

NOTICE OF PUBLIC HEARING

ZONING BY-LAW AMENDMENT APPLICATION

R.M. of West St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-338-0306. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

**Thursday
April 9th, 2026
6:00 PM**

**Council Chambers
3550 Main Street
R.M. of West St. Paul, MB**

Note: property owners are responsible for notifying “tenants”

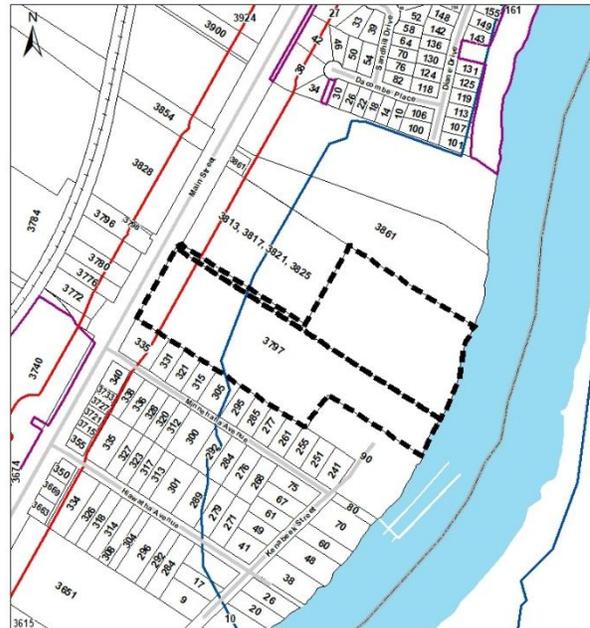
APPLICATION INFORMATION

Application File: By-law No. 2026-01 “P”

Applicant: Landmark Planning & Design Inc.

Property Location: Main Street,
West St. Paul
Roll # 52000, 52700
Legal: *RL23/24/25-PA-3922

Application Purpose:
The applicant proposes to amend the R.M. of West St. Paul Zoning By-law No. 2/99P by rezoning the subject lands from “A4” Agricultural – 4 acre parcel Zone to “RS” Serviced Residential Zone.



Current Zoning	Zoning Proposed by Applicant
“A4” Agricultural – 4 acre parcel Zone	Re-Zoning to: “RS” Serviced Residential Zone

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

RM OF WEST ST. PAUL
BY-LAW NO. 2026-01 “P”

BEING A BY-LAW OF THE RM OF WEST ST. PAUL TO
AMEND THE RM OF WEST ST. PAUL ZONING BY-LAW NO.
2/99P, AS AMENDED.

WHEREAS Section 80(1) of *The Planning Act*, and amendments thereto (the “Act”) provides that a Zoning By-Law may be amended;

AND WHEREAS it is deemed necessary and expedient to amend the RURAL MUNICIPALITY OF WEST ST. PAUL ZONING BY LAW 2/99P;

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

- i) That the Zoning Map attached to and being part of the RM of West St. Paul Zoning By-law 2/99P, is amended by rezoning a portion of:

ALL THAT PORTION OF RL 23 PARISH OF ST PAUL
LYING TO THE EAST OF THE EASTERN LIMIT OF THE MAIN HIGHWAY PLAN
3992 WLTO
EXC ALL THAT PORTION OF THE SLY 220 FEET PERP
WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO
THE SOUTHERN LIMIT OF SAID LOT FROM A POINT IN THE SAID SOUTHERN
LIMIT
DISTANT ELY THEREON 1119.6 FEET FROM THE EASTERN LIMIT OF SAID
HIGHWAY

(CT 2932566/1; Roll # 52000.000; Civic Address 3797 Main Street)

AND

FIRSTLY: ALL THOSE PORTIONS OF RL 24 AND 25 IN THE PARISH OF ST PAUL
WHICH LIES TO THE EAST OF A LINE DRAWN PARALLEL TO THE EASTERN LIMIT
OF THE MAIN HIGHWAY AS SHOWN ON PLAN 3992 WLTO DISTANT ELY
THEREFROM
833.2 FEET MEASURED ALONG THE SOUTHERN LIMIT OF SAID LOT 24

SECONDLY: ALL THAT PORTION OF THE SLY 33 FEET PERP OF SAID LOT 24
LYING TO THE WEST OF THE WESTERN LIMIT OF THE LAND FIRSTLY ABOVE
DESCRIBED WHICH LIES TO THE EAST OF THE SAID EASTERN LIMIT OF THE
MAIN HIGHWAY AS SHEWN ON SAID PLAN 3992 WLTO

(CT 2932569/1; Roll # 52700.000)

in the RM of West St. Paul

From : “A4” Agricultural – 4 acre parcels Zone
To: “RS” Serviced Residential Zone

as illustrated in Schedule ‘A’

DONE AND PASSED in Council assembled in the Council Chambers of the RM of West St. Paul, in the Province of Manitoba, this ____ day of _____, A.D., 2026.

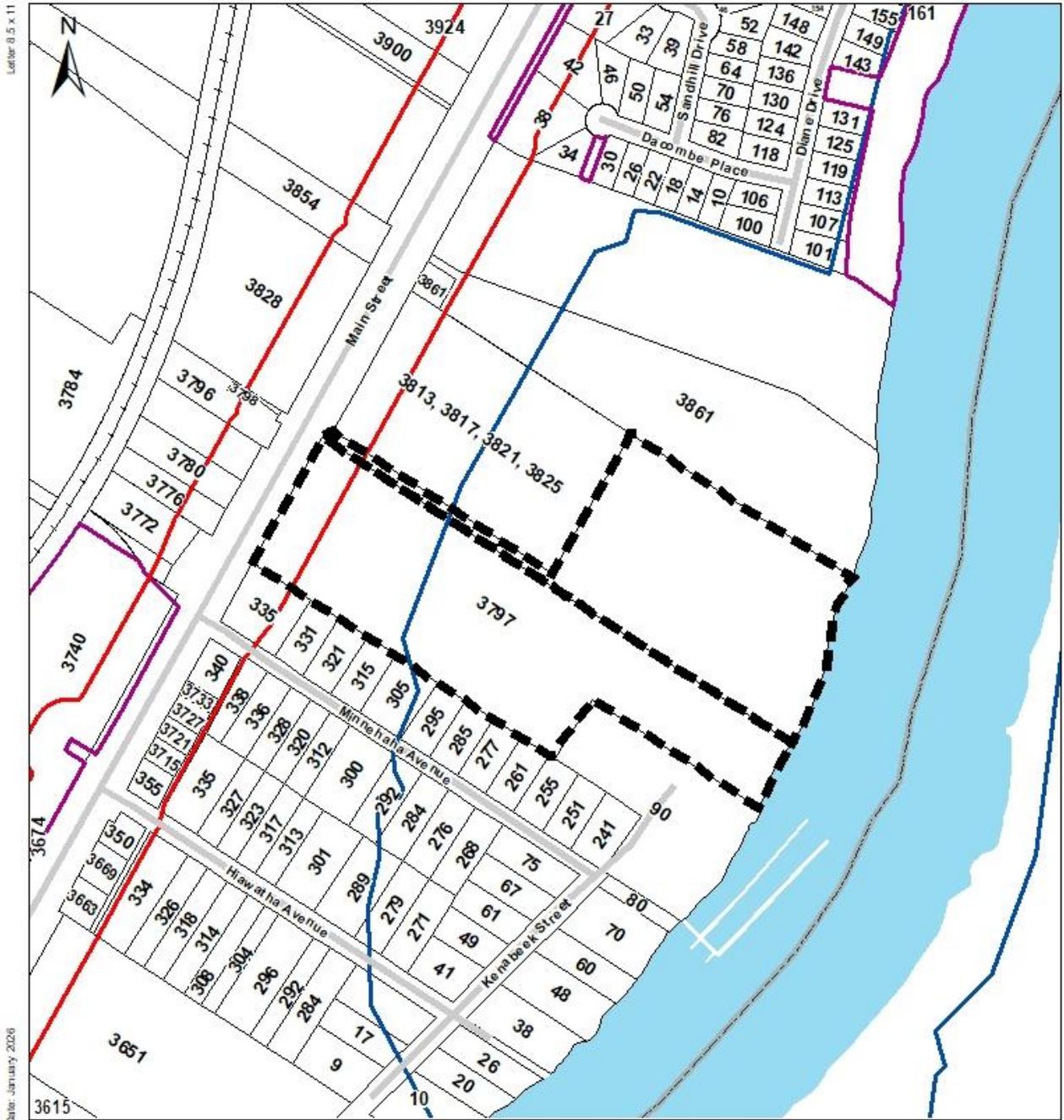
THE RM OF WEST ST. PAUL

MAYOR

CAO

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

SCHEDULE 'A'
(Location Map)



Letter 8.5 x 11

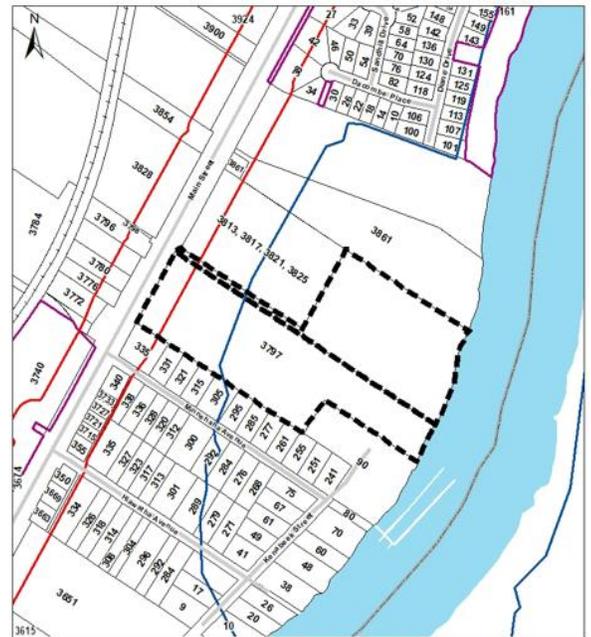
Date: January 2026

Schedule "A"		Subject Property	Hazard Lands
Zoning Ammendment BL 2026-01 "P"		Highway Control Zones	Parcels Outline
RM of West St. Paul		Rail	West St. Paul Boundary
Zoning By-Law No. 2/99P, as amended		Roads	Water Bodies
FROM: "A4" Agriculture - 4 acre parcels zone TO: "RS" Serviced Residential Zone		Designated Flood Area	
<small>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.</small>		RED RIVER PLANNING DISTRICT	

Zoning By-law Amendment BL 2026-1” P”

Date prepared March 26th, 2026

Address:	Unaddressed parcel and 3797 Main St, RM of West St. Paul
Legal Description:	<p>ALL THAT PORTION OF RL 23 PARISH OF ST PAUL LYING TO THE EAST OF THE EASTERN LIMIT OF THE MAIN HIGHWAY PLAN 3992 WLTO EXC ALL THAT PORTION OF THE SLY 220 FEET PERP WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID LOT FROM A POINT IN THE SAID SOUTHERN LIMIT DISTANT ELY THEREON 1119.6 FEET FROM THE EASTERN LIMIT OF SAID HIGHWAY</p> <p>AND</p> <p>FIRSTLY: ALL THOSE PORTIONS OF RL 24 AND 25 IN THE PARISH OF ST PAUL WHICH LIES TO THE EAST OF A LINE DRAWN PARALLEL TO THE EASTERN LIMIT OF THE MAIN HIGHWAY AS SHOWN ON PLAN 3992 WLTO DISTANT ELY THEREFROM 833.2 FEET MEASURED ALONG THE SOUTHERN LIMIT OF SAID LOT 24 SECONDLY: ALL THAT PORTION OF THE SLY 33 FEET PERP OF SAID LOT 24 LYING TO THE WEST OF THE WESTERN LIMIT OF THE LAND FIRSTLY ABOVE DESCRIBED WHICH LIES TO THE EAST OF THE SAID EASTERN LIMIT OF THE MAIN HIGHWAY AS SHEWN ON SAID PLAN 3992 WLTO</p> <p>Title No.: CT 2932566/1; 2932569/1</p>
Roll Number(s):	52000, 52700
Report Prepared by:	Valentina Esman Community Planner



Attachments:
Schedule “A” - RRPD Location Maps
Appendix A – Info from Applicant
Appendix B - Agency Comments

1.0 ISSUE:

To amend the RM of West St. Paul Zoning By-law No. 2/99P by rezoning the subject land from “A4” Agricultural - 4 acres parcels Zone to “RS” Serviced Residential Zone.

2.0 BACKGROUND:

2.1 Application Timeline

The proposed zoning by-law amendment application was given First Reading by Council at their meeting on February 12th, 2026, and was circulated to government agencies and neighboring municipalities, as well as in the local newspaper twice on March 5th and 12th, 2026, as required by *The Planning Act*. A public hearing has been advertised and scheduled for April 28th, 2026.

2.2 Subject Properties and Surrounding Area

Two subject properties are approximately +/- 26 acres in size and fronts unto Main St. The property is zoned “A4” Agricultural and is currently vacant.

The subject land is designated “SC” *Settlement Centre* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020).

