

NOTICE OF COMBINED PUBLIC HEARING

Rezoning AMENDMENT AND Subdivision APPLICATION

RM of East St Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-668-8112.

**Tuesday
October 27, 2026
5:30 PM**

**Council Chambers
3021 Birds Hill Road
RM of East St Paul, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

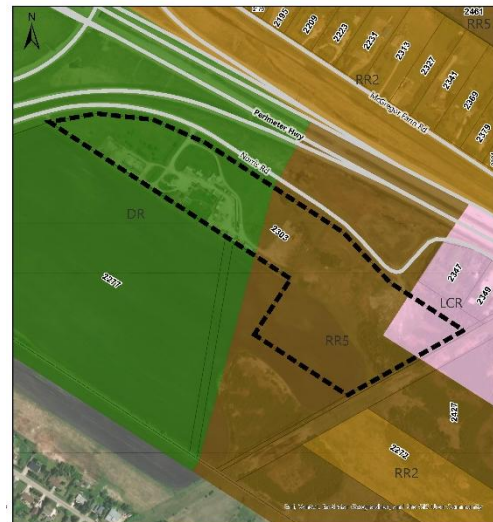
Application File: BL 2026-05 + S26-3135

Applicant: Barnes & Duncan

Property Location: 2303 Norris, East St Paul
Roll # 101500
Legal ALL THOSE PORTIONS
OF OTM LOTS 116 AND 117
PARISH OF ST PAUL

Application Purpose:

The applicant proposes to rezone the subject property to "RR2" Rural Residential and subdivide to create 5 additional lots and a right-of-way.

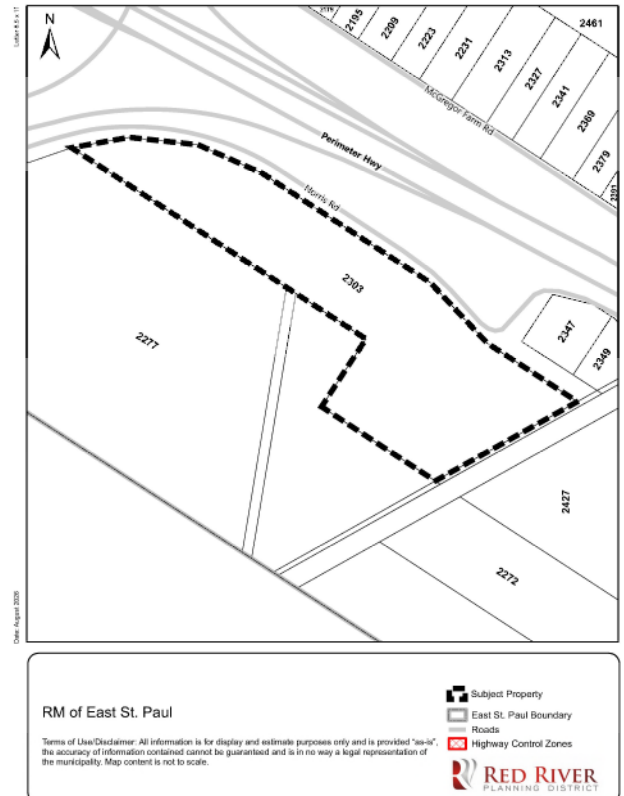


Current Zoning	Zoning Proposed by Applicant
"RR5" Rural Residential Zone, "DR" Development Reserve and "LCR" Limited Commercial/Residential Mixed Use Zone	Re-Zoning to: "RR2" Rural Residential Zone

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

Date prepared October 13, 2026

Address:	2303 Norris Road RM of East St Paul
Legal Description:	ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF POWER TRANSMISSION LINE PLAN 2794 WLTO EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID LANDS, WITH THE RIGHT TO WORK THE SAME AND EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO AND 34426 WLTO
Roll Number(s):	101500
Report Prepared by:	Joseph Westfall Community Planner



EXECUTIVE SUMMARY

The applicant is seeking approval to amend the R.M. of East St Paul Zoning By-law No. 2009-04 by rezoning the subject property located at 2303 Norris Rd (Roll No. 101500). The property is currently zoned “RR2” Rural Residential Zone, “DR” Development Reserve and “LCR” Limited Commercial/Residential Mixed Use Zone with the proposal to rezone to “RR2” Rural Residential Zone.

This rezoning coincides with subdivision S26-3135 on the subject property. The subdivision is part of a combined Public Hearing along with this Rezoning application.

This Zoning By-Law amendment generally meets the provisions of the current Development Plan. The Red River Planning District recommends Council give SECOND READING to By-law No. 2026-04.

1.0 ISSUE

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

From: *“RR5” Rural Residential Zone,*
 “DR” Development Reserve Zone,
 “LCR” Limited Commercial/Residential Mixed Use Zone

To: *“RR2” Rural Residential Zone*

The applicant has stated (within their submission) that the purpose of this application is to facilitate a coinciding subdivision proposal (S26-3135).

2.0 BACKGROUND INFORMATION

2.1 Subject Property

The subject lands comprise approximately 27.72 acres under title CT 1802411/1. The site is located near the Perimeter Highway and currently contains a dwelling and storage for a demolition occupation.

Under this application, the applicant is proposing to rezone the subject property from “RR5” Rural Residential Zone, “DR” Development Reserve and “LCR” Limited Commercial/Residential Mixed Use Zone to “RR5” Rural Residential Zone in order to facilitate the development of five (5) new single-family residential lots, all greater than 2 acres, as well as a future road dedication contemplated between proposed lots 4 and 5.

Under the Red River Planning District's Development Plan, the subject land is currently designated as *General Development*. The *General Development* designation "Is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offers local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors."

2.2 Surrounding Area

The subject property is surrounded by the following:

North: The property abuts Norris Road. Beyond that is Highway 101 (Perimeter Hwy).

South: Agricultural land zoned both DR Development Reserve and RR5 Rural Residential. Beyond that is the boundary between East St Paul and the City of Winnipeg

East: There are vacant lands zoned a mixture of LCR, PR, RR2 and RR5.

West: The property abuts Norris Road. Beyond that is an intersection between Lagimodier Blvd and the Perimeter Hwy.

2.3 PROPOSED ZONE

As noted, the applicant wishes to rezone the subject property to a *RR2 Rural Residential* zone, in order to develop the property. The purpose of the proposed zone, as described in the East St Paul Zoning By-law 2009-04, is outlined below.

RR2 Rural Residential Zone Purpose:

To provide a zone for a single housing development of a permanent nature, generally without the provision of the full range of urban utility services.

