal | 19 lots | | 12,813.9 | 137,928 |

| BLOCK 28 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 11.81 | 38.7 | 396.9 | 4,272 |
| 2 | 11.58 | 38.0 | 389.2 | 4,189 |
| 3 | 12.19 | 40.0 | 409.7 | 4,409 |
| 4 | 11.58 | 38.0 | 389.2 | 4,189 |
| 5 | 12.19 | 40.0 | 409.7 | 4,409 |
| 6 | 11.58 | 38.0 | 389.2 | 4,189 |
| 7 | 12.19 | 40.0 | 409.7 | 4,409 |
| 8 | 12.19 | 40.0 | 409.7 | 4,409 |
| 9 | 11.58 | 38.0 | 389.2 | 4,189 |
| 10 | 12.19 | 40.0 | 409.7 | 4,409 |
| 11 | 11.58 | 38.0 | 389.2 | 4,189 |
| 12 | 12.19 | 40.0 | 409.7 | 4,409 |
| 13 | 11.58 | 38.0 | 389.2 | 4,189 |
| 14 | 11.97 | 39.3 | 402.1 | 4,328 |
| Subtotal | 14 lots | | 5,592.0 | 60,191 |

| BLOCK 29 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 10.36 | 34.0 | 379.0 | 4,080 |
| 2 | 10.36 | 34.0 | 379.0 | 4,080 |
| 3 | 10.36 | 34.0 | 379.0 | 4,080 |
| 4 | 10.36 | 34.0 | 379.0 | 4,080 |
| 5 | 10.36 | 34.0 | 379.0 | 4,080 |
| 6 | 10.36 | 34.0 | 379.0 | 4,080 |
| 7 | 11.58 | 38.0 | 421.8 | 4,541 |
| 8 | 11.89 | 39.0 | 403.9 | 4,347 |
| 9 | 13.10 | 43.0 | 484.7 | 5,217 |
| 10 | 13.10 | 43.0 | 710.2 | 7,644 |
| 11 | 13.10 | 43.0 | 724.2 | 7,795 |
| 12 | 13.10 | 43.0 | 488.4 | 5,258 |
| 13 | 11.94 | 39.2 | 405.4 | 4,364 |
| 14 | 11.58 | 38.0 | 421.3 | 4,534 |
| 15 | 11.58 | 38.0 | 423.6 | 4,560 |
| 16 | 11.58 | 38.0 | 423.6 | 4,560 |
| 17 | 11.58 | 38.0 | 423.6 | 4,560 |
| 18 | 12.13 | 39.8 | 444.0 | 4,779 |
| Subtotal | 18 lots | | 8,049.1 | 86,640 |

| BLOCK 30 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 12.36 | 40.5 | 452.0 | 4,865 |
| 2 | 11.58 | 38.0 | 423.6 | 4,560 |
| 3 | 10.97 | 36.0 | 401.3 | 4,320 |
| 4 | 12.19 | 40.0 | 445.9 | 4,800 |
| 5 | 12.19 | 40.0 | 445.9 | 4,800 |
| 6 | 11.58 | 38.0 | 423.6 | 4,560 |
| 7 | 10.98 | 36.0 | 401.7 | 4,324 |
| 8 | 12.81 | 42.0 | 486.1 | 5,233 |
| 9 | 12.80 | 42.0 | 497.7 | 5,358 |
| 10 | 12.79 | 42.0 | 500.7 | 5,389 |
| 11 | 12.81 | 42.0 | 487.4 | 5,246 |
| 12 | 12.31 | 40.4 | 453.2 | 4,878 |
| 13 | 12.19 | 40.0 | 445.9 | 4,800 |
| 14 | 11.58 | 38.0 | 423.7 | 4,560 |
| 15 | 11.58 | 38.0 | 423.7 | 4,560 |
| 16 | 12.19 | 40.0 | 445.9 | 4,800 |
| 17 | 11.58 | 38.0 | 423.7 | 4,560 |
| 18 | 11.58 | 38.0 | 423.7 | 4,560 |
| 19 | 12.19 | 40.0 | 445.9 | 4,800 |
| 20 | 11.58 | 38.0 | 423.6 | 4,560 |
| 21 | 11.58 | 38.0 | 423.7 | 4,560 |
| 22 | 12.19 | 40.0 | 445.9 | 4,800 |
| 23 | 11.58 | 38.0 | 423.6 | 4,560 |
| 24 | 11.58 | 38.0 | 423.7 | 4,560 |
| 25 | 12.35 | 40.5 | 451.8 | 4,864 |
| Subtotal | 25 lots | | 11,044.1 | 118,878 |