The area around the subject property is as follows:

- To the North – R3 – Multi-Family Dwelling and A4 Agricultural – 4 acres parcels zone
- To the South – RG Residential General and OS – Open Space zones
- To the East – Red River
- To the West – RRO – Residential Rural with RR Overlay Zone

2.3 RM of West St. Paul Zoning By-law 2/99P

As noted above, this Zoning By-law amendment proposes to rezone the subject property from “A4” Agricultural zone to “RS” Serviced Residential zone to accommodate a multi-lot subdivision. The overall intent of the “RS” Serviced Residential Zone is to create vibrant and inclusive neighbourhoods with a variety of housing options for all life stages within close proximity to community services and parks.

The table below summarizes the bulk regulations for homes (e.g., building setbacks, building heights etc.), as well as the minimum site area and site width requirements of the proposed zone as per West St Paul’s Zoning By-Law 2/99P.

“RS” Serviced Residential								
Bulk Regulations (Main Use)							Site Requirements	
Front Yard	Side Yard Interior	Side Yard Corner	Rear Yard	Height Max.	Max. Site Coverage	Min. Unit Area	Site Area	Site Width
20 ft.	4 ft.	5 ft.	25 ft.	35 ft.	50%	1000 sq. ft.	4,400 sq. ft.	44 ft.

3.0 ANALYSIS:

The subject property is designated “*Settlement Centre*” in the Red River Planning District’s Development Plan. The *Settlement Centre* designation is given to areas with a range of urban, semi-urban and suburban land uses that function as the administrative and service centers for a municipality. Settlement Centre areas are typically serviced, or planned to be serviced, with piped municipal wastewater and/or drinking water systems. Aside from the above, the subject site also falls within the *Emerging Residential Neighbourhood* in the Middlechurch Secondary Plan.

The Planning Act (Section 68) outlines that zoning by-laws are to be “generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality”. Therefore, the RRPD’s current Development Plan (Red River Planning District Development Plan By-law No. 272/19) is reviewed to determine if the proposed zoning by-law amendment application is consistent with the policy direction found in the document.

As earlier mentioned, it is noted that the subject site is designated *Settlement Centre* the RRPD Development Plan and *Emerging Residential Neighbourhood* in the Middlechurch Secondary Plan. The following Development Plan and Secondary Plan policies have been identified to be applicable to the subject rezoning application.

Consistency with Middlechurch Secondary Plan (By-law No. 2011-07)

The subject lands are designated as an Emerging Residential Neighborhood Policy Area in the Middlechurch Secondary Plan. A variety of housing types are encouraged throughout the Middlechurch Secondary Plan area (Sections 2.2 & 2.3), and the proposed zone would allow for single-family development. Policy 7 of Section 3.1 requires that all new developments within Middlechurch must be connected to the municipal wastewater collection and treatment system. Consistent with this policy, development in proposed zone must be fully serviced with municipal water and wastewater.

Section 2.3.1 ‘Emerging Residential Neighborhood Policies’ of the Secondary Plan provides policies that are general to all lands designated Emerging Residential Neighborhood Policy Area. The mix and location of land uses, as well as the scale of buildings, is to be compatible with existing uses. Compact neighborhood design is promoted. The proposed zone allows for relatively compact lots (as compared to other residential zones in West St. Paul). As such, the proposed zoning complies with the policies outlined in Section 2.3.1.

In addition to the policies general to all lands designated Emerging Residential Neighborhood Policy Area, Section 4.2, ‘Red River Corridor Neighborhood Strategy’ contains policies specific to the subject area. Policy 1 of this Section is as follows:

Development will primarily be limited to single family residential uses and generally respect the existing development densities of approximately 2 lots per gross acre subject to Zoning By-law site specific requirements, the physical character of current development, streetscapes and open space patterns in adjoining neighbourhoods.

Consistent with this policy, a 100% of the land to be rezoned would be proposed for single family residential uses.

In order to ensure that development on the subject lands complements established built character in adjoining neighbourhoods, Council could require a development agreement as a condition of approval for this zoning by-law amendment. The development agreement could outline land use and building restrictions pertaining to density, building heights, setbacks, landscaping, etc.

Based on this analysis, the proposed zones are consistent with the Emerging Residential Neighbourhood Policy Area designation of the Middlechurch Secondary Plan.

Consistency with RRPD Development Plan:

One of the main objectives of the “SC” *Settlement Centre* designation in the RRPD Development Plan is “to preserve land for expansion of Settlement Centres in an orderly, sustainable and economic manner”.

Policy 4.5.1 states that “growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost”.

Also, under the Middlechurch Secondary Plan, the subject site is designated as “*Emerging Residential Neighbourhood*”, which provides for residential uses and building scales that are compatible with surrounding single-family residential development.

Given the proposed zoning district (“RS”), which allows for single-family homes and the size of the lots being proposed, the subject proposal appears to meet the intent of the RRPD Plan in that the proposed lot sizes are compatible with the existing development pattern in the area.

Municipal Services:

Under the RRPD Development Plan, the Municipal Services Policy 3.4.9 states that “*new or expanded development, including subdivisions, shall be serviced with piped municipal wastewater services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal services have not yet been extended to an area, holding tanks may be used. However, holding tanks must be located to enable future connection to municipal services, and must connect to piped municipal wastewater services once available. When piped municipal wastewater services are not available and not planned for an area, on site waste treatment will be developed in accordance with provincial regulations*”.

The secondary plan states that “*the phasing of new neighbourhood residential development will be based upon the capacity and incremental extension of wastewater services designed to serve new neighbourhood residential areas. (Pp 16).*”

As per City of Winnipeg comments: Discharging wastewater to the City of Winnipeg wastewater system, subject to capacity being available, will need to comply with the Service Sharing Agreement

Given that there are municipal services within the area, as was confirmed by the RM (see comments in Appendix B) all the proposed lots and future homes will be connected to the existing municipal water and wastewater in the area.

Transportation Connection:

Under the Transportation Policies of the RRPD Development Plan, one of the main objectives is “*to establish a safe, efficient, integrated, and high functioning transportation network throughout the RRPD that meets the need of all uses and facilitate economic development*”.

In addition, RRPD Development Plan policy **4.3.5.5** states that “*new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways*”.

A new road with 3 cul-de-sacs is being proposed for all the proposed lots front onto and with an exit/entrance via Minnehaha St. (through the existing single-family lot located at 335 Minnehaha, WSP) to the Main St as per MTI requirements. This is consistent with the above RRPD Development Plan policy.

Compatibility with the surrounding area:

A subdivision application S26-3133(combined to this proposal) is intended to create 102 single-family residential lots with an average site area of 6,846 square feet and average lot width of 53 feet. The “RS” Serviced Residential Zone is a zone that provides for single family housing that is fully serviced with municipal water and wastewater. The subject proposal, in terms of the proposed zoning and the sizes of the lots being created is compatible with an existing subdivision layout within the immediate vicinity on Hiawatha Ave, Minnehaha Ave and a specially on the Main St. with lot areas of +/- 5,000 sq ft.

The adjacent 4.24 ac big land zoned as Open Space accommodating Yacht Club of Manitoba will be extended by and connected to the dedicated for the Public Reserve 3.6 acres big lot as shoreline to retain the West St. Paul exiting tails route.

3.1 PROVINCIAL AND MUNICIPAL COMMENTS

This application was circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities. This affords Provincial Departments an opportunity to ensure that the proposal conforms to provincial policies and provides adjacent municipalities an opportunity to comment on any negative impact that the application may have on their municipality. Recipients of the circulation have been made aware that no response will be interpreted as their office having no concerns.

Comments received by our office are summarized below. Note that any comments received after the date of this report will be noted at the public hearing. Complete copies of the comments can be found in the appendix.

3.2 COMMENTS FROM CIRCULATION

Provincial and Federal Agencies

Manitoba Agriculture and Resource Development	No objections (See attached correspondence for complete comments in Appendix B).
Manitoba Infrastructure - Highway Planning and Design Branch	No concerns, all comments addressed in the combined subdivision application (see attached correspondence for complete comments in Appendix B).
Hydrologic Forecasting and Water Management Branch Manitoba Transportation and Infrastructure	The lands are within the Lower Red River Designated Flood Area and are therefore subject to Section 17 of the Water Resources Administration Act and the Designated Flood Area Regulation. All permanent structures within Designated Flood Areas must meet certain requirements for minimum elevations of flood protection measures (see attached correspondence for complete comments in Appendix B).
Historic Resources Branch Manitoba Sport, Culture, Heritage and Tourism	Historic Resources Branch has concerns that will be addressed in the related subdivision application as HRIA assessment condition.
Drainage & Water Rights Licensing Branch	The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation. Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works. Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.
Environmental Compliance and Enforcement Environment and Climate Change	The proponent must confirm the City of Winnipeg; North End wastewater treatment facility has the capacity to treat the additional wastewater

Manitoba Mines Department	No comments on the rezoning application
Petroleum Branch	No concerns
Selkirk CRP	Community Planning has no concerns (see attached correspondence for complete comments in Appendix B).
Lands Branch	No comments on the Red River Planning District - Zoning By-law Amendment No. 2026-01 "P"
Bell MTS	Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan and will be addressed in the related subdivision application.
Manitoba Hydro	Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment.
RM of West St. Paul	No comments on the rezoning application.
City of Selkirk	No concerns (see attached correspondence for complete comments in Appendix B).
City of Winnipeg	<p>Transportation: If a Transportation Impact Study (TIS) is completed for this proposed development, the City requests a copy of the TIS is shared with the Public Works Department so that the City's modelling and Transportation Master Plan can be updated and this information can be incorporated. If a TIS is not required for this proposed development, the City suggests a TIS is completed for subsequent development proposals. The City's interest is the future projected traffic volumes on Main Street within City limits and other City streets which may be affected.</p> <p>Wastewater information for the applicant: The City of Winnipeg's Water and Waste Department (WWD) advises that wastewater capacity at the North End Sewage Treatment Plant is limited. A lack of treatment system capacity may constrain full development of the subject lands until an upgraded treatment system is available.</p> <p>WWD further advises that:</p> <ol style="list-style-type: none"> 1. our response to this proposal is based on a review of capacity and servicing considerations as of the date of the review. For a project that proceeds over an extended period, further stages may experience a lack of servicing from existing City of Winnipeg infrastructure as others may use remaining capacity in the intervening time. 2. capacity in the wastewater system is not reserved for the current proposal. 3. once capacity of the wastewater system is reached, proposals to discharge additional wastewater flow into the City's wastewater system will be rejected.

	<p>Wastewater comments for the RM of West St Paul:</p> <p>a. Discharging of wastewater to the City of Winnipeg wastewater system, subject to capacity being available, will need to comply with the Service Sharing Agreement.</p>
RM of ESP	No comments regarding BL 2026-01 “P”, as it does not impact the RM of East St. Paul.
RM of Springfield	No concerns
RM of WSP	No concerns, and the proposal land will have to connect to wastewater and water and there is sufficient capacity available to service the proposed development.

3.3 Further Required Approvals

If Council approves this rezoning application, additional planning application approvals (e.g. subdivision, etc.) are required as part of the subject proposal. With that in mind, Council can address any site-specific topics and/or concerns (e.g. overland drainage, site design, lot grading property access, etc.) through the mentioned subdivision application. Given the above, an associated subdivision application (S26-3133) has been submitted with this application.

4.0 RECOMMENDATIONS:

The Planning Act (Section 68) outlines that zoning by-laws are to be “generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality”. Based on the information noted within this report, the RRPD concludes that the proposed zoning by-law amendment application is consistent with the Development Plan and the Secondary Plan. Therefore, the RRPD recommends that the application **be approved subject to a Development Agreement.**

Please note that if Council does decide to give the application Second Reading, if there are sufficient objections Council may not give Third Reading to the by-law until the required time frame has allowed for second objections to be confirmed, or until such time as an appeal hearing has denied the objection(s).

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.

5.0 DECISION MAKING CRITERIA

The Planning Act (Section 68) states that a zoning by-law must be generally consistent with the Development Plan, and with any applicable Secondary Plan.