"RR2" Rural Residential								
Bulk Regulations (main use)							Site Requirements	
Front yard	Corner Side yard	Side yard Corner	Rear yard	Height Max.	Min. Unit Area		Site Area	Site Width
40 ft.	15 ft.	15 ft.	25 ft.	35 ft.	1,000 sq ft.		2 acres	150 ft.

3.0 ANALYSIS

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

3.1 RRPD Development Plan (By-law No. 272/19)

The subject property falls within the General Development designation of the RRPD Development Plan (By-law No. 272/19), which serves as a guide for future development within the General Development area. The RRPD Development Plan (By-law No. 272/19) is reviewed to ensure the proposed amendment is generally consistent. An overview of applicable policies is provided below.

General Development

Objectives

- 4.6.a** *To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services.*
- 4.6.b** *To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.*
- 4.6.c** *To ensure that uses located within general development areas do not adversely affect adjacent uses.*
- 4.6.e** *To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.*

Policies

- 4.6.1** *Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.*
- 4.6.2** *Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for*

- infill development (e.g. subdivision) in order to make connection to those services an economically viable option.*
- 4.6.3** *Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.*
- 4.6.4** *The growth of General Development areas bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system.*
- 4.6.9** *Home based businesses may be allowed in General Development areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.*
- 4.6.14** *In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:*
- 4.6.14.1** *There is sufficient demand for the proposed development.*
- 4.6.14.2** *The proposal is not wasteful of land.*
- 4.6.14.3** *The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.*
- 4.6.14.4** *The proposed development will have direct frontage and legal access onto a developed all-weather public road.*
- 4.6.14.5** *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.*
- 4.6.14.6** *The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.*
- 4.6.14.7** *That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.*
- 4.6.14.8** *The proposed development will have adequate surface water drainage.*
- 4.6.14.9** *The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential*

conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

4.0 PROVINCIAL AND MUNICIPAL COMMENTS

This Zoning Amendment application has been circulated for comments as per *The Planning Act* to Provincial Departments and adjacent municipalities with instructions to forward any comments to Red River Planning District prior to the public hearing, and, that no response by the date of the public hearing will be interpreted as having no concerns. The application has been circulated in order to afford Provincial Departments an opportunity to ensure that the application conforms to provincial policies, and to afford adjacent municipalities an opportunity to comment on any negative impacts that the application may have on their municipality.

The table below outlines the comments received (paraphrased) from provincial departments, agencies and adjacent municipalities. Copies of the original comments are provided in the appendix to this report.

PROVINCIAL DEPARTMENT MUNICIPALITY OR AGENCY	COMMENTS
RM of East St Paul	
Manitoba Infrastructure (Highway Design Branch)	
Manitoba Infrastructure (Water Review)	No concerns.
MB Agriculture (Land Use and Ecosystem Resilience Branch)	No concerns.
Manitoba Agriculture and Resource Development (Mines Branch)	
Manitoba Municipal Relations (Community & Regional Planning Branch)	No concerns.
MB Sport Culture Heritage (Historical Resource Branch)	No concerns at this time.
MB Environment and Climate	

(Environmental Compliance & Enforcement Branch – Interlake Region)	
MB Environment & Climate (Drainage & Water Rights Licensing Branch)	No objection, with two notes: 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
City of Selkirk	
MB Hydro & Centra Gas	Has no concerns at this time
RM of Springfield	No concerns

Full comments can be found in the appendix.

5.0 RECOMMENDATION

The subject property is designated “*General Development*” in the Red River Planning District’s Development 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”. 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

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.

5.1 Consistency with RRPD Development Plan:

Objectives 4.6.a, 4.6.b and 4.6.c

The proposal supports orderly development by facilitating residential growth within an area designated General Development.

Policy 4.6.1 - Compatibility of Land Uses

The proposed RR2 zoning are compatible with surrounding rural residential development.

Policies 4.6.2 and 4.6.3 - Future Servicing and Infill Development

The future road dedication between Lots 4 and 5 demonstrates planning for long-term development opportunities and supports the objective of facilitating future servicing and efficient land use patterns.

Policy 4.6.4 and Objective 4.6.e - Transportation Considerations

The subject property is located on the south side of Provincial Trunk Highway 101 and does not require new direct access to the highway system. Access is provided from Norris Road, an existing developed all-weather municipal road. As such, the proposal is not expected to generate additional cross-highway traffic or adversely impact the integrity of the provincial transportation network.

Policy 4.6.14 - Development Evaluation Criteria

The application appears to satisfy several of the evaluation criteria under Policy 4.6.14:

- The proposed lots have direct frontage and legal access onto Norris Road (Policy 4.6.14.4).
- Private water and wastewater systems are proposed for each lot (Policy 4.6.14.6).
- A future road right-of-way has been incorporated into the subdivision design to support future transportation connections (Policy 4.6.14.5).
- A wetland assessment has been completed identifying a Class 3 wetland, and the applicant has proposed mitigation through provincial compensation requirements (Policies 4.6.14.3, 4.6.14.8 and 4.6.14.9).

The residential use is generally compatible with adjoining land uses and represents a transition from mixed-use zoning toward a predominantly residential pattern (Policy 4.6.14.9).