BLOCK 31

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 12.31 | 40.4 | 450.4 | 4,848 |
| 2 | 12.19 | 40.0 | 445.9 | 4,800 |
| 3 | 12.19 | 40.0 | 445.9 | 4,800 |
| 4 | 12.19 | 40.0 | 445.9 | 4,800 |
| 5 | 12.80 | 42.0 | 463.9 | 4,994 |
| 6 | 13.46 | 44.2 | 458.2 | 4,932 |
| 7 | 15.17 | 49.8 | 610.6 | 6,572 |
| 8 | 14.49 | 47.5 | 1,048.2 | 11,283 |
| 9 | 14.48 | 47.5 | 950.0 | 10,226 |
| 10 | 15.17 | 49.8 | 585.5 | 6,302 |
| 11 | 13.24 | 43.4 | 451.2 | 4,857 |
| 12 | 12.19 | 40.0 | 444.4 | 4,783 |
| 13 | 12.80 | 42.0 | 468.2 | 5,040 |
| 14 | 12.19 | 40.0 | 445.9 | 4,800 |
| 15 | 12.80 | 42.0 | 468.2 | 5,040 |
| 16 | 12.19 | 40.0 | 445.9 | 4,800 |
| 17 | 12.80 | 42.0 | 468.2 | 5,040 |
| 18 | 12.19 | 40.0 | 445.9 | 4,800 |
| 19 | 12.80 | 42.0 | 468.2 | 5,040 |
| 20 | 12.19 | 40.0 | 445.9 | 4,800 |
| 21 | 12.34 | 40.5 | 451.5 | 4,859 |
| Subtotal | 21 lots | | 10,908.4 | 117,417 |

BLOCK 32

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 9.22 | 30.2 | 334.3 | 3,599 |
| 2 | 9.75 | 32.0 | 353.8 | 3,808 |
| 3 | 9.75 | 32.0 | 353.8 | 3,808 |
| 4 | 9.75 | 32.0 | 353.8 | 3,808 |
| 5 | 9.75 | 32.0 | 353.8 | 3,808 |
| 6 | 9.75 | 32.0 | 353.8 | 3,808 |
| 7 | 9.22 | 30.3 | 334.5 | 3,600 |
| Subtotal | 7 lots | | 2,437.7 | 26,239 |

BLOCK 33

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 12.19 | 40.0 | 409.7 | 4,410 |
| 2 | 12.80 | 42.0 | 430.2 | 4,631 |
| 3 | 12.19 | 40.0 | 409.7 | 4,410 |
| 4 | 11.58 | 38.0 | 389.2 | 4,189 |
| 5 | 12.19 | 40.0 | 409.7 | 4,410 |
| 6 | 11.58 | 38.0 | 389.2 | 4,189 |
| 7 | 13.99 | 45.9 | 474.8 | 5,111 |
| 8 | 14.27 | 46.8 | 500.6 | 5,388 |
| 9 | 12.19 | 40.0 | 409.7 | 4,410 |
| 10 | 12.19 | 40.0 | 409.7 | 4,410 |
| 11 | 12.80 | 42.0 | 430.2 | 4,630 |
| 12 | 12.19 | 40.0 | 409.7 | 4,410 |
| 13 | 12.81 | 42.0 | 430.3 | 4,632 |
| Subtotal | 13 lots | | 5,502.7 | 59,230 |

BLOCK 34

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 13.41 | 44.0 | 472.6 | 5,087 |
| 2 | 14.02 | 46.0 | 629.7 | 6,778 |
| 3 | 14.02 | 46.0 | 683.8 | 7,360 |
| 4 | 14.02 | 46.0 | 655.0 | 7,051 |
| 5 | 11.58 | 38.0 | 406.0 | 4,370 |
| 6 | 12.19 | 40.0 | 427.4 | 4,600 |
| 7 | 11.58 | 38.0 | 406.0 | 4,370 |
| 8 | 13.76 | 45.2 | 487.2 | 5,244 |
| 9 | 14.50 | 47.6 | 605.7 | 6,519 |
| 10 | 14.02 | 46.0 | 650.7 | 7,004 |
| 11 | 14.02 | 46.0 | 683.8 | 7,360 |
| 12 | 15.24 | 50.0 | 743.2 | 8,000 |
| 13 | 15.24 | 50.0 | 743.2 | 8,000 |
| 14 | 14.02 | 46.0 | 683.7 | 7,360 |
| 15 | 14.02 | 46.0 | 683.8 | 7,360 |
| 16 | 14.01 | 46.0 | 685.4 | 7,378 |
| 17 | 14.16 | 46.4 | 708.6 | 7,627 |
| 18 | 13.93 | 45.7 | 697.3 | 7,506 |
| 19 | 14.31 | 47.0 | 700.4 | 7,539 |
| 20 | 14.02 | 46.0 | 683.8 | 7,360 |
| 21 | 13.82 | 45.3 | 577.1 | 6,212 |
| 22 | 10.99 | 36.1 | 385.2 | 4,146 |
| 23 | 11.58 | 38.0 | 405.5 | 4,365 |
| 24 | 11.58 | 38.0 | 405.5 | 4,365 |
| 25 | 14.63 | 48.0 | 612.8 | 6,596 |
| 26 | 14.02 | 46.0 | 681.4 | 7,335 |
| 27 | 14.02 | 46.0 | 586.1 | 6,308 |
| 28 | 10.91 | 35.8 | 395.5 | 4,257 |
| Subtotal | 28 lots | | 16,486.2 | 177,456 |