6.0 DECISION MAKING OPTIONS

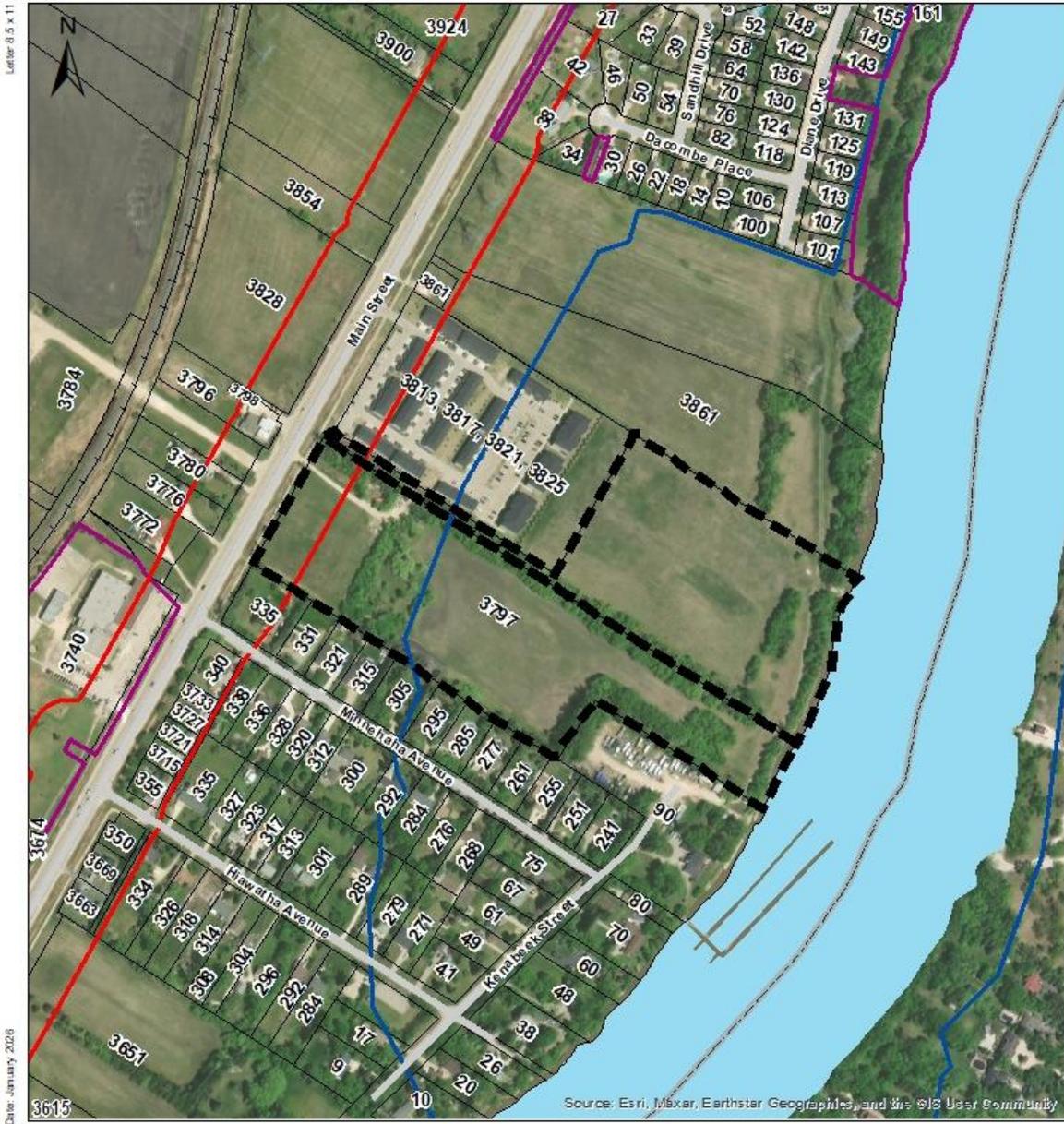
Under Section 75 of *The Planning Act*, council may,

- (a) give the by-law second and third reading; or
- (b) pass a resolution not to proceed with the by-law.

Should there be sufficient objection received, Council may not give Third Reading until such time as any objections have been confirmed as required under *The Planning Act*.

SCHEDULE 'A'

1) RRPD LOCATION MAP



Letter 8.5 x 11

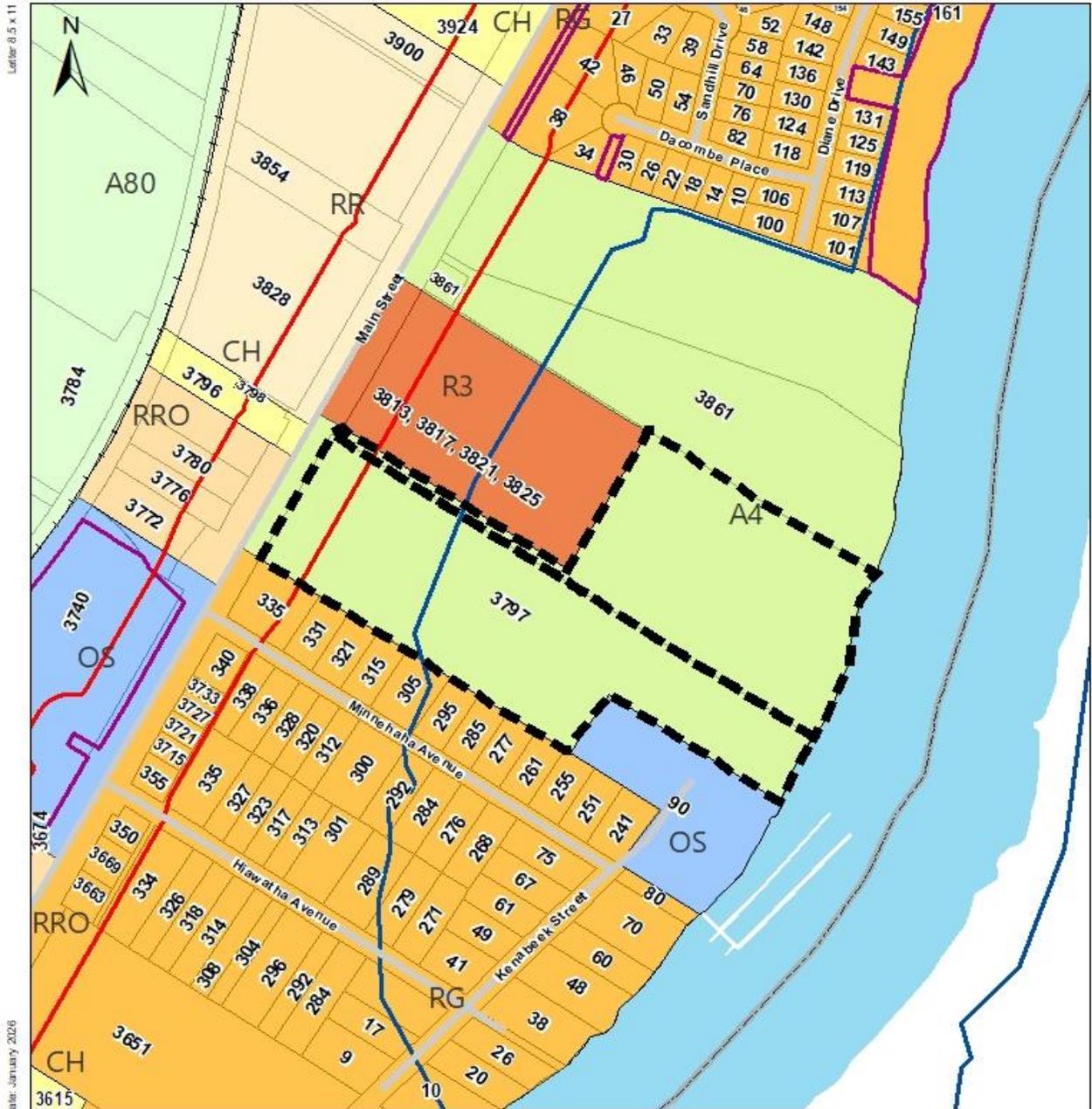
Date: January 2026

Source: Esri, Maxar, Earthstar Geographics, and the ©IS User Community

<h3>Schedule "A"</h3> <p>Zoning Ammendment BL 2026-01 "P" RM of West St. Paul</p> <p>Zoning By-Law No. 2/99P, as amended FROM: "A4" Agriculture - 4 acre parcels zone TO: "RS" Serviced Residential Zone</p> <p><small>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.</small></p>		<ul style="list-style-type: none"> Subject Property Highway Control Zones Rail Roads Designated Flood Area 	<ul style="list-style-type: none"> Hazardous Lands Parcels Outline West St. Paul Boundary Water Bodies
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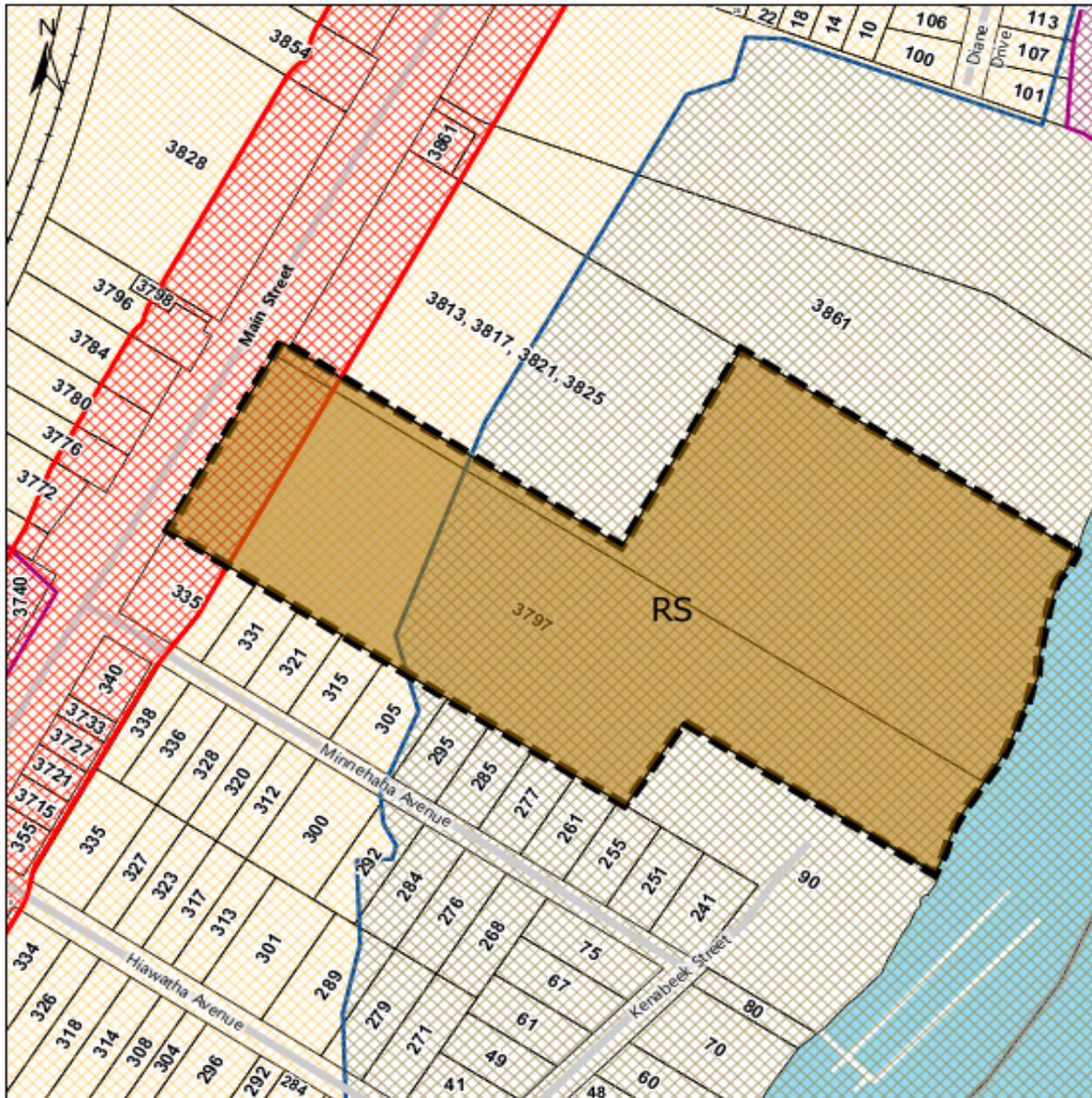
SCHEDULE 'A'
2) CURRENT ZONING MAP



Letter 8.5 x 11
Date: January 2026

Schedule "A"	
Zoning Amendment BL 2026-01 "P" RM of West St. Paul	
Zoning By-Law No. 2/99P, as amended	
FROM: "A4" Agriculture - 4 acre parcels zone TO: "RS" Serviced Residential Zone	
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<ul style="list-style-type: none"> Subject Property Highway Control Zones Rail Roads Designated Flood Area 	<ul style="list-style-type: none"> Hazard Lands Parcels Outline West St. Paul Boundary Water Bodies

SCHEDULE 'A'
3) Proposed Zoning Map



Schedule "A"
 Zoning Amendment BL 2026-01 "P"
 RM of West St. Paul
 Zoning By-Law BL 2026-01 "P", as amended
 FROM: "A4" Agricultural- 4 acres parcels zone TO: "RS" Services Residential 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.