5.2 Further Required Approvals

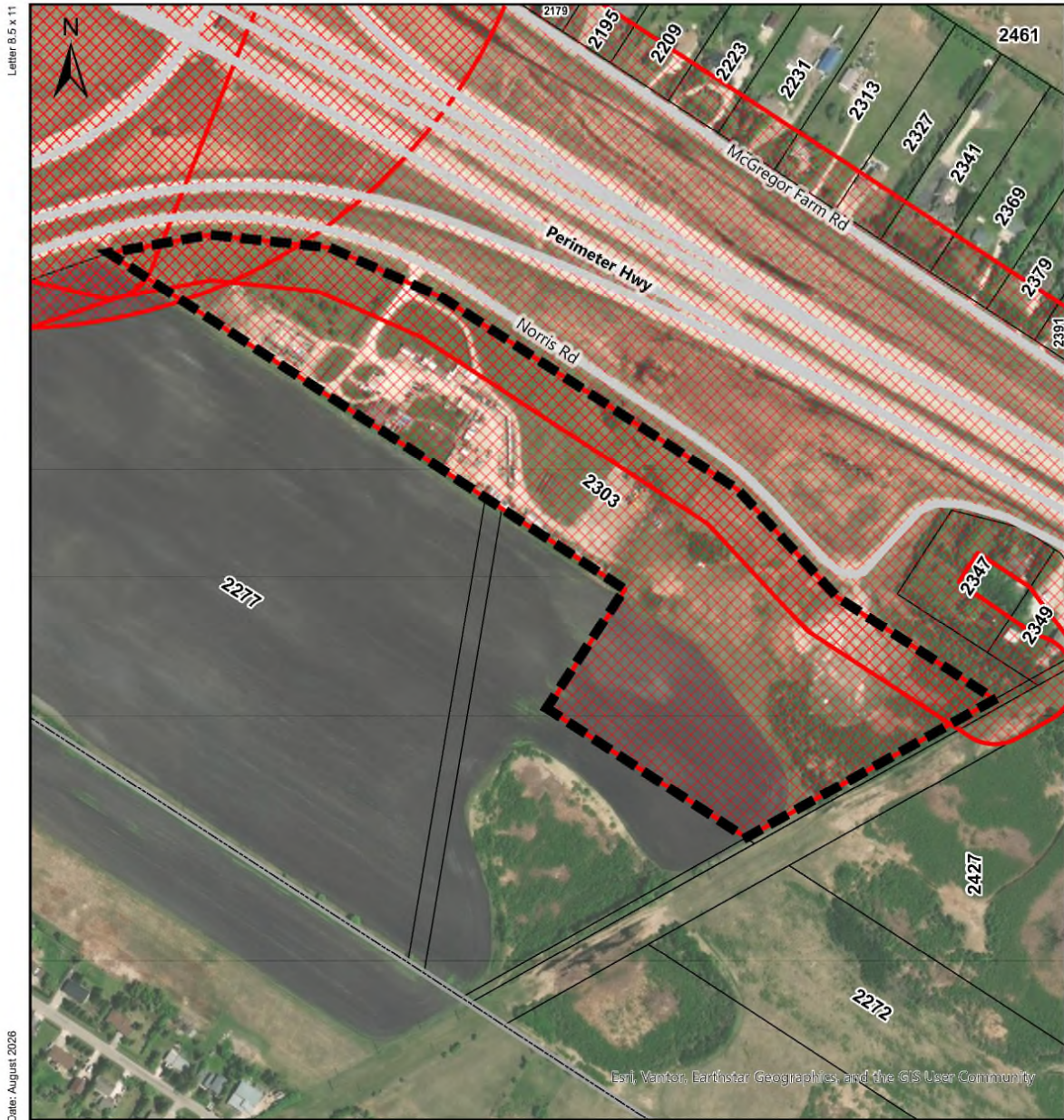
If Council approves this rezoning application, additional planning application approvals (e.g. subdivision, etc.) are required as part of the subject proposal. With that in mind, Council can address any site-specific topics and/or concerns (e.g. overland drainage, site design, lot grading property access, etc.) through the mentioned subdivision application. Given the above, an associated subdivision application (S26-3135) has been submitted with this application.

cc: Municipal Relations-Community Planning

Attachments:

- Appendix A** - RRPD Location Maps
- Appendix B** - By-law 2026-05
- Appendix C** - information from the applicant
- Appendix D** - Agency Comments

APPENDIX A (RRPD Location Maps)



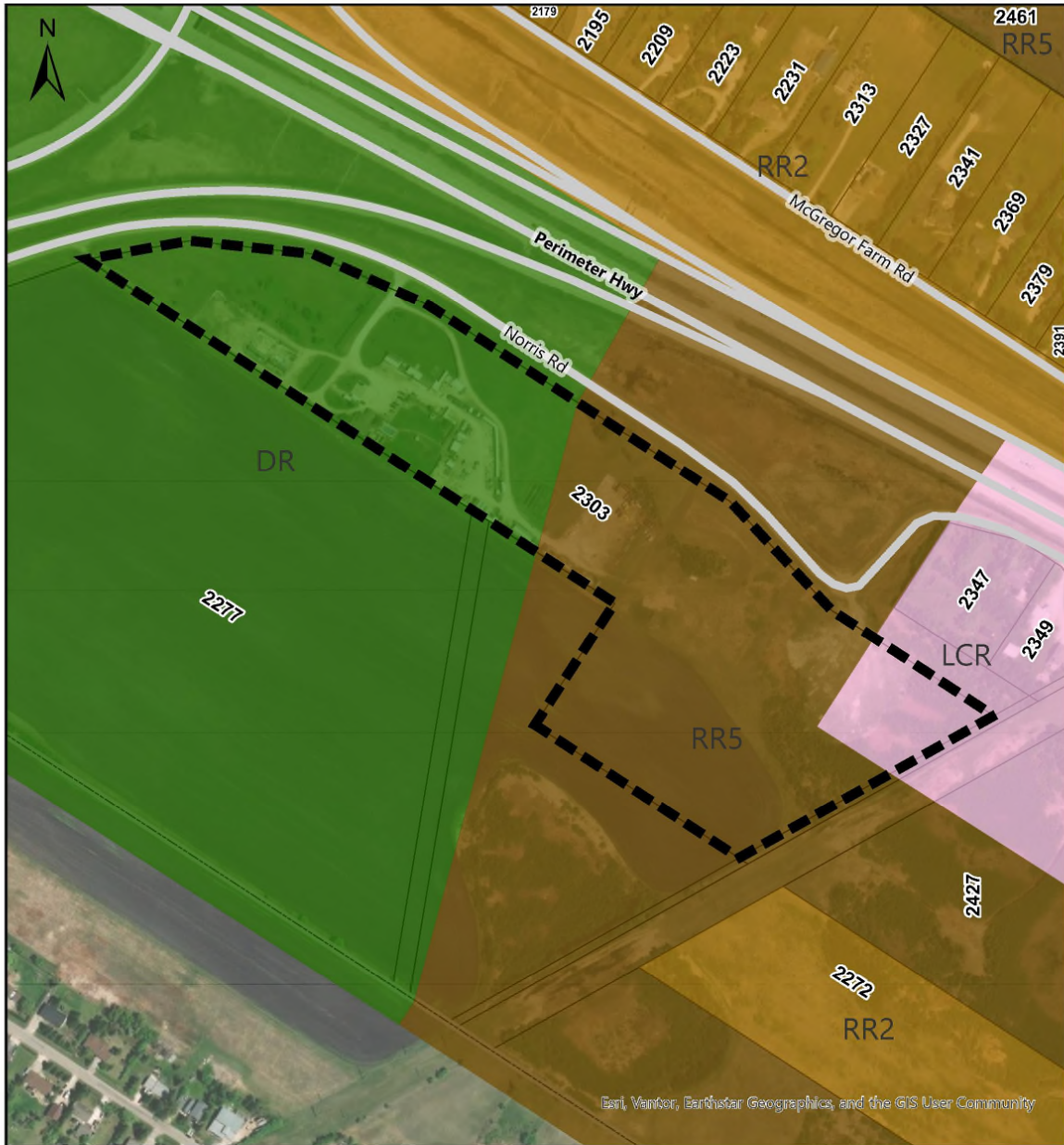
Schedule "A"