| BLOCK 35 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 10.97 | 36.0 | 401.3 | 4,320 |
| 2 | 10.97 | 36.0 | 401.3 | 4,320 |
| 3 | 11.58 | 38.0 | 423.6 | 4,560 |
| 4 | 10.97 | 36.0 | 401.3 | 4,320 |
| 5 | 10.97 | 36.0 | 401.3 | 4,320 |
| 6 | 10.97 | 36.0 | 401.3 | 4,320 |
| 7 | 10.97 | 36.0 | 401.3 | 4,320 |
| 8 | 10.97 | 36.0 | 401.3 | 4,320 |
| 9 | 11.58 | 38.0 | 488.1 | 5,254 |
| 10 | 10.97 | 36.0 | 469.0 | 5,048 |
| 11 | 11.58 | 38.0 | 423.6 | 4,560 |
| 12 | 10.97 | 36.0 | 401.3 | 4,320 |
| 13 | 11.58 | 38.0 | 423.6 | 4,560 |
| 14 | 10.97 | 36.0 | 401.3 | 4,320 |
| 15 | 11.58 | 38.0 | 423.6 | 4,560 |
| 16 | 10.97 | 36.0 | 375.7 | 4,044 |
| 17 | 12.33 | 40.5 | 434.1 | 4,673 |
| 18 | 12.42 | 40.7 | 563.1 | 6,061 |
| 19 | 12.42 | 40.7 | 494.3 | 5,321 |
| 20 | 12.30 | 40.3 | 377.6 | 4,065 |
| 21 | 10.97 | 36.0 | 343.1 | 3,693 |
| 22 | 10.97 | 36.0 | 367.9 | 3,960 |
| 23 | 10.97 | 36.0 | 367.9 | 3,960 |
| 24 | 10.97 | 36.0 | 367.9 | 3,960 |
| 25 | 10.97 | 36.0 | 367.9 | 3,960 |
| 26 | 10.97 | 36.0 | 367.9 | 3,960 |
| 27 | 10.97 | 36.0 | 367.9 | 3,960 |
| 28 | 11.58 | 38.0 | 388.3 | 4,180 |
| 29 | 11.58 | 38.0 | 388.3 | 4,180 |
| 30 | 11.58 | 38.0 | 388.3 | 4,180 |
| 31 | 11.58 | 38.0 | 388.3 | 4,180 |
| 32 | 11.58 | 38.0 | 388.3 | 4,180 |
| 33 | 10.97 | 36.0 | 367.9 | 3,960 |
| 34 | 10.97 | 36.0 | 367.9 | 3,960 |
| 35 | 10.97 | 36.0 | 367.9 | 3,960 |
| 36 | 10.97 | 36.0 | 367.9 | 3,960 |
| 37 | 11.36 | 37.3 | 380.7 | 4,098 |
| Subtotal | 37 lots | | 14,853.0 | 159,877 |

| BLOCK 36 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 12.19 | 40.0 | 427.4 | 4,600 |
| 2 | 11.58 | 38.0 | 406.0 | 4,370 |
| 3 | 12.80 | 42.0 | 448.7 | 4,830 |
| 4 | 12.19 | 40.0 | 427.4 | 4,600 |
| 5 | 11.58 | 38.0 | 406.0 | 4,370 |
| 6 | 12.80 | 42.0 | 448.7 | 4,830 |
| Subtotal | 6 lots | | 2,564.1 | 27,600 |

| BLOCK 37 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 12.80 | 42.0 | 448.7 | 4,830 |
| 2 | 12.19 | 40.0 | 427.4 | 4,600 |
| 3 | 11.58 | 38.0 | 406.0 | 4,370 |
| 4 | 12.80 | 42.0 | 448.7 | 4,830 |
| 5 | 12.19 | 40.0 | 427.4 | 4,601 |
| 6 | 11.58 | 38.0 | 406.0 | 4,370 |
| 7 | 12.80 | 42.0 | 448.7 | 4,830 |
| 8 | 12.19 | 40.0 | 427.4 | 4,600 |
| 9 | 12.62 | 41.4 | 447.1 | 4,813 |
| Subtotal | 9 lots | | 3,887.4 | 41,843 |