- Subject Property
- Proposed Zone
- Designated Flood Area
- Highway Control Zones
- Water Bodies
- Existing

APPENDIX A – APPLICANT INFORMATION

APPENDIX B: AGENCY COMMENTS

January 23rd, 2026

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

Attention: Jennifer Ferguson, Executive Director

RE: Subdivision and Rezoning Application - 3797 Main Street

ALL THAT PORTION OF RL 23 PARISH OF ST PAUL LYING TO THE EAST OF THE EASTERN LIMIT OF THE MAIN HIGHWAY PLAN 3992 WLTO EXC ALL THAT PORTION OF THE SLY 220 FEET PERP WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERN LIMIT OF SAID LOT FROM A POINT IN THE SAID SOUTHERN LIMIT DISTANT ELY THEREON 1119.6 FEET FROM THE EASTERN LIMIT OF SAID HIGHWAY
Held Under: CT No. 2932566/1

FIRSTLY: ALL THOSE PORTIONS OF RL 24 AND 25 IN THE PARISH OF ST PAUL WHICH LIES TO THE EAST OF A LINE DRAWN PARALLEL TO THE EASTERN LIMIT OF THE MAIN HIGHWAY AS SHOWN ON PLAN 3992 WLTO DISTANT ELY THEREFROM 833.2 FEET MEASURED ALONG THE SOUTHERN LIMIT OF SAID LOT 24

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Held under: CT No. 2932569/1

LOT 1 PLAN 14567 WLTO IN RL 22 PARISH OF ST PAUL
Held under: CT No. 2931746/1

Dear Mrs. Ferguson,

Landmark Planning & Design Inc. is pleased to submit this subdivision and rezoning application for three properties located in the RM of West St. Paul on behalf of Thiessen Towers Inc. (see Letter of Authorization attached). The subject properties include two undeveloped parcels that are known as 3797 Main Street and 335 Minnehaha Avenue which contains an existing single-family dwelling. Combined, the subject properties encompass approximately 26 acres. The proposed subdivision and rezoning applications are explained in further detail below.

Proposed Subdivision

The proposed subdivision includes a total of 102 single-family lots. These lots are configured with a range of sizes to retain the existing large lot character of existing development located to the south on Minnehaha Avenue, while also providing a transition to single-family lots that would be typical when compared to other new serviced development within the Municipality.

Based on input and recommendations from local residents and members of the West St. Paul Trails Committee, the proposed subdivision has been designed to retain the existing trail and open space that runs parallel to the Red River along the flood protection dike. Retaining this amenity will continue to provide a pedestrian connection between neighbourhoods in the Municipality. The proposed subdivision also includes a centrally located park/open space. When combined with the trail open space, approximately 3.6 acres of overall public reserve is proposed which exceeds the minimum dedication requirements by 38%.

Lots in the proposed subdivision will be serviced with municipal wastewater sewer and piped water. Wastewater servicing will be specific to the planning area and will be independent of other wastewater infrastructure proposed in the Middlechurch area. Water services will be provided using existing municipal water infrastructure.

A preliminary engineered drainage plan has been undertaken to direct water away from existing residential development on Minnehaha Ave. Curb and gutter roadways with storm sewers as well as swales will direct storm water towards the Red River using a combination of new and existing infrastructure. Lot grading plans will be required for new dwellings to ensure drainage from individual properties matches the overall drainage plan for the proposed subdivision.

Manitoba Transportation and Infrastructure (MTI) are proposing upgrades to PTH 9 (Main St.). Access to the proposed subdivision would be via Minnehaha Avenue as reconfigured by MTI. The existing single-family dwelling located at 335 Minnehaha is intended to remain as the new proposed municipal right-of-way.

Proposed Rezoning

The subject properties are currently zoned "A4" - *Agricultural - 4 Acre Parcels Zone* in the *RM of West St. Paul Zoning By-law 2/99P*. With the extension of sewer and wastewater to Middlechurch, the "A4" Zone would be considered a "holding zone" until development is proposed. To accommodate the proposed subdivision, a rezoning to the "RS" *Residential Serviced Zone* is proposed.

Public Consultation

A total of five stakeholder engagement sessions were held related to this project. They can be summarized as follows:

January 21, 2020 - Stakeholder Meeting with Minnehaha Residents

- This meeting introduced the planning process, timelines, and anticipated next steps as well as received input from adjacent residents.

October 27, 2020 - Virtual Open House 1

- This Open House introduced land use concepts that illustrated a variety of potentially suitable residential land uses including single-family, duplex and multi-family uses that could be contemplated for the subject properties.

December 7, 2020 - Virtual Open House 2

- This Open House introduced preferred land use concept based on feedback from Virtual Open House 1. This concept included only single-family lotting. The Project Team received additional feedback from residents for consideration.

April 26, 2021 - Virtual Open House 3

- This Open House presented a land use concept that included single-family lotting that re-routed the existing trail network through the proposed subdivision. At this time, the Project Team received additional feedback from residents for consideration to create the final land use concept for the subject property. Following Virtual Open House 3, the project was delayed due to the COVID-19 Pandemic, and since that time, the development proposal for the property was refined to incorporate recommendations from local residents and stakeholders.

June 20, 2024 - Open House 4

- This final Open House was held at the Royal Manitoba Yacht Club and presented an updated land use concept based on recommendations that were presented to the project team since the previous Open House. Of note, the proposed land use concept retained the existing trail and open space that runs parallel to the Red River along the flood protection dike.

Compliance with Development Plan

The subject properties are located in Middlechurch which is designated as a "Settlement Centre" in the *Red River Planning District Development Plan*. The Development Plan contains specific policies related to the proposed rezoning within the designated *Settlement Centre* area. These policies are quoted below and comments from Landmark Planning & Design are also included in italics as bullet points below the applicable policies:

- 4.5.1 Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.

In Compliance

- 4.5.2 Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services can be efficiently and economically expanded.

In Compliance

- 4.5.4 Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.

In Compliance

- 4.5.12 Residential areas shall be developed and maintained with a view to creating a high quality of life for residents and a safe and pleasant living environment with high quality public spaces for community service, recreation and alternative transportation facilities such as school sites, parks, playgrounds and the like.

In Compliance

- 4.5.13 Trails, parks and open space should be designed to meet the needs of the local community with passive and / or active recreational facilities and provide amenities for alternative transportation.

In Compliance

- 4.5.17.9 In order to ensure that public access to the shoreline is available, new or expanded development, including subdivisions, shall not include a continuous tier of development fronting on the waterfront.

In Compliance

- 4.5.17.10 Public Reserve dedication along waterways shall be strongly encouraged.

In Compliance

Compliance with Middlechurch Secondary Plan

The subject property is located within an area designated as an *Emerging Residential Neighbourhood Policy Areas* within the *Middlechurch Secondary Plan*. The Secondary Plan contains a variety of general and specific policies related to the proposed subdivision and rezoning within the designated *Emerging Residential Neighbourhood Policy Areas*. These policies are quoted below and comments from Landmark Planning & Design are also included in italics as bullet points below the applicable policies.

1. New neighbourhood design will reflect the Sustainable Development Principles of the Secondary Plan as well as the local community context. Fit with local community context will be guided by the following considerations:

- a) The pattern of streets, development blocks, open spaces and other infrastructure will be designed to inter-connect, positively reinforce and compliment existing development;

In Compliance

- b) The mix and location of land uses will be designed to be compatible with adjoining existing uses; and

In Compliance

- c) Connect new neighbourhoods, streets, parklands, schools, sports fields, recreation facilities and trails with the surrounding neighbourhoods' street and pedestrian systems, recreation facilities and parklands to strengthen ties and link the neighbourhoods together.

In Compliance

2. New neighbourhoods to be designed to include:

- a) Community focal points, such as schools, parks and recreation facilities, within easy walking distance of the neighbourhood's residents;

In Compliance

- b) A system of interconnected streets and pedestrian/cycle routes that define development blocks;

In Compliance

- c) High quality parks and open spaces; and

In Compliance

3. New neighbourhoods, to be carefully integrated into the surrounding fabric of the Community, will include:

- a) Good connections to the surrounding streets and open spaces;

In Compliance

- b) Residential uses and building scales that are compatible with surrounding single-family residential development; and

In Compliance

c) Community services and parks that fit within the wider Municipal public open space system.

In Compliance

Compliance with Zoning By-law

As mentioned above, the subject properties are proposed to be rezoned from the "A4" - *Agricultural - 4 Acre Parcels Zone* to the "RS" *Serviced Residential Zone* to accommodate the proposed subdivision. The "RS" Zone requires a minimum lot width of 44ft. and an overall site area of 4,400 sq. ft. All proposed lots exceed the minimum requirements and dimensional standards of the "RS" Zone and the proposed subdivision has an average lot width of 53ft. and site area of 6846 sq. ft.

Summary

To conclude, the proposed subdivision and rezoning applications have been in the works since 2020. Over the course of the past 6 years, public engagement and feedback from local residents have informed the subdivision design and uses proposed for the subject properties. The proposed applications comply with policy direction from both the *Red River Planning District Development Plan* and the *Middlechurch Secondary Plan*, and the single-family lotting has been designed to exceed the standards of the *RS Serviced Residential Zone* from the *RM of West St. Paul Zoning By-law*.

As part of the application submission requirements, please find the following enclosed:

- Completed Subdivision Application Form
- Completed Rezoning Application Form
- Subdivision Application Map
- Current Status of Titles
- Letter of Authorization

If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of West St. Paul on this application.

Yours truly,



Andrei Friesen, Planner, RPP, MCIP, LEED AP
LANDMARK PLANNING & DESIGN INC.

Gillian Kolody

From: Leonen, Leonardo <Leonardo.Leonen@gov.mb.ca>
Sent: Tuesday, March 17, 2026 4:23 PM
To: Gillian Kolody
Cc: Curtis, Jasmine
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

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

Petroleum Branch has no concerns

Leo

From: Gillian Kolody <gillian@rrpd.ca>
Sent: Wednesday, February 18, 2026 9:31 AM
To: +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Braeden Bennett <braeden@rmofstandrews.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Sarah Palson <cao@dunnottar.ca>; Chelsey McColl <accounts@dunnottar.ca>; Erika Blackie <ebblackie@cityofselkirk.com>; ddoucet@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; ldbplanning@lacdubonnet.com; Rmldb@lacdubonnet.com; eipd@mymts.net; Gimli, R.M. <gimli@rmgimli.com>; info@rmalexander.com; wrpd@rmalexander.com; Rosser, R.M. <info@rmofrosser.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Cc: Jennifer Ferguson <jennifer@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Hello,

On February 12th, 2026, the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment BL 2026-01 "P".

With this Zoning By-law Amendment, the applicant proposes to re-zone land within the RM of West St. Paul from the "A4" Agricultural – 4 acre parcels Zone to "RS" Serviced Residential Zone.

Gillian Kolody

From: Pam Elias <edo@weststpaul.com>
Sent: Wednesday, March 25, 2026 4:43 PM
To: Gillian Kolody
Cc: Jeffrey Simpson
Subject: Re: S26-3133 and 2026-01 "P"

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

No comment on BL 2026-01 "P".

For S26-3133, the following are recommended conditions of approval:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:
 - a. Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. Payment of any applicable development levies have been paid;
 - c. A drainage / lot grading plan to be prepared by a qualified engineer to the satisfaction of the municipality, and to ensure that the proposed properties do not drain into, or impede drainage from neighbouring properties;
 - d. A Development Agreement has been entered into to address the following, but not limited to:
 - i. Development fees;
 - ii. Required connection to municipal services (e.g. water, wastewater and land drainage);
 - iii. Infrastructure standards and phasing (roadways, street lighting, etc.);
 - iv. Landscape plans (including but not limited to, pedestrian infrastructure, including along the Red River and pedestrian connection to Main Street, lighting, public reserve design, trees, fencing, buffering between land uses, etc.);
 - v. Dedication of Public Reserve land to the municipality, without compensation, or fees in lieu of;
 - vi. Traffic signage at cost of developer;
 - vii. Architectural and landscape standards;
 - viii. Flood protection requirements;
 - ix. Removal of existing Main Street access. Any damage to the Main Street pathway as a result of this removal is to be completed by the Developer;
 - x. Removal of any existing structures;
 - xi. Applicant / owner to provide 30 m. (100 ft.) wide easement or restrictive covenant along the Red River measured from the ordinary high water mark, without compensation, for riparian area protection, if such distance extends outside of the proposed Public Reserve area.

Regards,

Pam Elias, MCIP

Gillian Kolody

From: Cara Nichols <planning@eaststpaul.com>
Sent: Tuesday, February 24, 2026 9:07 AM
To: Gillian Kolody
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

I have no comments regarding BL 2026-01, as it does not impact the RM of East St. Paul.



Cara Nichols B.Env.D, Architecture

Community Development Planner
Unit 1 - 3021 Birds Hill Road
East St. Paul, MB R2E 1A7
Office: (204) 668-8112 Fax: (204) 668-1987
Website: <http://www.eaststpaul.com/>

From: Gillian Kolody <gillian@rrpd.ca>
Sent: Wednesday, February 18, 2026 9:31 AM
To: petroleum@gov.mb.ca; +WPG569 - EnvCEWinnipeg <envcewinnipeg@gov.mb.ca>; +WPG112 - AGRLandUse <agrlanduse@gov.mb.ca>; ConCirculars@gov.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <roadsidedevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Braeden Bennett <braeden@rmofstandrews.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Sarah Palson <cao@dunnottar.ca>; Chelsey McColl <accounts@dunnottar.ca>; Erika Blackie <erblackie@cityofselkirk.com>; ddoucet@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; info@sipd.ca; info@rockwood.ca; ldbplanning@lacdubonnet.com; Rmlldb@lacdubonnet.com; eipd@mymts.net; gimli@rmgimli.com; info@rmalexander.com; wrpd@rmalexander.com; info@rmofrosser.com; +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>
Cc: Jennifer Ferguson <jennifer@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Hello,

On February 12th, 2026, the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment BL 2026-01 "P".