Zoning Amendment BL 2026-05
 RM of East St. Paul
 Zoning By-Law No. 2009-04, as amended
 FROM: RR5, DR, and LCR
 TO: RR2

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
- East St. Paul Boundary
- Roads
- Highway Control Zones





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

Schedule "B"

Zoning Amendment BL 2026-05
 RM of East St. Paul
 Zoning By-Law No. 2009-04, as amended
 FROM: RR5, DR, and LCR
 TO: RR2

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-  Subject Property
-  East St. Paul Boundary
-  Roads
-  Highway Control Zones



Date: August 12, 2026

File: **By-law No. 2026-05**
Zoning By-Law Amendment (First Reading Report)

To: RM of East St. Paul

From: Joseph Westfall
Community Planner

Location: 2303 Norris Road (Roll # 101500.000)

Legal Description: ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF POWER TRANSMISSION LINE PLAN 2794 WLTO EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID LANDS, WITH THE RIGHT TO WORK THE SAME AND EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO AND 34426 WLTO

Title No.: CT 1802411/1

Appendix

- Location Map
- Info from Applicant

ISSUE:

To amend the RM of East St. Paul Zoning By-law No. 2009-04 by rezoning a portion of the subject land from “RR5” Rural Residential Zone, “DR” Development Reserve and “LCR” Limited Commercial/Residential Mixed Use Zone to “RR2” Rural Residential Zone.

In connection to this rezoning, there is a subdivision application (RRPD File No. S26-3135) associated.

BACKGROUND:

The subject lands comprise of approximately 27.72 acres under title CT 1802411/1. The site is located near the Perimeter Highway and currently contains a dwelling and storage for a demolition occupation.

Under this application, the applicant is proposing to rezone the subject property from “RR5” Rural Residential Zone, “DR” Development Reserve and “LCR” Limited Commercial/Residential Mixed Use Zone to “RR2” Rural Residential Zone in order to facilitate the development of five (5) new single-family residential lots, all 2 acres or greater than 2 acres, as well as a future road dedication contemplated between proposed lots 4 and 5.

Under the Red River Planning District’s Development Plan, the subject land is currently designated as *General Development*. The *General Development* designation “Is a designation for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighbourhood commercial development that offer local residents with goods and services, small retail and food service establishments, and limited higher density residences may be appropriate at major nodes or along major transportation corridors.” (RRPD Development Plan, Page 38)

RECOMMENDATION:

Generally, the subject proposal is consistent with the *General Development* designation Policies of the Red River Planning District’s Development Plan. However, more research and analysis is required before the RRPD can recommend if this specific proposal should be approved or not.

Therefore, RRPD recommends that First Reading be given to the by-law, allowing a public hearing to be scheduled and our office to conduct further research, including referring the application to commenting agencies.

Appendix A (RRPD Location Map)



Schedule "A"

Zoning Amendment BL 2026-05
RM of East St. Paul

Zoning By-Law No. 2009-04, as amended
FROM: RR5, DR, and LCR
TO: RR2

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Subject Property



East St. Paul Boundary

- Roads



Highway Control Zones



RED RIVER
PLANNING DISTRICT

Current Zoning



Schedule "B"

Zoning Amendment BL 2026-05

RM of East St. Paul

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

FROM: RR5, DR, and LCR

TO: RR2

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Subject Property



East St. Paul Boundary



Roads



Highway Control Zones



RED RIVER
PLANNING DISTRICT

Appendix B
(Info from Applicant)

Project

Residential Subdivision with RR2 Zoning Amendment 2303 Norris Road, R.M. of East St. Paul

Purpose

Gina and Sheldon Pitz ("Owners") have retained Barnes & Duncan to prepare a subdivision application and zoning by-law amendment affecting the lands legally described under Certificate of Title No. 1802411/1 and municipally known as 2303 Norris Road, RM of East St. Paul.

The application proposes:

- Creation of five new rural residential lots;
- Dedication of a future public road right-of-way between Proposed Lots 4 and 5; and
- Rezoning of the subject lands to Rural Residential Zone 2 (RR2).

The purpose of the application is to facilitate orderly long-term residential development of the property while establishing a consistent zoning framework that reflects the intended future use of the lands.

Consulting Team Contact Information

Barnes and Duncan Surveying, Engineering & Planning

6 Donald Street, Winnipeg, Manitoba R3L 0K6

W: www.barnesduncan.com

Jennifer Lim RPP Director of Planning

E: JENNIFERL@BARNESDUNCAN.COM

P: (204) 284-5999 ext. 2024

Jesse Carels MLS

E: JESSE@BARNESDUNCAN.COM

P: (204) 284-5999 ext. 2005

CLIENT CONTACT INFORMATION

Gina and Sheldon Pitz

2303 Norris Rd., East St. Paul, Manitoba

R2E 0K6

P: 204-298-7639

E: GINAPITZ@GMAIL.COM

Schedule of Attachments

<i>Schedule No.</i>	<i>Description</i>
1	Copy of Current Title
2	Surveyor's Drawing (Subdivision Application Map / Zoning Amendment Map)
3	Wetland Assessment Report

Description

- **Application Type:** Residential Subdivision and Zoning By-law Amendment (to RR2)
- **Location:** 2303 Norris Road, Rural Municipality of East St. Paul, Manitoba
- **Legal Description:** ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF POWER TRANSMISSION LINE PLAN 2794 WLTO EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID LANDS, WITH THE RIGHT TO WORK THE SAME AND EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO AND 34426 WLTO
- **Site Area:** Approximately 27.72 acres (11.22 hectares)
- **Existing Use:** Existing Use: Single-family dwelling, accessory buildings, long-established home-based business associated with off-site demolition activities, storage buildings, and natural vegetation.
- **Topography:** Generally flat with gentle slopes; includes vegetated areas and a Class 3 wetland (to be developed)
- **Adjacent Land Uses:**
 - **North:** Perimeter Highway (PTH 101) and residential lots along McGregor Farm Road
 - **East:** Power transmission line, rural residential properties, limited commercial uses
 - **South:** Remnant agricultural land, federal reserve, rural residential lands
 - **West:** Lagimodiere Blvd (PTH 59), development reserve lands, remnant agricultural uses
- **Current Zoning:** Split-zoned Development Reserve (DR), Limited Commercial/Residential Mixed Use (LCR), and Rural Residential Zone 5 (RR5)
- **Proposed Development:** Subdivision into five (5) new single-family residential lots, each ≥ 2 acres (0.81 hectares); future road dedication contemplated (30m wide undeveloped RoW) between Proposed Lots 4 and 5.
- **Zoning Amendment:** Rezoning the entire Subject Property to Rural Residential Zone 2 (RR2).
- **Servicing:** Private on-site water and wastewater systems, consistent with RM and provincial standards
- **Access:** Direct frontage and legal access onto Norris Road, a developed all-weather municipal road.