BLOCK 38

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 12.06 | 39.6 | 414.3 | 4,460 |
| 2 | 12.19 | 40.0 | 426.7 | 4,593 |
| 3 | 14.02 | 46.0 | 643.8 | 6,929 |
| 4 | 14.63 | 48.0 | 758.1 | 8,160 |
| 5 | 15.24 | 50.0 | 789.7 | 8,500 |
| 6 | 14.02 | 46.0 | 726.5 | 7,820 |
| 7 | 14.63 | 48.0 | 758.1 | 8,160 |
| 8 | 15.24 | 50.0 | 789.7 | 8,500 |
| 9 | 14.02 | 46.0 | 726.5 | 7,820 |
| 10 | 14.63 | 48.0 | 758.1 | 8,160 |
| 11 | 15.24 | 50.0 | 789.7 | 8,500 |
| 12 | 14.15 | 46.4 | 637.8 | 6,865 |
| Subtotal | 12 lots | | 8,218.7 | 88,466 |

BLOCK 39

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 9.14 | 30.0 | 334.5 | 3,600 |
| 2 | 9.75 | 32.0 | 356.8 | 3,840 |
| 3 | 9.75 | 32.0 | 356.8 | 3,840 |
| 4 | 9.75 | 32.0 | 356.7 | 3,840 |
| 5 | 9.75 | 32.0 | 356.8 | 3,840 |
| 6 | 9.75 | 32.0 | 356.8 | 3,840 |
| 7 | 9.14 | 30.0 | 334.4 | 3,599 |
| Subtotal | 7 lots | | 2,452.6 | 26,400 |

BLOCK 40

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 11.68 | 38.3 | 391.5 | 4,214 |
| 2 | 12.28 | 40.3 | 412.5 | 4,440 |
| 3 | 10.97 | 36.0 | 369.7 | 3,979 |
| 4 | 11.64 | 38.2 | 390.6 | 4,204 |
| 5 | 11.62 | 38.1 | 389.5 | 4,193 |
| 6 | 11.58 | 38.0 | 388.3 | 4,180 |
| 7 | 10.97 | 36.0 | 367.9 | 3,960 |
| 8 | 11.58 | 38.0 | 388.3 | 4,180 |
| 9 | 11.58 | 38.0 | 388.3 | 4,180 |
| 10 | 10.97 | 36.0 | 367.9 | 3,960 |
| 11 | 11.58 | 38.0 | 388.3 | 4,180 |
| 12 | 11.58 | 38.0 | 388.3 | 4,180 |
| 13 | 11.45 | 37.6 | 383.8 | 4,132 |
| 14 | 12.55 | 41.2 | 420.7 | 4,528 |
| 15 | 11.58 | 38.0 | 388.3 | 4,180 |
| 16 | 10.97 | 36.0 | 367.9 | 3,960 |
| 17 | 11.58 | 38.0 | 388.3 | 4,180 |
| 18 | 11.58 | 38.0 | 388.3 | 4,180 |
| 19 | 10.97 | 36.0 | 367.9 | 3,960 |
| 20 | 11.58 | 38.0 | 388.3 | 4,180 |
| 21 | 10.97 | 36.0 | 367.9 | 3,960 |
| 22 | 11.58 | 38.0 | 388.3 | 4,180 |
| 23 | 10.97 | 36.0 | 367.9 | 3,960 |
| 24 | 12.19 | 40.0 | 399.7 | 4,303 |
| 25 | 13.79 | 45.3 | 400.1 | 4,307 |
| Subtotal | 25 lots | | 9,648.9 | 103,860 |

| BLOCK 41 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 11.66 | 38.3 | 391.8 | 4,218 |
| 2 | 10.36 | 34.0 | 347.5 | 3,740 |
| 3 | 10.36 | 34.0 | 347.5 | 3,740 |
| 4 | 10.36 | 34.0 | 347.5 | 3,740 |
| 5 | 10.36 | 34.0 | 347.4 | 3,740 |
| 6 | 10.97 | 36.0 | 367.9 | 3,960 |
| 7 | 10.36 | 34.0 | 347.5 | 3,740 |
| 8 | 10.97 | 36.0 | 367.9 | 3,960 |
| 9 | 9.75 | 32.0 | 327.0 | 3,520 |
| 10 | 10.36 | 34.0 | 347.3 | 3,738 |
| 11 | 9.75 | 32.0 | 327.0 | 3,520 |
| 12 | 9.14 | 30.0 | 306.6 | 3,300 |
| 13 | 10.36 | 34.0 | 347.5 | 3,740 |
| 14 | 9.75 | 32.0 | 327.0 | 3,520 |
| 15 | 10.36 | 34.0 | 347.5 | 3,740 |
| 16 | 9.75 | 32.0 | 327.0 | 3,520 |
| 17 | 9.75 | 32.0 | 327.0 | 3,520 |
| 18 | 10.36 | 34.0 | 347.5 | 3,740 |
| 19 | 10.36 | 34.0 | 347.5 | 3,740 |
| 20 | 11.31 | 37.1 | 386.8 | 4,164 |
| Subtotal | 20 lots | | 6,930.6 | 74,600 |