With this Zoning By-law Amendment, the applicant proposes to re-zone land within the RM of West St. Paul from the "A4" Agricultural – 4 acre parcels Zone to "RS" Serviced Residential Zone.

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

A Public Hearing with the municipal Council is planned for **April 9th, 2026, at 6:00 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **March 20th, 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. Thank you.



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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

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Gillian Kolody

From: +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Sent: Friday, March 20, 2026 11:10 AM
To: Gillian Kolody
Cc: +SEL1081 - Selkirk CRP
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I have reviewed Rural Municipality of West St. Paul Zoning By-law Amendment No. 2026-01 "P" on behalf of the Community Planning Services Branch of Manitoba Municipal and Northern Relations. By-law No. 2026-01 "P" proposes to rezone part of River Lots 23, 24 and 25 Parish of St. Paul from "A4" Agricultural- 4 acres parcels Zone to "RS" Serviced Residential Zone to facilitate a multi-lot residential subdivision.

The proposed rezoning is generally consistent with the 'Settlement Centre' designation pursuant to the Red River Planning District Development Plan By-law No. 272/19 and the 'Emerging Residential Neighbourhood' policy area of the Middlechurch Secondary Plan By-law No. 2011-07 and, as such, Community Planning Services has no concerns.

Thank you,

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: Gillian Kolody <gillian@rrpd.ca>
Sent: February 18, 2026 9:31 AM
To: +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Braeden Bennett <braeden@rmofstandrews.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Sarah Palson <cao@dunnottar.ca>; Chelsey McColl <accounts@dunnottar.ca>; Erika Blackie <ebblackie@cityofselkirk.com>; ddoucet@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; ldbplanning@lacdubonnet.com; Rmldb@lacdubonnet.com; eipd@mymts.net; Gimli, R.M. <gimli@rmgimli.com>; info@rmalexander.com; wrrpd@rmalexander.com; Rosser, R.M. <info@rmofrosser.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Cc: Jennifer Ferguson <jennifer@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

RRPD Circulation Notice Report

To: Committee of the Whole

From: Tim Feduniw, Director of Sustainable Economic Development

Re: **R.M of West St. Paul By-law No. 2026-01 "P"**

Date: March 2, 2026

File Number: AR 021/26

Issue:

The Red River Planning District (RRPD) circulated notice of amending the R.M. of West St. Paul Zoning By-law from "A4" Agricultural – 4 Acre Parcels Zone to "RS" Residential Serviced Zone.

Strategic Impact:

No strategic impact.

Administrative Action:

Administration has no concerns to the zoning by-law amendment.

Analysis:

The Red River Planning District received an application to re-zone approximately 126 acres of land to enable the development of 102 single-family residential lots. The proposed lots are urban in size, with an average width of 53 feet and an average area of 6,800 square feet. The development is proposed to be fully serviced with municipal water and wastewater infrastructure.

Under the Red River Planning District Development Plan, the subject lands are designated "SC" Settlement Centre. This designation is intended to direct urban-type development to areas where a full range of municipal services, including piped water and wastewater, can be provided, and to where land uses can be organized in a manner that is compatible with existing and planned development.

The property is also located within the Middlechurch Secondary Plan and is designated as an Emerging Residential Neighbourhood Policy Area. The Secondary Plan provides that development within this area should reflect the local community context, be compatible with adjacent land uses, provide transportation connectivity and shared recreational opportunities, and include uses that are complementary to single-family residential development.

The applicant is proposing to rezone the subject lands to the "RS" Residential Serviced Zone, which provides for single-family housing connected to municipal services, generally in proximity to

community amenities and parks. The proposed zoning aligns with the established development pattern in the area, including existing single-family residential lots to the south and multi-family development to the north. The proposed plan of subdivision provides access from an existing signalized intersection and maintains access to the existing trail along the Red River, supporting connectivity and recreational opportunities.

A portion of the proposed lots are located within a designated flood area, similar to existing development in the surrounding neighbourhood. The RM of West St. Paul Zoning By-law includes specific requirements for construction below the designated flood protection level, which would apply to these lands.

Overall, the proposed zoning amendment is generally consistent with the Development Plan, the property's "SC" Settlement Centre designation, and the Middlechurch Secondary Plan.

Administration has no concerns with the proposed zoning by-law amendment.

History:

An application was made to the Red River Planning District to amend the R.M. of West St. Paul Zoning By-law.

The RM of West St. Paul has tentatively scheduled a public hearing for the proposed zoning by-law on April 9, 2026.

Public Participation: Not applicable

Climate Change Adaptation Impact: Not applicable

Climate Change Mitigation Impact: Not applicable

Background/Supporting Documents:

1. First Reading Report
2. West St. Paul 2026-01 "P"
3. Financial Impact Statement



Rural Municipality of Springfield

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

February 18, 2026

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

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

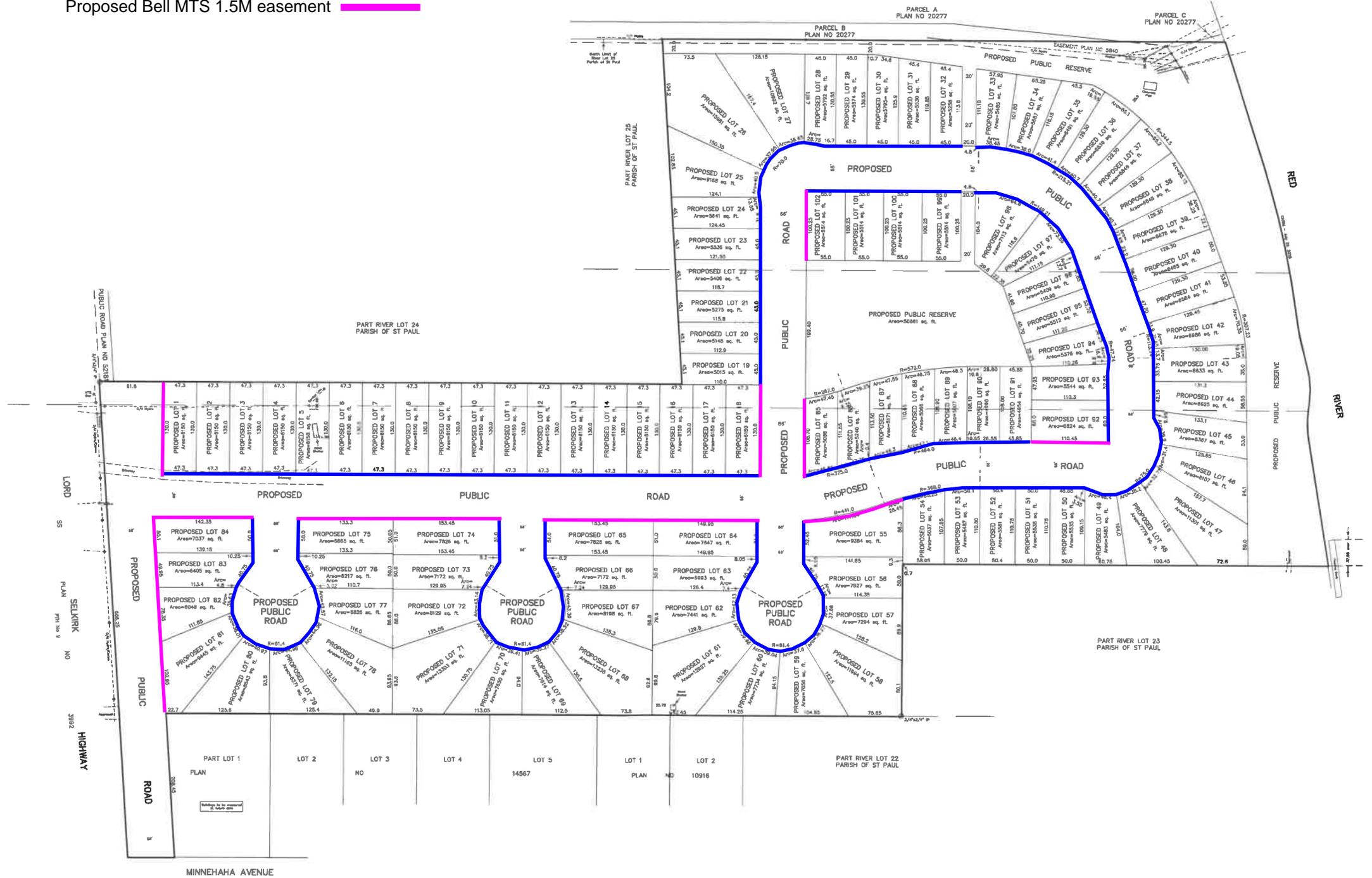
RE: Zoning By-law Amendment By-law 2026- 01 “P” West St. Paul

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

Our office has reviewed the proposed Zoning By-law Amendment By-law 2026-01 “P”, being considered on April 9th, 2026, and would like to advise that we have no concerns.

Dan Doucet, C.E.T., C.B.C.O.
Director of Planning and Development
Development Officer
ddoucet@rmofspringfield.ca

Proposed Bell MTS 3.6M easement █
 Proposed Bell MTS 1.5M easement █



ASSOCIATION
 OF PROFESSIONAL
 LAND SURVEYORS
 PERMIT
 KEYSTONE SURVEYS
 M.L.S. INC
 No. 2016-2

JULIAN DYCK, P.SURV, M.L.S.
 DAN BALDWIN, M.L.S.

KEYSTONE Surveys M.L.S. INC.
 LAND SURVEYING & GEOMATICS

405 Main Street
 Steinbach, Manitoba
 R5G 1Z5
 Phone: (204) 326-2117
 Fax: (204) 326-5939
 info@keystonesurveys.ca

August 7, 2025
 Revised: August 20, 2025, December 16, 2025

Subdivision Application Map
 of Part River Lots 22, 23, 24 and 25 in the Parish of St Paul including Pt. Lot 1 Plan No. 14567
 RM OF WEST ST PAUL
 C.T. # 2932566/1, 2932569/1 and 2931746/1
 Registered Owners: Telenor Towers Inc.
 The survey was made on July 22, 2025.
 Distances are in feet and decimals of a foot.
 All plans referred to are on record in the Winnipeg Land Titles Office.
 Field Book: 390/87
 Drafter: KPIAR

Prepared by Johan Dyck, P.Surv, M.L.S.

Bell MTS Subdivisions

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



February 19, 2026

Attention: Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T. 204-669-8880 F. 204-669-8882
gillian@rrpd.ca

RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" RM of West St. Paul
3797 Main St and 335 Minnehaha Ave (Roll #'s 52000.000, 52700.000)
From "A4" Agricultural – 4-acre parcels Zone to "RS" Serviced Residential Zone.
Rel. File. S26-3133 (102 single-family residential lots)

Bell MTS requests that the landowner enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada") for future telecommunications facilities related to By-Law Amendment No. 2026-01 "P" for **3.6M and 1.5M easements** as indicated below.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Mr. Gregory Sim to PROPERTYACQUISITION@bellmts.ca. Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements.

The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

Any existing Bell MTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified.

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer. A cost quote can be initiated by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca if required.

The contact for proceeding with the Right-of-Way Agreement is:

Bell MTS Property Acquisition Department
Attention: Mr. Gregory Sim
PROPERTYACQUISITION@bellmts.ca

Developer responsibilities (Bell MTS Pre-Service Charges, Bell MTS Buried Crossings, etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca.

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

cc. Bell MTS Property Acquisitions / Hydro SM-Subdivision Circulars



Gillian Kolody

From: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
Sent: Friday, March 20, 2026 9:52 AM
To: Gillian Kolody
Subject: Re: S26-3133 & ZBLA 2026-01

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

Please see the City's comments below regarding subdivision file S26-3133 and Zoning By-law Amendment 2026-01.

Transportation

- If a Transportation Impact Study (TIS) is completed for this proposed development, the City requests a copy of the TIS is shared with the Public Works Department so that the City's modelling and Transportation Master Plan can be updated and this information can be incorporated. If a TIS is not required for this proposed development, the City suggests a TIS is completed for subsequent development proposals. The City's interest is the future projected traffic volumes on Main Street within City limits and other City streets which may be affected.

Wastewater information for the applicant:

- The City of Winnipeg's Water and Waste Department (WWD) advises that wastewater capacity at the North End Sewage Treatment Plant is limited. A lack of treatment system capacity may constrain full development of the subject lands until an upgraded treatment system is available.
- WWD further advises that:
 - our response to this proposal is based on a review of capacity and servicing considerations as of the date of the review. For a project that proceeds over an extended period, further stages may experience a lack of servicing from existing City of Winnipeg infrastructure as others may use remaining capacity in the intervening time.
 - capacity in the wastewater system is not reserved for the current proposal.
 - once capacity of the wastewater system is reached, proposals to discharge additional wastewater flow into the City's wastewater system will be rejected.

Wastewater comments for the RM of West St Paul:

- Discharging of wastewater to the City of Winnipeg wastewater system, subject to capacity being available, will need to comply with the Service Sharing Agreement.