The Subject Property is also known as 2303 Norris Road and legally described under Certificate of Title No. 1802411/1 from the Winnipeg Land Titles Office. The Subject property covers approximately 27.72 acres or 11.22 hectares, according to provincial assessment records. The site currently contains a single-family dwelling with three (3) approaches. One approach is actively used, another is gated and provides secondary access to the residence, and the third provides access to the portion of the property shown under this development application as Proposed Lots 1 and 2. The property is also developed with accessory buildings, contains a long-established home-based business associated with off-site demolition activities, and has large areas of natural vegetation.

The topography is generally flat with some gentle slopes. Any natural drainage to/from the north and/or east of the Subject property was severed with the development and re-development of major transportation corridors over the past 50-years.

Surrounding land uses include major transportation corridors such as the Perimeter Highway (PTH 101) to the north and Lagimodiere Boulevard (PTH 59) to the west.

As noted by a Certified Biologist, it is likely due to the transportation corridor development that a Class 3 wetland feature is present on the property. The accompanying Wetland Assessment Report indicates the extent of the Class 3 wetland on the Subject Property. The owner intends to remit the compensation to the Province to acquire the related license and develop the affected area as proposed. Adjacent lands include rural residential properties, limited commercial zoning, remnant agricultural lands, and a federal reserve area.

The property is currently split-zoned as Development Reserve (DR), Limited Commercial/Residential Mixed Use (LCR), and Rural Residential Zone 5 (RR5), as shown in Figure 2.

As the application proposes to subdivide the existing title into five new single-family residential lots, and as the residual lot is intended to be subdivided in future, the proposed development requires the Subject Property be amended to "RR2", which aligns with the intended residential use and lot sizes.

Each lot will have direct frontage and legal access onto Norris Road, which is a developed all-weather municipal road. Servicing for the proposed lots will be provided through private on-site water and wastewater systems. These systems will comply with rural residential standards established by the Rural Municipality of East St. Paul and regulated by the Province of Manitoba.

The subdivision application is supported by the Subdivision Application Map, which is included as Schedule 2, a copy of the current Certificate of Title as Schedule 1, and the Wetland Assessment Report as Schedule 3.

TABLE OF PROPOSED LOT SIZES AND R.O.W. DEDICATION:

Proposed Lot	Site Area (acres)	Site Width (feet)	Additional Notes
Lot 1	4.07	Over 198	Amend to "RR2"
Lot 2	3.22	198	Amend to "RR2"
Lot 3	3.42	198	Amend to "RR2"
Lot 4	3.62	198	Amend to "RR2"
R.o.W. Dedication	0.91	98.43 (30 meters)	Undeveloped right-of-way between Lots 4 & 5
Lot 5	2.00	217.08	Amend to "RR2"
Remnant Lot	10.4	More than 403.14	Amend to "RR2"



Figure 1: Online Land Use Planning Designation Mapping



Figure 2: Online Land Use Planning Zone Mapping

Existing Home-Based Business

The Subject Property contains a long-established home-based business associated with Tiger Ventures Demolition. The demolition activities themselves do not occur on the Subject Property. Activities occurring on-site are limited primarily to administrative functions, scheduling, coordination, storage of equipment, storage of vehicles, and occasional pick-up and drop-off activities associated with work undertaken elsewhere. No manufacturing, processing, dismantling, recycling, crushing, or demolition activities occur on the Subject Property.

Information provided by the owners indicates that the business has operated in substantially the same manner for many years and that no expansion of activities is proposed as part of the subdivision or rezoning applications.

Existing Site Character

The Subject Property currently contains a single-family dwelling together with a variety of accessory structures that support both the residential use of the property and the storage requirements of the long-established home-based business. An existing gazebo will be slightly relocated to adhere to setback requirements from a principal building. Once relocated, it will remain on the property for residential use.

The existing development pattern remains consistent with a large rural residential property containing numerous accessory structures and storage buildings. Business-related vehicles, equipment and materials are generally stored within buildings, and the property maintains a rural residential appearance when viewed from Norris Road.

The business does not involve demolition activities occurring on-site. Rather, the Subject Property functions primarily as a residence together with associated administrative and storage functions supporting work undertaken elsewhere.

Relationship Of The Rezoning To The Existing Use

The proposed rezoning is not intended to facilitate the expansion or intensification of business activities on the property. Rather, the rezoning serves three primary purposes:

1. To establish an appropriate zoning framework for the creation of five new rural residential lots;
2. To recognize the existing conditions present on the residual parcel through related planning applications; and
3. To support the property's long-term transition toward rural residential use.

The proposed rezoning does not introduce a new business use to the property. Existing activities are intended to continue in substantially the same form as presently occurring and the application does not contemplate increased business activity, increased intensity of use, new industrial activities, or additional commercial development.

Long-Term Transition Of The Property

The Owners have advised that the home-based business is long established and is intended to continue in its present form. At the same time, the Owners have indicated that no expansion of activities is proposed and that the property is anticipated to transition over time toward a more traditional rural residential pattern as the Owners move toward retirement when the home based business will naturally conclude and the related use on the property will wholly cease.

A 1,107 SF tarp Quonset will be removed as it straddles a proposed property boundary; it may be relocated on the residual property so that its contents do not go exposed. The creation of exterior storage is not an intended result of it's removal.

As structures become redundant or unnecessary, they may be removed or repurposed for personal accessory use. The proposed subdivision and rezoning applications establish a planning framework that supports this gradual transition while accommodating the continued residential use of the property.

Planning Rationale

The proposed residential subdivision and zoning by-law amendment for 2303 Norris Road in the Rural Municipality of East St. Paul align closely with the objectives and policies of the Red River Planning District Development Plan No. 272/19.

The proposed rezoning of the entire Subject Property to RR2 reflects the long-term intended use of the lands for rural residential purposes, rather than their current mixed-use condition. While the property currently contains a long-established home-based business associated with off-site demolition activities, no expansion of that use is proposed through the subdivision or rezoning applications. The proposed zoning framework recognizes existing conditions while supporting the property's long-term transition toward residential use.

Rezoning the lands in their entirety at this stage provides clarity regarding future land use, provides certainty regarding future land use and ensures future development of the property aligns with the municipality's long-term rural residential objectives.

Development Plan By-law Designation

The Subject Property is designated as General Development (GD), which supports orderly residential growth in areas where municipal services can be efficiently extended. The subdivision into five new single-family residential lots, each with a minimum site area of 2 acres or greater, privately serviced (not requiring municipal connection) is consistent with the Plan's vision for sustainable and compatible development that respects the rural character and optimizes infrastructure use.