| BLOCK 42 | | | | |
|----------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 10.67 | 35.0 | 357.7 | 3,850 |
| 2 | 10.36 | 34.0 | 347.5 | 3,740 |
| 3 | 10.97 | 36.0 | 367.9 | 3,960 |
| 4 | 10.36 | 34.0 | 347.5 | 3,740 |
| 5 | 9.75 | 32.0 | 327.0 | 3,520 |
| 6 | 10.97 | 36.0 | 367.9 | 3,960 |
| 7 | 10.36 | 34.0 | 347.5 | 3,740 |
| 8 | 9.75 | 32.0 | 327.0 | 3,520 |
| 9 | 10.97 | 36.0 | 367.9 | 3,960 |
| 10 | 10.36 | 34.0 | 347.5 | 3,740 |
| 11 | 9.75 | 32.0 | 327.0 | 3,520 |
| 12 | 10.97 | 36.0 | 367.9 | 3,960 |
| 13 | 10.67 | 35.0 | 357.7 | 3,850 |
| 14 | 9.75 | 32.0 | 327.0 | 3,520 |
| 15 | 10.36 | 34.0 | 347.5 | 3,740 |
| 16 | 9.75 | 32.0 | 327.0 | 3,520 |
| 17 | 10.36 | 34.0 | 347.5 | 3,740 |
| 18 | 9.75 | 32.0 | 327.0 | 3,520 |
| 19 | 10.36 | 34.0 | 328.9 | 3,541 |
| 20 | 10.65 | 34.9 | 322.7 | 3,473 |
| 21 | 11.04 | 36.2 | 389.3 | 4,191 |
| 22 | 11.04 | 36.2 | 577.5 | 6,216 |
| 23 | 11.04 | 36.2 | 531.3 | 5,719 |
| 24 | 11.04 | 36.2 | 372.4 | 4,008 |
| 25 | 10.42 | 34.2 | 315.1 | 3,392 |
| 26 | 9.75 | 32.0 | 314.0 | 3,380 |
| 27 | 10.36 | 34.0 | 347.4 | 3,740 |
| 28 | 9.75 | 32.0 | 327.0 | 3,520 |
| 29 | 9.14 | 30.0 | 306.6 | 3,300 |
| 30 | 9.75 | 32.0 | 327.0 | 3,520 |
| 31 | 9.14 | 30.0 | 306.6 | 3,300 |
| 32 | 9.75 | 32.0 | 327.0 | 3,520 |
| 33 | 9.14 | 30.0 | 306.6 | 3,300 |
| 34 | 9.75 | 32.0 | 327.0 | 3,520 |
| 35 | 9.14 | 30.0 | 306.6 | 3,300 |
| 36 | 9.75 | 32.0 | 327.0 | 3,520 |
| 37 | 9.14 | 30.0 | 306.6 | 3,300 |
| 38 | 9.75 | 32.0 | 327.0 | 3,520 |
| 39 | 10.36 | 34.0 | 347.5 | 3,740 |
| 40 | 9.75 | 32.0 | 327.0 | 3,520 |
| 41 | 10.36 | 34.0 | 347.5 | 3,740 |
| 42 | 10.36 | 34.0 | 347.5 | 3,740 |