Thank you for the opportunity to review,

Anna

Gillian Kolody

From: +WPG569 - Drainage <drainage@gov.mb.ca>
Sent: Friday, February 20, 2026 2:16 PM
To: Gillian Kolody
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

The responsibility lies with the local government or planning district to ensure that all bylaws, zoning bylaws, development plans, and amendments thereof are in compliance with the Water Rights Act, the Water Rights Regulation, and the policies, procedures and requirements of the Drainage and Water Rights Licensing Branch – Drainage Section. Water Control Works associated with any future development require authorization under the Water Rights Act prior to construction or installation.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer
Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: Gillian Kolody <gillian@rrpd.ca>
Sent: February 18, 2026 9:31 AM
To: +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Braeden Bennett <braeden@rmofstandrews.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Sarah Palson <cao@dunnottar.ca>; Chelsey McColl <accounts@dunnottar.ca>; Erika Blackie <eblackie@cityofselkirk.com>; ddoucet@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; ldbplanning@lacdubonnet.com; Rmldb@lacdubonnet.com; eipd@mymts.net; Gimli, R.M. <gimli@rmgimli.com>; info@rmalexander.com; wrpd@rmalexander.com; Rosser, R.M. <info@rmofrosser.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Cc: Jennifer Ferguson <jennifer@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Hello,

On February 12th, 2026, the RM of West St. Paul Council gave First Reading to Zoning By-law Amendment BL 2026-01 "P".

With this Zoning By-law Amendment, the applicant proposes to re-zone land within the RM of West St. Paul from the “A4” Agricultural – 4 acre parcels Zone to “RS” Serviced Residential Zone.

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

A Public Hearing with the municipal Council is planned for **April 9th, 2026, at 6:00 PM** (see Public Hearing Notice attached).

Should you have any comments regarding this Zoning By-law Amendment, please reply to this email and CC selkirkCRP@gov.mb.ca by **March 20th, 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. Thank you.



Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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

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DATE: February 20 2026

TO: Community & Regional Planning
Municipal Relations
selkirkcrp@gov.mb.ca

FROM: Environmental Compliance and Enforcement
Environment and Climate Change
EnvCEWinnipeg@gov.mb.ca

SUBJECT: Zoning By-law Amendment No. 2026-01 P

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned by-law amendment and has the following comments:

- The proponent must confirm the City of Winnipeg, North End wastewater treatment facility has the capacity to treat the additional wastewater.

Gillian Kolody

From: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Sent: Friday, March 20, 2026 2:14 PM
To: Gillian Kolody
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Hi Gillian

We have reviewed the RRPD ZBL amendment 2026-01 which is associated with subdivision file 26-3133 and have no concerns. We refer to our comments for subdivision file 26-3133.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*
Cell: (204) 430-7176

1420-215 Garry Street
Winnipeg, MB R3C 3P3



From: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>
Sent: February 18, 2026 10:10 AM
To: Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Subject: FW: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Hi,

For your review and comments.

Comments due March 20, 2026

Thank you,

Juanita Mowbray

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



Transportation and Infrastructure

Archived: March 26, 2026 1:10:04 PM

From: [SM-Subdivision Circulars](#)

Sent: Tue, 17 Mar 2026 20:00:28

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

Cc: [PROPERTY ACQUISITION Project Manager - Manitoba](#) [+SEL1081 - Selkirk CRP](#)

Subject: By-law 2026-01 "P" (Rm of West St. Paul) - Email to Planning - Hydro File #2026-1202

Importance: Normal

Sensitivity: None



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

RE: Application(s) **By-law 2026-01 "P" (Rm of West 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



Gillian Kolody

From: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>
Sent: Friday, March 6, 2026 4:23 PM
To: Gillian Kolody
Cc: +SEL1081 - Selkirk CRP
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The Lands Branch has no comments on the Red River Planning District - Zoning By-law Amendment No. 2026-01 "P".

Thank you.

Oladipo Akinpelumi
Resource Planning Specialist
Lands Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355

Manitoba 
Natural Resources and Indigenous Futures

From: Gillian Kolody <gillian@rrpd.ca>
Sent: February 18, 2026 9:31 AM
To: +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Braeden Bennett <braeden@rmofstandrews.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Sarah Palson <cao@dunnottar.ca>; Chelsey McColl <accounts@dunnottar.ca>; Erika Blackie <eblackie@cityofselkirk.com>; ddoucet@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; ldbplanning@lacdubonnet.com; Rmldb@lacdubonnet.com; eipd@mymts.net; Gimli, R.M. <gimli@rmgimli.com>; info@rmalexander.com; wrpd@rmalexander.com; Rosser, R.M. <info@rmofrosser.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Cc: Jennifer Ferguson <jennifer@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Hello,

Gillian Kolody

From: Erb, Michelle <Michelle.Erb@gov.mb.ca>
Sent: Friday, March 20, 2026 1:52 PM
To: Gillian Kolody
Cc: +WPG139 - Provincial Planning Services; +SEL1081 - Selkirk CRP; +WPG139 - Provincial Planning Services; +WPG112 - AGRLandUse
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gillian,

I have reviewed this proposed Zoning By-law Amendment for the RM of West St. Paul on behalf of Manitoba Agriculture. The subject lands are designated Settlement Centre, according to the Red River Planning District Development Plan By-law No. 272/19. The "RS" Serviced Residential Zone is generally consistent with this land use designation. No objection.

Regards,

Michelle

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: Gillian Kolody <gillian@rrpd.ca>
Sent: February 18, 2026 9:31 AM
To: +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Braeden Bennett <braeden@rmofstandrews.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Sarah Palson <cao@dunnottar.ca>; Chelsey McColl <accounts@dunnottar.ca>; Erika Blackie <eblackie@cityofselkirk.com>; ddoucet@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; ldbplanning@lacdubonnet.com; Rmldb@lacdubonnet.com; eipd@mymts.net; Gimli, R.M. <gimli@rmgimli.com>; info@rmalexander.com; wrpd@rmalexander.com; Rosser, R.M. <info@rmofrosser.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>

Gillian Kolody

From: +WPG1195 - Mines BR <mines_br@gov.mb.ca>
Sent: Thursday, March 19, 2026 8:53 AM
To: Gillian Kolody
Subject: RE: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

No comments from Mines Branch.

Thanks,
Office of the Mining Recorder Manitoba
Mines_Br@gov.mb.ca

Confidentiality Notice

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

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: Gillian Kolody <gillian@rrpd.ca>
Sent: February 18, 2026 9:31 AM
To: +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; PPD-RegionalPlanning <regionalplanning@winnipeg.ca>; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>; Braeden Bennett <braeden@rmofstandrews.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; Cara Nichols <planning@eaststpaul.com>; Sarah Palson <cao@dunnottar.ca>; Chelsey McColl <accounts@dunnottar.ca>; Erika Blackie <ebackie@cityofselkirk.com>; ddoucet@rmofspringfield.ca; admin@rmofbrokenhead.ca; admin@brpd.ca; info@sipd.ca; Rockwood, R.M. <info@rockwood.ca>; ldbplanning@lacdubonnet.com; Rmlldb@lacdubonnet.com; eipd@mymts.net; Gimli, R.M. <gimli@rmgimli.com>; info@rmalexander.com; wrpd@rmalexander.com; Rosser, R.M. <info@rmofrosser.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>
Cc: Jennifer Ferguson <jennifer@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: Red River Planning District - Zoning By-law Amendment No. 2026-01 "P" West St. Paul

Hello,

.....
DATE: February 18, 2026

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

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

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

SUBJECT: ZBLA 2026-01 P
Roll 52000 & 52700
R.M of West St. Paul

Zoning By-Law Amendment 2026-01 P proposes to re-zone the lands shown in Schedule "A" from "A4" to "RS".

The lands are within the Lower Red River Designated Flood Area and are therefore subject to [Section 17 of the Water Resources Administration Act](#) and the [Designated Flood Area Regulation](#). All permanent structures within Designated Flood Areas must meet certain requirements for minimum elevations of flood protection measures.

Available topographic information, obtained by LiDAR, indicates natural ground elevations at the site, range from approximately 226.01 metres (741.5 feet) to 230.8 metres (757.2 feet) CGVD28.

The minimum criteria which Hydrologic Forecasting and Water Management is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 228.94 metres (751.11 feet) CGVD28.

Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this site should only occur on lands above or raised to the flood protection level of 228.94 metres (751.11 feet) CGVD28.

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

ORIGINAL SIGNED BY
Matthew Sebesteny

DATE: 2026-03-11

TO: Gillian Kolody
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

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

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

SUBJECT: File: By-law No. 2026-01 "P"
AAS File: AAS-25-25130
Zoning By-Law Amendment (First Reading Report) RM of West St. Paul

Concerns

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with Branch records for areas of potential concern. Notably, the development footprint is in proximity to the Red River, numerous known archaeological sites and historic parish buildings as well as historic cart trails and sites of a sensitive nature. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources, therefore, the Historic Resources Branch has concerns.

Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

HRIA Expectations

The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

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

Historic Resources Branch
Archaeological Assessment Services Unit

This Consultant List contains the names of consultants who have identified themselves to Archaeological Assessment Services, Historic Resources Branch as being available to conduct heritage resource impact assessment and management studies, as well as consultants with expertise in associated fields. The list is not intended to be exhaustive as there may be other consultants eligible to conduct such work that do not appear on the Consultant List. It is the responsibility of those wishing to appear on this list to update their working status every year.

The Consultant List is provided for information purposes only. The Historic Resources Branch makes no recommendation with respect to this listing. It is not intended as a statement of professional qualifications. All firms in this listing have staff qualified to apply for a Heritage Permit. The Province of Manitoba is not responsible for any errors or omissions on the Consultant List, and assumes no responsibility or liability for the acts or omissions of any person or firm on the Consultant List contained herein.

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Ember Archaeology 8

InterGroup Consultants Ltd. 9

Jacobs 10

KGS Group Inc. 11

Lifeways of Canada Limited 12

NORTH ROOTS RESEARCH 13

PEMBINA PALEONTOLOGY 14

Respect Heritage Consulting 15

Stantec Consulting Ltd. 16

SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD. 17

Western Heritage: Winnipeg 18

White Spruce Archaeology Inc. (WSA) 19

WSP Canada Inc. 20

AECOM Canada ULC.
99 Commerce Dr
Winnipeg, Manitoba
R3P 0Y7
aecom.com

AECOM Canada ULC.	99 Commerce Dr Winnipeg, MB R3P 0Y7	Phone 204-477-5381
	300, 48 Quarry Park Boulevard SE Calgary AB T2C 5P2	Brent Murphy Brent.murphy@aecom.com 403-835-2958
	250 York St. London, ON N6A 6K2	Samantha Markham Samantha.markham@aecom.com 226-378-9069

AECOM is built to deliver a better world. We design, build, finance, maintain and operate infrastructure assets for governments, businesses and organizations in more than 150 countries. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital.

The AECOM Cultural Resources Department, formed in 2007, provides archaeological, built heritage and cultural heritage landscape services to a wide variety of public and private sector clients across Canada. We have a multidisciplinary Cultural Heritage team of dedicated researchers, archaeologists, cultural heritage specialists, and heritage planners that offer a range of services. AECOM’s Cultural Heritage team has the right mix of skill sets, experience, relationships, and understanding of cultural resource management and working with multiple stakeholders (notably Indigenous communities). AECOM provides a full range of cultural resource management services including:

- Heritage Resource Impact Assessment
- Desktop Heritage Resource Overview
- Heritage Resource Protection Plans
- Modelling and Constraints Mapping
- Historical and Archival Research
- Built Heritage
- Traditional Land and Resource Studies
- Indigenous Engagement

Agassiz-CRS
#3305-197 Victor Lewis Drive
Winnipeg, Manitoba
R3P 2A4

Contact:

Mark Paxton-MacRae

Owner

Phone : (204) 509-4757

Email : Paxton-macrae@agassiz-crs.ca

Website : <http://agassiz-crs.ca/>

Agassiz C.R.S. is a Manitoba based cultural heritage service company formed in 2015 to provide projects, developers, individuals, and First Nations of Manitoba with comprehensive and professional archaeological, anthropological and historic resource services. We have experience working on sites throughout Canada including Manitoba, Saskatchewan, and Ontario, as well as international experience. We can provide engagement with the public through professionally led public archaeological excavations and programming.

We offer First Nations consultation and engagement. We are interested in providing consultation to First Nations on archeology and heritage concerns relating to land development. Agassiz is currently working with Peguis First Nation on several projects.

Our services include:

Heritage assessments:

Project and regional mapping via GIS software and drone software,
HRIA (historic resource impact assessment),
HRO (historic resource overview),
Archaeological mitigation, monitoring and post impact assessment,

Research:

Archival research,
Historical research,
Site and region specific research,

Consultation:

First Nations engagement,
TLU (traditional land use),
ATK (Aboriginal traditional knowledge),
Public consultation.

We have experience in managing projects that range from one-day, two-person site surveys up to large regional studies and multi-year archaeological excavations employing a large work force. We also have considerable experience in coordinating archaeological research with industry requirements.