The following key policies from the RRPD Development Plan provide direct support and justification for the proposed application:

General Development Designation (Section 4.6)

- **Policy 4.6.a:**

"To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services."

The proposed subdivision supports this by enabling residential growth that can be serviced efficiently with private on-site systems, while preserving the potential for future municipal servicing.

- **Policy 4.6.b:**

"To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses."

The lot sizes and layout maintain compatibility with adjacent rural residential, agricultural, and limited commercial uses, minimizing potential land use conflicts.

- **Policy 4.6.c:**

"To ensure that uses located within general development areas do not adversely affect adjacent uses."

The proposed development respects this by maintaining appropriate buffers and lot sizes consistent with the rural character.

- **Policy 4.6.1:**
“Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized.”

The subdivision design and zoning amendment ensure that new residential lots are compatible with surrounding land uses.

- **Policy 4.6.3:**
“Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and/or wastewater services.”

While municipal piped services are not currently available, the subdivision is designed to facilitate future servicing options.

Transportation and Access (Section 3.2)

- **Policy 3.2.1:**
“All new development should have legal access to a public all-weather road of sufficient standard and capacity.”

Each proposed lot will have direct frontage and legal access onto Norris Road, a developed all-weather municipal road, satisfying this requirement.

Servicing and Infrastructure (Section 3.4)

- **Policy 3.4.8:**
“New or expanded development, including subdivisions, shall be serviced with piped municipal water services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal water service is not available, the proponent for the development proposal shall demonstrate that the proposed development will have a sufficient supply of potable water without negatively affecting the supply or quality of potable water for existing adjacent development.”

The proposed lots will be serviced with private on-site water systems consistent with this policy.

- **Policy 3.4.9:**
“New or expanded development, including subdivisions, shall be serviced with piped municipal wastewater services, where available. 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.”

The application complies by proposing private wastewater systems with consideration for future municipal connections.

Environmental Protection (Section 3.6 and 3.3)

- **Policy 3.6.5:**
“Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where rare or endangered flora and fauna have received designation and protection.”

The Wetland Assessment Report identifies a Class 3 wetland on the property. The owner intends to engage the option for compensation to the Province and thereby obtain the necessary license to develop the affected area responsibly.

- **Policy 3.3.1:**

“Development in areas which, in the opinion of the Board or Council, may be subject to physical hazards shall generally be limited to agricultural uses or open space uses. The Board or Council may permit development if the hazard is eliminated or protected against.”

-

The application addresses this by procuring a Wetland Assessment Report that confirms no Class 4 or greater Wetlands that would require such protection, thereby ensuring development occurs outside hazard-prone areas.

Summary

- The proposed subdivision and zoning amendment are consistent with the RRPD Development Plan’s General Development designation policies, promoting orderly, compatible, and sustainable residential growth.
- The application meets transportation and servicing policies by providing legal access and appropriate private servicing with future municipal service potential.
- Environmental policies are respected through wetland assessment and mitigation commitments.
- Overall, the proposal supports the RM of East St. Paul’s and RRPD’s vision for balanced rural development that protects natural features and infrastructure.

The proposed approach represents a balanced planning solution that recognizes existing conditions while directing the long-term use of the property toward compatible residential development. The application does not seek to expand commercial activity, but rather to facilitate its gradual cessation in favour of a use that is consistent with the Development Plan and surrounding land use pattern. No expansion of the existing commercial use is proposed or supported through this application.

Mitigation Measures

The proposed subdivision and zoning amendment for 2303 Norris Road include measures to minimize environmental impacts, maintain compatibility with surrounding land uses, and comply with provincial legislation and RRPD Development Plan policies. These measures address wetland protection, drainage, servicing, and site management during and after construction.

1. Wetland Mitigation

- **Class 3 Wetland Compensation:**

The Wetland Assessment Report identifies 3.35 acres of Class 3 Seasonal wetland on the Subject Property. In accordance with *The Water Rights Act* and RRPD Policy **3.6.1** and **3.6.5**, the applicant will pursue the option of remitting compensation to the Province’s Wetlands Mitigation Fund at the prescribed rate of \$12,000 per acre, totaling approximately \$40,200. This approach ensures compliance with provincial legislation, consistent with **Policy 3.6.1, 3.6.2 and 3.3.1.**

2. Drainage and Stormwater Management

- **Maintain Natural Drainage Patterns:**
Lot grading will be designed to maintain existing drainage patterns and prevent negative impacts on adjacent lands, consistent with **Policy 3.6.3** and **Policy 3.3.2**.
- **Erosion and Sediment Control:**
During construction, erosion control measures can be implemented to prevent sediment migration by way of a Development Agreement.

3. Servicing and Infrastructure

- **Private On-Site Systems:**
Each lot will be serviced with private water and wastewater systems in compliance with provincial regulations, consistent with **Policy 3.4.8** and **3.4.9**. Systems can be located and designed to allow future connection to municipal services by way of a Development Agreement.
- **Access and Road Standards:**
Approaches will meet municipal standards and avoid interference with drainage ditches, consistent with **Policy 3.2.1** and **Policy 3.2.3**.

4. Vegetation and Site Management

- **Revegetation and Stabilization:**
Disturbed areas can be stabilized and revegetated with appropriate species to prevent erosion and maintain site aesthetics by way of Development Agreement.
- **Noxious Weed Control:**
The site contains Tier 2 and Tier 3 noxious species (e.g., Scentless Chamomile, Canada Thistle). The applicant can implement weed management practices during and after construction to prevent spread, consistent with provincial requirements in accordance with a Development Agreement.

5. Buffering and Compatibility

- **Visual and Functional Buffers:**
Vegetative buffers may be established along lot boundaries adjacent to agricultural or commercial uses to minimize visual and functional impacts, consistent with **Policy 4.6.4**.

Development Summary

The proposed development involves the subdivision of the Subject Property located at 2303 Norris Road in the Rural Municipality of East St. Paul. The property is legally described under Certificate of Title No. 1802411/1 and encompasses approximately 27.72 acres (11.22 hectares). The site currently contains a single-family dwelling, accessory buildings, a long-established home-based business associated with off-site demolition activities, and areas of natural vegetation, including a Class 3 seasonal wetland identified in the accompanying Wetland Assessment Report.