| BLOCK 42 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 43 | 10.36 | 34.0 | 347.5 | 3,740 |
| 44 | 10.36 | 34.0 | 347.5 | 3,740 |
| 45 | 10.36 | 34.0 | 347.5 | 3,740 |
| 46 | 10.36 | 34.0 | 347.5 | 3,740 |
| 47 | 10.36 | 34.0 | 347.5 | 3,740 |
| 48 | 10.36 | 34.0 | 347.5 | 3,740 |
| 49 | 10.36 | 34.0 | 347.5 | 3,740 |
| 50 | 10.36 | 34.0 | 347.5 | 3,740 |
| 51 | 7.62 | 25.0 | 255.5 | 2,750 |
| 52 | 7.62 | 25.0 | 255.5 | 2,750 |
| 53 | 7.62 | 25.0 | 255.5 | 2,750 |
| 54 | 7.62 | 25.0 | 255.5 | 2,750 |
| 55 | 7.62 | 25.0 | 255.5 | 2,750 |
| 56 | 7.62 | 25.0 | 255.5 | 2,750 |
| 57 | 7.62 | 25.0 | 255.5 | 2,750 |
| 58 | 7.62 | 25.0 | 255.5 | 2,750 |
| 59 | 7.62 | 25.0 | 255.5 | 2,750 |
| 60 | 7.62 | 25.0 | 255.5 | 2,750 |
| 61 | 7.62 | 25.0 | 255.5 | 2,750 |
| 62 | 7.62 | 25.0 | 255.5 | 2,750 |
| 63 | 7.62 | 25.0 | 255.5 | 2,750 |
| 64 | 7.62 | 25.0 | 255.5 | 2,750 |
| 65 | 7.62 | 25.0 | 255.5 | 2,750 |
| 66 | 7.81 | 25.6 | 261.7 | 2,817 |
| Subtotal | 66 lots | | 21,470.3 | 231,104 |

| BLOCK 43 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 24.99 | 82.0 | 838.0 | 9,020 |
| 2 | 24.38 | 80.0 | 817.5 | 8,800 |
| 3 | 20.85 | 68.4 | 699.2 | 7,526 |
| 4 | 24.38 | 80.0 | 817.5 | 8,800 |
| 5 | 25.00 | 82.0 | 838.2 | 9,023 |
| Subtotal | 5 lots | | 4,010.5 | 43,169 |

| BLOCK 44 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 24.38 | 80.0 | 817.5 | 8,800 |
| 2 | 24.38 | 80.0 | 817.5 | 8,800 |
| 3 | 24.54 | 80.5 | 822.7 | 8,856 |
| Subtotal | 3 lots | | 2,457.8 | 26,456 |

| BLOCK 45 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 24.99 | 82.0 | 838.0 | 9,020 |
| 2 | 24.38 | 80.0 | 817.5 | 8,800 |
| 3 | 20.86 | 68.4 | 699.3 | 7,528 |
| 4 | 24.38 | 80.0 | 817.5 | 8,800 |
| 5 | 25.00 | 82.0 | 838.1 | 9,021 |
| Subtotal | 5 lots | | 4,010.5 | 43,169 |

| BLOCK 46 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 8.00 | 26.3 | 268.3 | 2,887 |
| 2 | 7.93 | 26.0 | 265.7 | 2,860 |
| 3 | 7.93 | 26.0 | 265.7 | 2,860 |
| 4 | 7.93 | 26.0 | 265.7 | 2,860 |
| 5 | 7.93 | 26.0 | 266.2 | 2,866 |
| 6 | 7.93 | 26.0 | 267.6 | 2,881 |
| 7 | 8.53 | 28.0 | 290.8 | 3,130 |
| 8 | 8.53 | 28.0 | 294.6 | 3,171 |
| 9 | 8.61 | 28.3 | 302.3 | 3,254 |
| Subtotal | 9 lots | | 2,486.9 | 26,769 |

BLOCK 47

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 8.60 | 28.2 | 288.5 | 3,105 |
| 2 | 8.53 | 28.0 | 286.1 | 3,080 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 8.53 | 28.0 | 286.1 | 3,080 |
| 5 | 8.53 | 28.0 | 286.1 | 3,080 |
| 6 | 8.53 | 28.0 | 286.1 | 3,080 |
| 7 | 8.53 | 28.0 | 286.1 | 3,080 |
| 8 | 8.53 | 28.0 | 286.1 | 3,080 |
| 9 | 8.53 | 28.0 | 286.1 | 3,080 |
| 10 | 8.53 | 28.0 | 286.1 | 3,080 |
| 11 | 8.53 | 28.0 | 286.1 | 3,080 |
| 12 | 8.53 | 28.0 | 286.1 | 3,080 |
| 13 | 8.53 | 28.0 | 286.1 | 3,080 |
| 14 | 8.60 | 28.2 | 288.5 | 3,105 |
| Subtotal | 14 lots | | 4,010.5 | 43,169 |