ATLHERITAGE SERVICES
Unit 10 – 3810 Burrton Avenue
Saskatoon, SK
S7P 0E4
www.atlheritage.ca

Contact: Mike Markowski
Title: Director, Principal Archaeologist
Phone : c. (306) 370-9972; o. (306) 242-2822
Email : mike.markowski@atlheritage.ca

Atlheritage has built a strong and respected reputation with helping our client’s navigate the Heritage regulatory approval process. We understand and appreciate developments, which is why we work closely with our clients to ensure regulatory requirements (i.e., Heritage Resources Impact Assessments) are professionally and efficiently completed to ensure Heritage Clearance is achieved well in advance of construction schedules. **HRIAs are our expertise.** Most importantly, we pride ourselves in our commitment and customer service we provide to our clients while working closely with the Historic Resources Branch.

Atlheritage consists of a group of respected archaeologists with extensive heritage assessment experience across the Prairies. Our areas of expertise include:

- Heritage Desktop Studies
- Heritage Resource Reviews and Project submissions to the Historic Resources Branch.
- Heritage Resources Impact Assessments (HRIA)
- Archaeological Monitoring and Post-Impact Assessments
- Heritage Resources Impact Assessment – Mitigation (HRIA-Mitigation)
- Traditional Land Use Studies (TLU)
- Traditional Knowledge Studies (TEK)
- Cemetery Management (mapping marked and unmarked graves)
- Ground Penetrating Radar (GPR)

Atlheritage is a division of ATL Group of Companies Limited (ATL Group). ATL Group provides niche consulting services specializing in Heritage/Archaeology (Atlheritage Services), engagement, facilitation, and communications (Atlwest Communications), and GIS and AutoCad mapping services (Prairie Mapping Industries).

Big Muddy Heritage Consulting Ltd.

127 Centre St.
Coronach, SK S0H 0Z0
www.bigmuddyheritage.com
P. 306-265-7622

Contacts:

Dr. Dan Meyer – President and Senior Project Archaeologist
dan@bigmuddyheritage.com

Destiny McPeek – Senior Archaeologist
destiny@bigmuddyheritage.com

Big Muddy Heritage Consulting Ltd. (BMHC) is an archaeological, heritage, and historic resources consulting firm based in Saskatchewan, and offering services throughout western Canada. BMHC works with industrial proponents, government agencies, and Indigenous communities to meet requirements of Provincial, Territorial, and Federal regulations regarding the identification, assessment, protection, and investigation of heritage resources including archaeological and historic sites. At Big Muddy Heritage Consulting, we have the expertise and means to complete heritage resources projects throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, and Yukon. We do this by providing comprehensive consulting services focusing on heritage and archaeological impact assessments that are tailored to the unique needs of each client.

In Manitoba, we offer several services to help private, government, and Indigenous development proponents to meet the requirements of The Heritage Resources Act and the guidelines for Heritage Resources Impact Assessments and other applicable guidelines and legislation. These services include Heritage Resources Overviews (HRO), consultation with the Heritage Resources Branch (HRB) on Terms of Reference for HRIA work, Heritage Resources Impact Assessments, Heritage Resources Impact Mitigations, Indigenous Engagement and Traditional Use Studies, Construction Monitoring, and Expert Testimony.

Our President and Senior Project Archaeologist, Dr. Dan Meyer (RPA 17246), has over 30 years of experience in heritage resources management. He has directed and participated in numerous Heritage Resource Studies or Archaeological Impact Assessments as a Project Archaeologist throughout the northern Plains, Boreal Forest, Sub-Arctic, and Eastern Slopes since 2001, in addition to his other experience across North America including Alberta, British Columbia, Manitoba, Northwest Territories, Saskatchewan, Chiapas (Mexico), New Mexico, Colorado, Wyoming, North Dakota, Vermont, and Yellowstone National Park. In Manitoba, Dan has undertaken HRIA work on behalf of clients such as Manitoba Hydro, Parks Canada, Shared Health Manitoba (with Architecture49). Dan has expertise in directing regional surveys and large-scale excavations of complex, multi-component sites, has conducted extensive surveys for forestry and mining clients, has produced predictive models, and authored Heritage Resources Protection Plans. Dan has supervised over 100 field assessment projects that have recorded over one thousand five hundred archaeological sites in the last twenty-three years. Many of the projects with which he has been involved have had Indigenous consultation or traditional use components. Dr. Meyer is assisted in HRIA work by Senior Archaeologist Destiny McPeek, whose 8-year career has seen involvement in heritage projects for the oil and gas industry, forestry, and mineral exploration throughout Manitoba, Saskatchewan, Alberta, Northwest Territories, British Columbia, and Ontario. Destiny worked on Enbridge's Line 5 Replacement project in Manitoba. Destiny has strong historical family ties to the Red River Métis community.

Canada North Environmental Services
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Canada North Environmental Services (CanNorth) is a multidisciplinary and comprehensive heritage, engagement, and environmental consulting company. We are 100% First Nations owned. We offer specialized and expert services that are geared towards helping clients achieve regulatory compliance under heritage and environmental legislation. We have the capacity to handle both large and small projects.

Since 1997, CanNorth has provided high quality environmental and heritage services to a diversity of clients for a wide range of project types. Our experienced, interdisciplinary team offers the technical skills and knowledge to protect the environment, satisfy regulatory requirements, benefits our clients, and support local communities.

Heritage services are provided through CanNorth's Heritage Division. We provide to our clients a wide range of services, including:

- Heritage Resource Impact Assessment and Mitigation (HRIA, HRIA-M),
- Archaeological monitoring and post-impact assessments,
- Project referrals,
- Archaeological consulting,
- Traditional Land Use studies (TLU),
- Archival and historical research, and
- Indigenous engagement.

Our heritage programs are delivered with the same high-quality commitment to service and excellence that have made CanNorth a proven leader in environmental programs and consulting services.

Circle CRM Group Inc.
4807 32 St, SE
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Tel: (403) 984 8189
Website: <http://www.circleconsulting.ca>

Contacts:

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Managing Director	Senior Manager
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Circle CRM Group is a heritage resource consulting company with offices in Calgary and Edmonton, Alberta, as well as a seasonal office in Williams Lake, BC. We are professional archaeologists who share a common mission: to protect and promote understanding of heritage resources. We believe in a balance of practical growth and development while preserving our cultural resources for future generations. Through great teamwork and collaboration, we deliver consistent, quality heritage resource services that exceed our client's expectations.

In its 25-year span, Circle CRM Group has completed archaeological assessments in BC, Alberta, Saskatchewan, Manitoba, the Yukon, and the Northwest Territories. Circle's managers and senior permit holders have extensive experience in all matters relating to heritage resources; each have over 20 years of archaeological experience, the majority of which are as a permit-holding archaeologists in western Canada.

Circle CRM Group has extensive experience in providing the following list of services across western Canada.

- Heritage Resources Impact Assessments (HRIAs)
- Heritage Resources Impact Mitigations (HRIMs)
- Heritage Resource Overviews (Desktop Assessments)
- Construction Monitoring and Post-Impact Assessments
- GIS Services
- Palaeontological services
- Traditional Land Use
- Traditional Ecological Knowledge

Circle CRM Group is also committed to an Indigenous Inclusion Strategy and Work Plan that strives to support the rising presence of Indigenous Peoples in the field of archaeology and cultural resource management in western Canada. Our vision is to create and nurture an inclusive space for open dialogue and collaboration with Indigenous Peoples and communities throughout all phases of archaeological services provided to our clients, wherever possible.

Ember Archaeology – a Division of Tree Time Services Inc.

**Unit 260, 2121 Premier Way
Sherwood Park, Alberta
T8H 0B8**

Tel: (780) 472-8878

Website: www.emberarchaeology.ca

Email: contact@emberarchaeology.ca

Contact:

Madeline Coleman, MA

Senior Archaeologist, Accounts Manager

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Ember Archaeology, a division of Tree Time Services Inc (TTSI), is an Alberta based cultural heritage service company. Started in 2008 (re-branded as Ember Archaeology in April 2021), we provide historic resource management planning and impact assessment services to help our clients manage their impact on heritage resources. We also provide advice, assessments, surveys, reclamation and other consulting services to all sectors: Forestry, Oil and Gas, Aggregate Companies, Urban and Rural Municipalities, Education and Recreation based Non-Profit Organizations, Infrastructure, Transportation, and Utility Companies.

We have developed a strong reputation in our field based on using scientifically demonstrable methodology. Our archaeology team has grown to include eight permanent staff, all of whom are eligible to hold archaeological research permits in multiple provinces. Our principal business is annual historical resource management programs for the forest industry. We currently serve clients with operations from Sundre to Fort McMurray. This specialization has led Ember Archaeology to invest in the identification and development of best practices for archaeological survey. In addition to forestry we conduct Impact Assessments and Impact Mitigations for gravel pits, recreational developments, transmission lines, and highway projects. Ember is also capable of completing Ground Penetrating Radar projects (GPR).

Our services include:

- Historical Resources Overview (background research, including traditional land use)
- Development screening
- Heritage Resources Impact Assessments
- Archaeological Mitigation, Monitoring, and Post-Impact Assessments
- Applications of Geographic Information Systems (GIS)
- pXRF sourcing
- Community engagement (information sessions, written materials, public excavations)
- Ground Penetrating Radar (GPR)

Public outreach is highly valued at Ember Archaeology. We work to engage all ages and communities through public education, social media, non-technical reports, and First Nations engagement. We have also undertaken a range of community archaeology projects and services including:

- Site / Excavation Tours – a chance for the community to see archaeology in action
- Archaeology Roadshows – allows hands-on experience with the type of artifact reproductions and activities; communication of archaeological assessments completed near the community.
- School visits – students become an archaeologist for a day by participating in an interactive presentation and then try to classify, date, and interpret an archaeological using what they learned.



InterGroup Consultants Ltd.

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Principal & Senior Archaeologist

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Daniel Szot, M.A.

Archaeologist, GIS & Drone Technician

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InterGroup is an independent, multi-disciplinary firm based in Winnipeg, Manitoba. We have over 50 years of experience providing cultural, archaeological, socio-economic, public engagement and regulatory consulting services to clients across Canada.

Our Heritage Team has experience in managing all phases of project development from planning stages through implementation and mitigation. We are knowledgeable in governmental requirements and guidelines related to the management of heritage resources and successfully assisted in licensing numerous large-scale development projects. InterGroup's heritage professionals provide all levels of archaeological assessments, engagement, and consultation services, working closely with Indigenous communities and local stakeholders. We pride ourselves on providing high quality services that meet the client's need, on time and on budget with expertise in the following areas:

Heritage Assessments

- Heritage Resource Impact Assessment (HRIA)
- Heritage and Cultural Mitigation and Monitoring Programs
- Archival and Historical Research

Community Engagement

- Indigenous Engagement and Consultations
- Archaeological Education, Outreach, Public Excavation Programs

Museum and Curation

- Collections Management
- Exhibit Design and Curation
- Repatriation
- Grant Writing

GIS and UAV/Drone Services

- GIS Mapping and Predictive Modeling
- Traditional Land Use and Occupancy (TLUO) Studies and Mapping Services
- Cemetery Mapping and Documentation

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Jacobs provides comprehensive services regarding the management of archaeological, palaeontological, and historical resources. Jacobs effectively fulfills time-critical heritage requirements while promoting and preserving the past for future generations. Municipal, provincial and territorial legislation regulates the protection of cultural properties and resources. Our team of experienced professionals is intimately familiar with the legislation and provides the knowledge and skills necessary to comply with regulations. Services Provided: Heritage Resource Overviews; Heritage Resource Impact Assessments (HRIA); Archaeological excavations and Mitigations; Site Delineation and Inventory; Heritage Resource Protection Plans, and Construction Monitoring.

KGS Group Inc.
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<https://ksgroup.com/services/environmental/archaeology-and-heritage-resources>

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Cultural Heritage Lead

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KGS Group offers the complete line of archaeological and heritage resource assessment services. Our services encompass all aspects of heritage assessment with a focus on identifying and managing heritage resources. Our experienced team of experts provide clients with tangible, workable solutions to heritage management issues by offering a vast array of investigation, avoidance, and mitigation strategies. Our archaeologists are experienced working with regulatory agencies, proponents, construction teams, stakeholders, and Rightsholders to support project objectives. KGS archaeologists work to stay true to project timelines and objectives while still meeting regulatory requirements concerning heritage resources.

Our areas of expertise include:

- Regulatory engagement
- Desktop heritage sensitivities review and analysis
- Heritage resource inventories and overviews
- Heritage Impact Resource Assessments (HRIAs)
 - Pedestrian Surveys
 - Shovel Testing Programs
 - Deep Testing Activities
 - Mitigative and salvage excavations
 - Artifact cataloguing and analysis
- Heritage construction monitoring
- Heritage resource protection plans
- Post-construction heritage impact surveys
- Public engagement
- First Nation and Métis Consultation

Lifeways of Canada Limited

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Miriam Reichel-Bodner – Senior Project Palaeontologist

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Lifeways of Canada Limited (Lifeways) is a private company specializing in archaeological, palaeontological, and heritage consulting. Incorporated in 1972, we are proud to stand as one of the longest operating heritage resources consulting and contracting companies in western Canada, providing services to government, private industries, and Indigenous communities in western and northern Canada.