The application proposes to subdivide the existing parcel into five (5) new single-family residential lots, each with a minimum site area of 2 acres (0.81 hectares) or greater, and a future 30-metre-wide right-of-way dedication between Proposed Lots 4 and 5. A remnant parcel of approximately 10.4 acres will remain. The application proposes to rezone the entire Subject

Property to Rural Residential Zone 2 (RR2), consistent with the intended long-term residential use of the lands, replacing the current split zoning of Development Reserve (DR), Limited Commercial/Residential Mixed Use (LCR), and Rural Residential Zone 5 (RR5). All lands are proposed to be rezoned to RR2.

The residual parcel currently contains a long-established home-based business associated with Tiger Ventures Demolition. Demolition activities do not occur on the property. Activities occurring on-site are limited primarily to administration, scheduling, coordination, storage of equipment, storage of vehicles, and occasional pick-up and drop-off activities associated with work undertaken elsewhere. No expansion of these activities is proposed through the rezoning or subdivision applications. The Owners have advised that the property is anticipated to transition toward a more traditional rural residential pattern over time as they move toward retirement and structures become redundant. The proposed rezoning ensures that no new commercial use is established and that the long-term use of the lands transitions to rural residential, consistent with municipal policy.

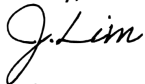
Each lot will have direct frontage and legal access onto Norris Road, a developed all-weather municipal road. Servicing will be provided through private on-site water and wastewater systems, consistent with rural residential development standards and provincial regulations. Lot grading will maintain natural drainage patterns to prevent off-site impacts.

Environmental considerations have been addressed through the Wetland Assessment Report, which identifies 3.35 acres of Class 3 wetland on the property. In accordance with *The Water Rights Act* and RRPD Development Plan policies, the applicant intends to remit compensation to the Province's Wetlands Mitigation Fund to offset the loss of wetland function.

The proposed subdivision is consistent with the General Development (GD) designation under the Red River Planning District Development Plan By-law No. 272/19. It supports the Plan's objectives for orderly, compatible, and sustainable residential growth, while respecting environmental features and maintaining the rural character of the area.

On behalf of Sheldon and Gina Pitz, Barnes and Duncan remain available to address any questions or provide additional details as needed. We appreciate your consideration of this development application and invite you to contact us at your convenience.

Sincerely,



Jennifer Lim RPP
Director of Planning
Barnes and Duncan
Ph: 204-284-5999 Ext. 2024
Email: jenniferl@barnesduncan.com

SCHEDULE 1

Copy of Current Title (1802411/1)

SCHEDULE 2

Subdivision Application Map

SCHEDULE 3

Wetland Assessment Report

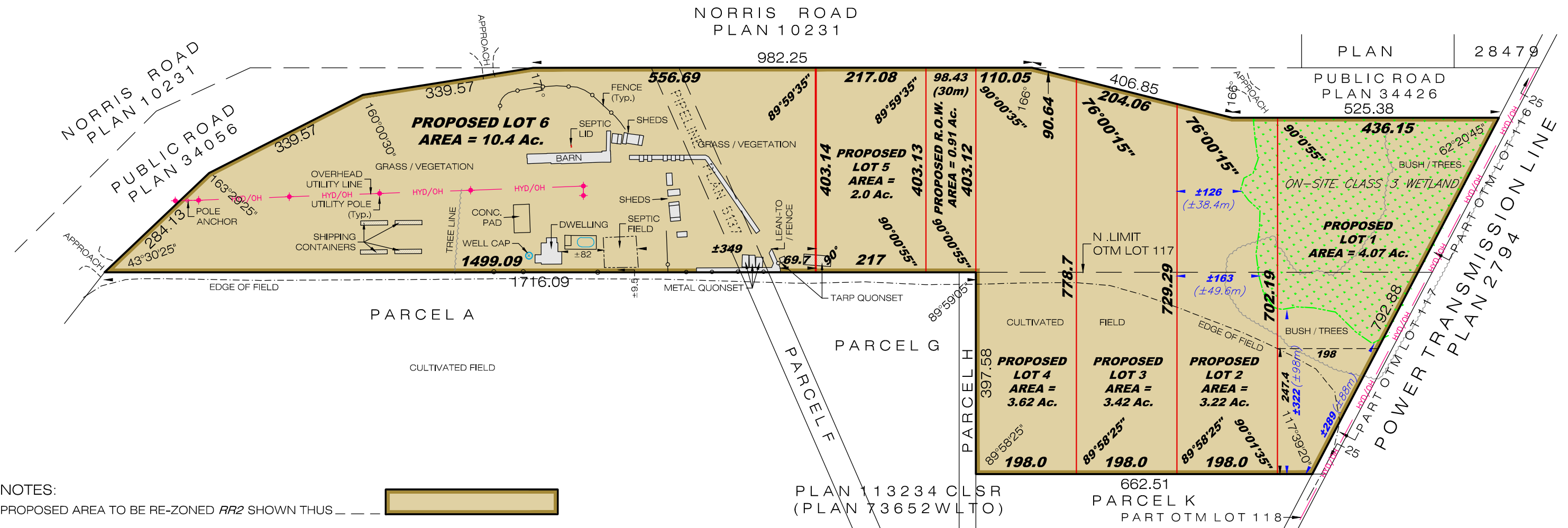
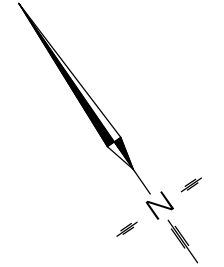
SUBDIVISION APPLICATION MAP
OF PART OF
RIVER LOTS 116 & 117
PARISH OF ST. PAUL
R.M. OF EAST ST. PAUL, MANITOBA

CERTIFICATE OF TITLE:
1802411/1 (SEARCH DATE: DECEMBER 01, 2025)

REGISTERED OWNER:
WILLIAM SHELDON PITZ AND GINA LOUISE PITZ

ENCUMBRANCES:
INSTRUMENTS No. A16375/1, 4199277/1, 4310845/1,
4482893/1, 4482894/1 & 5062667/1.

LEGAL DESCRIPTION:
ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL
WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP
DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF
POWER TRANSMISSION LINE PLAN 2794 WLTO
EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM
AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID
LANDS, WITH THE RIGHT TO WORK THE SAME AND
EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO
AND 34426 WLTO



NOTES:
PROPOSED AREA TO BE RE-ZONED *RR2* SHOWN THUS __ __ __

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& DUNCAN
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PREPARED BY:
JESSE P. S. CARELS, M.L.S.
JUNE 19, 2026

Our File: 2025/1821
Acad dwg: 25-1821-1 sketch-app
field Book: 1656-40/49
Drafter: Stu

NOTE:
THIS MAP HAS BEEN PREPARED
FOR SUBDIVISION APPLICATION
PURPOSES ONLY.

THIS IS NOT A FINAL SURVEY.