BLOCK 48

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 8.60 | 28.2 | 288.4 | 3,104 |
| 2 | 8.53 | 28.0 | 286.1 | 3,080 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 8.53 | 28.0 | 286.1 | 3,080 |
| 5 | 8.53 | 28.0 | 286.1 | 3,080 |
| 6 | 8.53 | 28.0 | 286.1 | 3,080 |
| 7 | 8.53 | 28.0 | 286.1 | 3,080 |
| 8 | 8.54 | 28.0 | 286.2 | 3,081 |
| 9 | 8.53 | 28.0 | 286.1 | 3,080 |
| 10 | 8.53 | 28.0 | 286.1 | 3,080 |
| 11 | 8.53 | 28.0 | 286.1 | 3,080 |
| 12 | 8.53 | 28.0 | 286.1 | 3,080 |
| 13 | 8.53 | 28.0 | 286.1 | 3,080 |
| 14 | 8.61 | 28.2 | 288.5 | 3,106 |
| Subtotal | 14 lots | | 4,010.5 | 43,169 |

BLOCK 49

| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| 1 | 10.44 | 34.3 | 350.0 | 3,767 |
| 2 | 10.36 | 34.0 | 347.5 | 3,740 |
| 3 | 10.36 | 34.0 | 347.5 | 3,740 |
| 4 | 10.36 | 34.0 | 347.5 | 3,740 |
| 5 | 10.36 | 34.0 | 347.5 | 3,740 |
| 6 | 9.75 | 32.0 | 327.0 | 3,520 |
| 7 | 9.75 | 32.0 | 327.0 | 3,520 |
| 8 | 9.75 | 32.0 | 327.0 | 3,520 |
| 9 | 9.75 | 32.0 | 327.0 | 3,520 |
| 10 | 9.83 | 32.2 | 329.6 | 3,547 |
| 11 | 9.83 | 32.2 | 329.6 | 3,547 |
| 12 | 9.75 | 32.0 | 327.0 | 3,520 |
| 13 | 9.75 | 32.0 | 327.0 | 3,520 |
| 14 | 9.75 | 32.0 | 327.0 | 3,520 |
| 15 | 9.75 | 32.0 | 327.0 | 3,520 |
| 16 | 10.36 | 34.0 | 347.5 | 3,740 |
| 17 | 10.36 | 34.0 | 347.5 | 3,740 |
| 18 | 10.36 | 34.0 | 347.5 | 3,740 |
| 19 | 10.36 | 34.0 | 347.5 | 3,740 |
| 20 | 10.44 | 34.3 | 350.0 | 3,767 |
| Subtotal | 20 lots | | 6,755.0 | 72,710 |

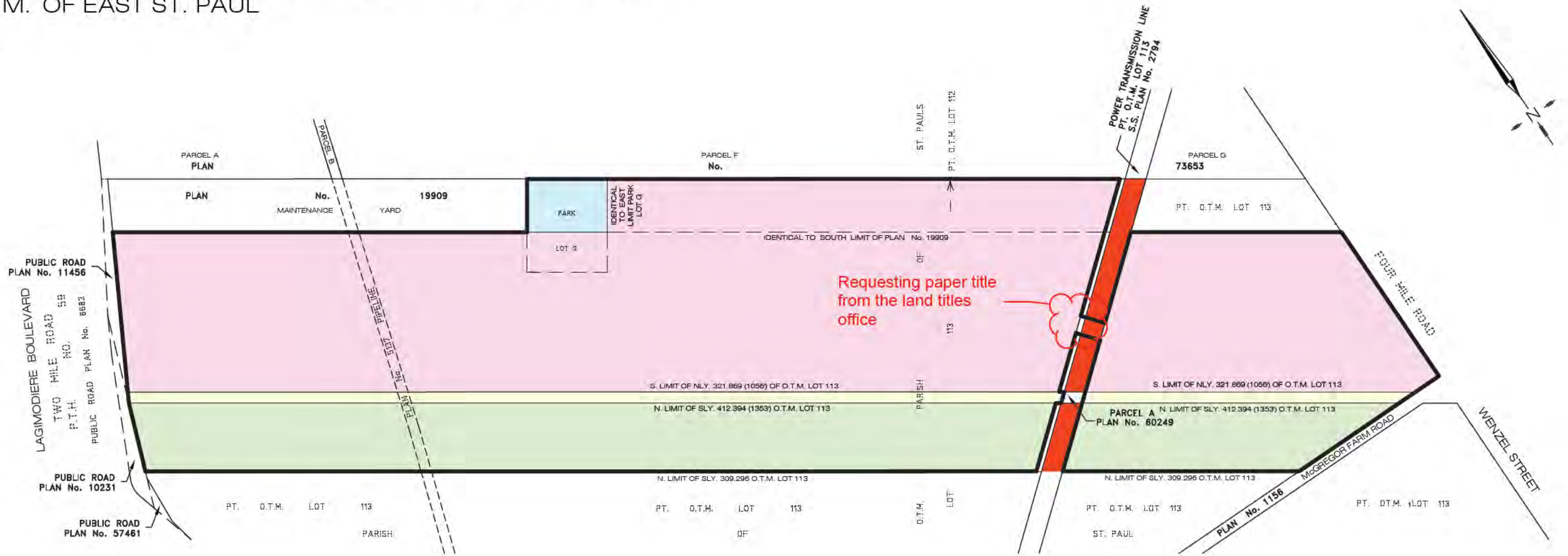
| BLOCK 50 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 8.58 | 28.1 | 287.6 | 3,096 |
| 2 | 8.53 | 28.0 | 286.1 | 3,080 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 8.53 | 28.0 | 286.1 | 3,080 |
| 5 | 8.53 | 28.0 | 286.1 | 3,080 |
| 6 | 8.53 | 28.0 | 286.1 | 3,080 |
| 7 | 8.53 | 28.0 | 286.1 | 3,080 |
| 8 | 8.53 | 28.0 | 286.1 | 3,080 |
| 9 | 7.92 | 26.0 | 265.7 | 2,860 |
| 10 | 7.93 | 26.0 | 265.7 | 2,860 |
| 11 | 7.93 | 26.0 | 265.7 | 2,860 |
| 12 | 7.93 | 26.0 | 265.7 | 2,860 |
| 13 | 7.93 | 26.0 | 265.7 | 2,860 |
| 14 | 7.93 | 26.0 | 265.7 | 2,860 |
| 15 | 7.93 | 26.0 | 265.7 | 2,860 |
| 16 | 7.93 | 26.0 | 265.7 | 2,860 |
| 17 | 8.82 | 28.9 | 303.1 | 3,262 |
| Subtotal | 17 lots | | 4,719.3 | 50,798 |