We provide a complete spectrum of heritage resources work to ensure that all *Heritage Resources Act* clearances are granted and in place for our clients in a timely manner. These include:

- Heritage Resources Overviews (HRO) – submissions to the Historic Resources Branch (HRB) for project guidance, approvals, and/or requirements;
- Liaison to acquire Terms of Reference from HRB;
- Heritage Resources Impact Assessments (HRIA)- field studies meant to assess in detail a development area;
- Heritage Resources Impact Mitigations (HRIM) – the excavation and mitigation of all sites needing clearance that cannot be avoided by the developer;
- Construction monitoring – archaeological and palaeontological monitoring of construction activities to mitigate impact to Heritage Resources;
- Palaeontological Overviews, HRIAs, and Monitoring;
- Development of Heritage Resources Protection Plans;
- Archival Research;
- First Nations Consultation, Indigenous Engagement, and Traditional Use Studies;
- Expert Testimony at hearings; and
- Public archaeology programs, tours, and lectures.

Lifeways' Experienced Staff

We are a private company with a sizeable, full-time, permanent team who work efficiently together and are able to adapt quickly to Project-specific needs. Lifeways provides field supervision and labour and all required follow-up lab, mapping, and reporting tasks for projects of all levels. We are proud of our large and full-time permanent staff with a very low rate of turnover, who have the experience and clear understanding of Provincial Regulations to execute all of our projects efficiently. Four of our Senior Project Archaeologists are partners in the company and have a vested interest in providing the highest level of service to our clients. Currently we have six Project Archaeologists and one Project Palaeontologist (with M.A.s or Ph.Ds.) who are permitted to conduct fieldwork in Manitoba, Alberta, British Columbia, Saskatchewan, Northwest Territories, and Yukon. Eight Senior and Junior Archaeologists (with B.A.s, B.Sc.s., or M.A.s) work as field assistants, lab technicians, draftspersons, GIS specialists, and researchers for the company. Collectively we have over 230 years of experience in heritage resources. We provide expertise in lithic and faunal analysis, Precontact and Historic Period sites, fossil processing, archaeological and palaeontological potential modeling, GIS applications and archival research.

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Website : www.northrootsresearch.ca

North Roots Research is an independently owned, Manitoba-based company that provides high-quality, practical and cost-effective heritage solutions for your development needs. Our professional archaeologists offer a full range of services involving archaeological, historical and Indigenous research across Manitoba, Saskatchewan and northern Ontario.

Our considerable experience has involved all scales of projects for a variety of clients including: private landowners, large and small-scale developers, governmental agencies and Indigenous communities and organizations. We collaborate with our clients to tailor services that preserve and manage heritage and cultural resources while facilitating sustainable and progressive development. North Roots Research delivers timely, focused products, ensuring our clients are in compliance with regulatory heritage requirements and legislation while managing project needs and timelines. These services may be integrated with other environmental, economic and social impact studies, or as stand-alone investigations.

Our Services Include:

- Heritage Resource Impact Assessment (HRIA) – Stage 1 through 4
- Heritage Resource Impact Monitoring (HRIM)
- Historical Resource Overviews (Desktop studies)
- Cultural and Heritage Protection Planning
- Traditional Knowledge & Land Use Studies
- Geographic Information System (GIS) Mapping Technology
- Archaeological Educational Programming & Training
- Modelling & Constraints Mapping

PEMBINA PALEONTOLOGY

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Title – Vertebrate Paleontologists

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Facebook: www.facebook.com/PembinaPaleo

Pembina Paleontology was established in 2021 by Manitoba's most published vertebrate paleontologists, Joseph and Anita-Maria Hatcher to ensure Manitoba's paleontological record is preserved for future generations through research, conservation and education. In addition to public fossil digs and virtual educational programming, some of the consulting services that we offer include:

Paleontological Impact Assessments

Through the Manitoba Heritage Act of 1987, most earthworks that are planned in Manitoba near established vertebrate fossil bearing horizons will require a paleontological impact assessment. With over 30 years of combined professional paleontology experience, our team is uniquely suited to acquire the proper heritage permits, provide fossil resource management plans, impact evaluations and mitigation plans, construction monitoring and data capture, stratigraphy, and fossil preparation.

Film Advisory Consultation

We offer a variety of paleontology services for the film and gaming industry. From our expertise in dinosaur and marine reptile paleontology, your creative team will flourish with authenticity in their designs! From pre-production concepts to on-set guidance and post-production follow through, your next dinosaur film will roar to the front of the line! Whether you're writing the script or in charge of art, design or animal animation in gaming entertainment, our vertebrate paleontologists are available for hire as science consultants. Let our expertise lend to your vision a unique sense of authenticity. Our scientists work *with* you to blend scientific accuracy with in-game or movie magic so that your work shines like a Hollywood star! Contact us about your customized project.

Museums, Zoos & Aquariums

Is your institution planning a new dinosaur exhibit, or that truly unique aquarium theme that represents the Cretaceous Seas of Manitoba? Consult with the professionals and bring scientific accuracy to your concepts and elevate them to world-class innovations!



Respect Heritage Consulting

202 29th Street West
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Senior Archaeologist

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Website: www.RespectHeritage.ca

Respect forms the basis of all great relationships. Our primary guiding principle, at RESPECT HERITAGE CONSULTING we build respect into everything we do. Respect for the history of the land and its people; Respect for team members; and Respect for you, the client. You can choose our firm with confidence we will invest in a mutually beneficial, long-term relationship with you, your company and your community.

Alan Korejbo is RESPECT HERITAGE CONSULTING's founding archaeologist. His over 20 years of archaeological experience has included working with some of the largest environmental firms in Canada. Alan's considerable knowledge of heritage legislation and regulatory process ensures regulatory compliance for your project that is *on time, and on budget.*

RESPECT HERITAGE CONSULTING provides you with proven experience and cost-effective services. Alan and his knowledgeable team deliver effective heritage resource management for your project.

Heritage, Archaeology, and Community Services:

- Heritage Resource Impact Assessments (HRIA)
 - Including pre-impact, post-impact, monitoring, and mitigation
 - Identification of human and faunal remains, ethnobotanical analysis, archival research, GIS mapping services, and DStretch photography analysis
- Heritage Resource Overview (desktop heritage screening)
- Project referrals and submissions
- Traditional Land Use Studies (TLU)
- Indigenous collaboration
- Community engagement
- Public outreach and education

Stantec Consulting Ltd.

Contact:

Butch Amundson

Principal

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Stantec Consulting Ltd. provides a full range of heritage resource impact assessment and cultural management services. Through our experienced staff, we are able to integrate archaeological, historical and oral history investigations into comprehensive environmental assessment studies, heritage resource impact assessments, heritage resource management strategies, assistance with land claim entitlements and heritage resource surveys to record land use activities on private, public and traditional lands from the recent to the ancient past.

Our staff has the background skills in archaeological site survey, site excavation, interpretation and reporting, geophysical studies, GIS mapping, extant building recording, heritage displays and cultural resource management strategies. Stantec also offers laser imaging, high resolution historical air photo analysis (to map now extinct sites), cemetery rehabilitation, mapping and unmarked grave location and artefact conservation.

Stantec has developed a Traditional Land Use and Traditional Ecological Knowledge group who have completed a number of studies across Canada for various environmental assessment projects. These projects have involved Stantec staff completing the studies through assistance with the First Nation communities or facilitating independent community studies.

SYNERGY LAND AND ENVIRONMENTAL SERVICES LTD.

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Synergy Land and Environmental Services Ltd. offers a full range of heritage consulting services. With over 15 years of archaeological experience our staff aim for the most reliable and economical solutions to satisfy all client and regulatory requirements. Using our live data capture methods, we can supply clients with real time data, allowing them to make decisions while crews are still in the field, saving both time and cost. Our archaeological consulting services include archaeological modelling, Heritage Resource Impact Assessments, artifact analysis, and artifact cataloguing.

Western Heritage: Winnipeg

30-360 Main Street Unit 13B - PMB#326

Winnipeg, MB R3C3Z8

Website: www.westernheritage.ca

Telephone: (204) 944-8325

e-mail: projects@westernheritage.ca

Contacts:

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	322 Duchess St. Saskatoon SK S7K 0R1	Phone: (306) 975-3860 Toll Free: 1-877-699-0784 www.westernheritage.ca	• Jim Finnigan finnigan@westernheritage.ca • Peggy McKeand pmckeand@westernheritage.ca

Western Heritage is a multi-provincial firm that has been providing archaeological and other heritage services since 1990. Our Winnipeg office, formerly Quaternary Consultants, has extensive experience in working throughout Manitoba. The scale of projects has ranged from small survey projects to large scale excavation projects.

Archaeological services include heritage overviews, compliance-based heritage overviews, archaeological assessment and excavation projects. We have worked across the province from the US border, to as far north as Churchill. We regularly work with First Nations' and Métis communities and community monitors. We have provided training for indigenous archaeology teams.

Our technical services include satellite-based remote sensing, digital landscape mapping (GIS) and specialized archaeological and land management software development. Our specialized services include heritage potential modeling, archaeological magnetic, radar, and resistivity surveys, detailed soil studies and POSL dating. Western Heritage has nearly 20 years of experience in mapping cemeteries with GPR.

In addition to archaeology, we provide services in the area of indigenous consultation and engagement, traditional land use and traditional environmental knowledge studies and archival research.

All Manitoba employees are covered by comprehensive professional liability and WCB insurance. Western Heritage has an Energy Safety Canada COR.

White Spruce Archaeology Inc. (WSA)

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[Information for Landowners](#)

[Information for Resource Developers](#)

[Information for Engineering Firms](#)

[Information for First Nation Communities](#)

White Spruce Archaeology Inc. (WSA) is the oldest heritage firm in Manitoba and will provide expert support for the project's archaeological assessments. WSA archaeologists are qualified and licensed to conduct heritage work in Manitoba and Ontario.

The work conducted by WSA includes Heritage Resource Impact Assessments (HRIA), Traditional Land Use (TLU) and occupancy studies, archaeological survey and assessments related to sustainable development. WSA has undertaken archaeological and heritage studies for a variety of local government agencies, engineering firms, resource extraction developments and homeowners. We take pride in our commitment to working with local First Nations communities and maintain a policy of training and employing First Nations people within whose traditional territory we work for positions as field assistants.

Archaeological assessments, including HRIA typically include background research (archaeological inventory, review of historical literature, review of geology and the natural environment), TLU data collection and analysis, field research, and reporting according to provincial guidelines and regulations. When initiating an archaeological assessment, WSA will first apply for a heritage permit and begin discussions with First Nation communities, if needed. Once the heritage permit is received, WSA acquires archaeological site information for the study area and begins to review the geographic, land use, and historical information. Current literature about the area is reviewed and existing conditions in the study area are examined to assist in the identification of areas heritage potential and devise an informed strategy about which surface and subsurface survey methods would be used. WSA has experience, expertise and technology to manage, analyze and store the land and archaeological databases using geographic information systems platform.

Based on preliminary information gathering and fieldwork, when required, WSA reviews and summarizes what is known about the archaeology, history and prehistory of the study area and proposes recommendations to either clear the area of archaeological concern, or if this is not possible, WSA will work with the proponent to develop a strategy for long-term protection of impacted archaeological sites. If protection of archaeological resources is not a viable option due to project design, WSA would conduct an archaeological excavation to document and recover artifacts prior to construction. WSA adheres to provincial guidelines regarding the excavation and processing of artifacts.



WSP Canada Inc.

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WSP Heritage: <https://www.wsp.com/en-CA/services/archaeology-and-heritage>

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WSP offers a complete range of archaeological assessment and heritage conservation services to clients across both public and private sectors and for all levels of local, provincial, and federal governments. Our services encompass all aspects of heritage assessment with a focus on identification and management of heritage resources, including protection plans that outline both avoidance and mitigative strategies. In Canada, our experienced team of experts help clients work to minimize their project’s impact on heritage resources in a way that is the least detrimental to their project’s timeline and objective while still meeting regulatory requirements.

No project is too small or too complex. Our team has conducted hundreds of heritage programs and archaeological assessments to date, for clients in the following sectors: commercial, communication & technology, energy and natural resources, government, industrial, rail, residential, retail, roads and bridges, urban regeneration and water and waste.

Our areas of expertise include:

- Desktop heritage sensitivities review and analysis
- Heritage baseline inventories
- Pre-construction heritage surveys
- Heritage construction monitoring
- Post-construction heritage impact studies
- Public engagement
- First Nations and Métis consultation
- Community engagement
- Indigenous relations

Our Core Services:

- Heritage Resource Impact Assessments (HRIA)
- Heritage resource overview studies
- Heritage resource desktop screening analysis
- Heritage resource mitigation studies
- Monitoring of heritage resources during project implementation
- Post-impact heritage studies
- Heritage resource protection plan development
- Heritage conservation studies and planning
- Geomatics and Geospatial Analysis
- Built heritage assessments
- Cultural heritage landscape analysis, evaluation, design, and restoration



Heritage Resource Impact Assessment (HRIA) Process