| BLOCK 51 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 8.00 | 26.3 | 270.6 | 2,912 |
| 2 | 7.93 | 26.0 | 268.0 | 2,885 |
| 3 | 7.93 | 26.0 | 268.0 | 2,885 |
| 4 | 7.93 | 26.0 | 268.0 | 2,885 |
| 5 | 7.93 | 26.0 | 268.0 | 2,885 |
| 6 | 7.93 | 26.0 | 268.0 | 2,885 |
| 7 | 8.53 | 28.0 | 288.6 | 3,106 |
| 8 | 8.53 | 28.0 | 288.6 | 3,106 |
| 9 | 8.61 | 28.3 | 291.2 | 3,135 |
| Subtotal | 9 lots | | 2,479.0 | 26,684 |

| BLOCK 52 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 9.99 | 32.8 | 335.8 | 3,615 |
| 2 | 7.93 | 26.0 | 265.7 | 2,860 |
| 3 | 8.53 | 28.0 | 286.1 | 3,080 |
| 4 | 8.53 | 28.0 | 286.1 | 3,080 |
| 5 | 8.53 | 28.0 | 286.1 | 3,080 |
| 6 | 8.53 | 28.0 | 286.1 | 3,080 |
| 7 | 8.53 | 28.0 | 286.1 | 3,080 |
| 8 | 8.53 | 28.0 | 286.1 | 3,080 |
| 9 | 8.53 | 28.0 | 286.1 | 3,080 |
| 10 | 8.53 | 28.0 | 286.1 | 3,080 |
| 11 | 8.53 | 28.0 | 286.1 | 3,080 |
| 12 | 8.53 | 28.0 | 286.1 | 3,080 |
| 13 | 8.53 | 28.0 | 286.1 | 3,080 |
| 14 | 8.53 | 28.0 | 286.1 | 3,080 |
| 15 | 8.53 | 28.0 | 286.1 | 3,080 |
| 16 | 8.53 | 28.0 | 286.1 | 3,080 |
| 17 | 8.57 | 28.1 | 287.5 | 3,094 |
| Subtotal | 17 lots | | 4,894.8 | 52,687 |

| BLOCK 53 | | | | |
|-----------------|------------------|-------------------|------------------------|-------------------------|
| Lot No. | Zoning Width (m) | Zoning Width (ft) | Area (m ²) | Area (ft ²) |
| 1 | 93.68 | 307.4 | 8,063.7 | 86,797 |
| 2 | 67.48 | 221.4 | 6,607.2 | 71,119 |
| 3 | 78.52 | 257.6 | 8,124.3 | 87,449 |
| 4 | 64.94 | 213.0 | 6,426.1 | 69,170 |
| Subtotal | 4 lots | | 29,221.3 | 314,535 |

TITLE PLOT
 OF PART OF O.T.M. LOT 113, PARISH OF ST. PAUL
 AND PART OF POWER TRANSMISSION LINE PLAN No. 2794
 R.M. OF EAST ST. PAUL



- CT No. 2152695/1
- CT No. 3309805/1
- CT No. 3309807/1
- CT No. 3309804/1
- CT No. 3309808/1

Preliminary