SKETCH - all distances are in feet and decimals of a foot.
This survey was made on the 27th day of November, 2025.

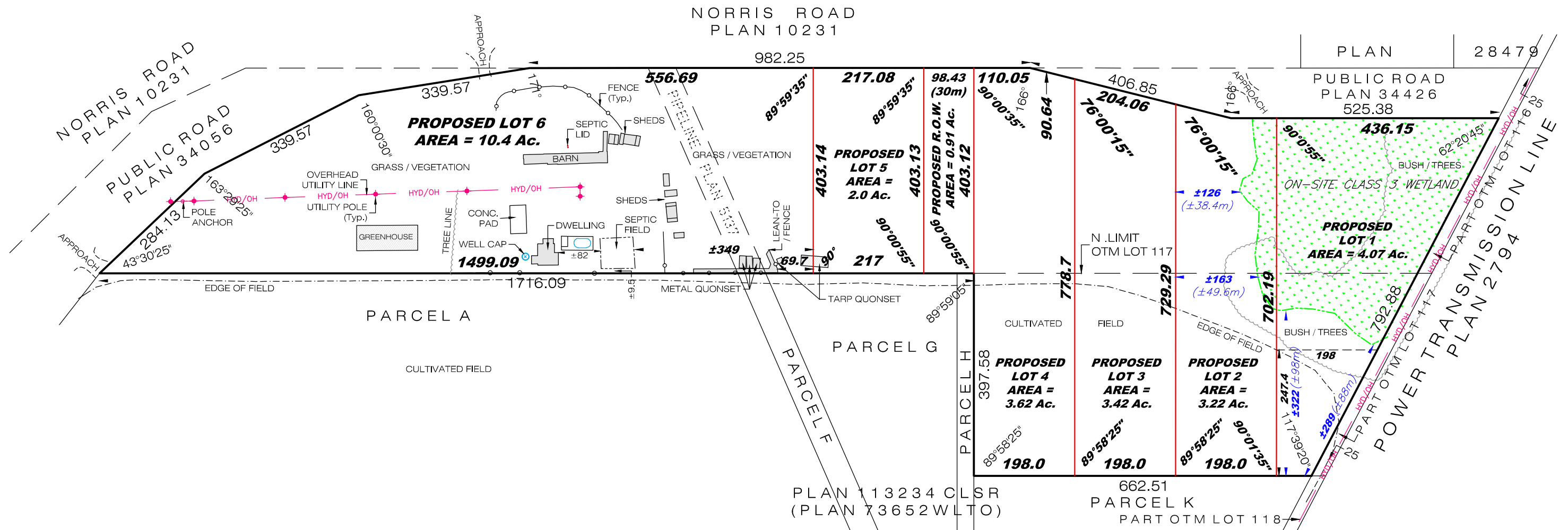
SUBDIVISION APPLICATION MAP
OF PART OF
RIVER LOTS 116 & 117
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CERTIFICATE OF TITLE:
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INSTRUMENTS No. A16375/1, 4199277/1, 4310845/1,
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AND 34426 WLTO



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& DUNCAN**
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PREPARED BY:
JESSE P. S. CARELS, M.L.S.
DECEMBER 23, 2023

Our File: 2025/1821
Acad dwg: 25-1821-1 sketch-app
Field Book: 1656-40/49
Drafter: Stu

SKETCH - all distances are in feet and decimals of a foot.
This survey was made on the 27th day of November, 2025.

NOTE:
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FOR SUBDIVISION APPLICATION
PURPOSES ONLY.

THIS IS NOT A FINAL SURVEY.

2303 Norris Road
RM of East St Paul
Wetland Assessment



November 12, 2025



Executive Summary

Hawk Owl Consulting Inc. (Hawk Owl) was retained by Ms. Gina Pitz to complete a Wetland Assessment for 2303 Norris Road within the Rural Municipality (RM) of East St Paul. The rural residential property is approximately 27.5 acres in size with an enclosed compound, maintained lawn with a few groves of trees and shrubs, actively cultivated agricultural field, and a wetland, some of which is partially filled with aggregate and other material.

Based on Schedule C under Regulation 126/87 of The Water Rights Act of Manitoba, the classification of Manitoba's wetlands is based on the following characteristics:

- Presence and permanency of surface water;
- Presence and type of wetland vegetation;
- Presence of gleysolic soils; and
- Presence and type of vegetation in the central or deepest part of the wetland.

Other attributes Manitoba's Water Resources Branch considers important to classify a site as a wetland include:

- The presence of a wetland basin;
- The characterization of lakes and ponds by plant community structure and the assemblage of plant species as outlined by Stewart and Kantrud's 1971 Wetland Classification System; and
- The presence and timing of cultivation in the spring/summer (based on the principles of Stewart and Kantrud and as outlined in the Ducks Unlimited Canada 2020 Manitoba Prairie Wetland Classification Guide).

A wetland assessment, including a field visit, are required to fully assess the site's wetlands into classes. With each wetland class identified, options to compensate for development are outlined by the Regulation and the Branch. For example, the loss of Class 1 and 2 wetlands does not require any compensation or action from the applicant, whereas the loss of Class 3 wetlands would require the applicant to take one of the following actions:

- Make payment to the Wetlands Mitigation Fund at a rate of \$12,000/acre.
- Complete a compensation project proposal to restore or enhancement the wetland. This can be achieved by restoring, enhancing or creating permanent legal protection of wetland(s) at a 2:1 or 3:1 ratio. This option requires the applicant to develop the proposal and submit it to the department for review and approval.

A water rights licence is not issued for the loss of Class 4 or Class 5 wetlands. If identified, the project would need to be discussed with the Branch prior to initiating the application process. Other provisions may be required by the Drainage and Water Rights Licensing Branch when applying for a licence.

To assess the site's wetland characteristics, the following resources were used:

- A field survey completed in September 2025 to assess plant community structures and species assemblages;
- Light Detection and Ranging (LIDAR) data to assess the location of low elevation areas; and

- Use of historical images including Aug 1948, June 1950, July 1959, July 1979, July 1992, and images from the Manitoba Land Initiative and Google Earth Pro from May 2002 to May 2025 to assess presence and type of vegetation as well as surface water permanency throughout the growing season.

Based on the results, on-site wetlands include a total of 3.35 acres of a Class 3 Seasonal wetland. If development or drainage is a desired outcome, it is recommended to take one of the following actions:

- Make payment to the Wetlands Mitigation Fund at a rate of \$12,000/acre; resulting in a total payment of \$40,200 (i.e., mitigation amount equals total Class 3 area of 3.35 acres x 2 x \$6,000); or
- Complete a Compensation Project proposal to restore or enhance the wetland. This can be achieved by restoring, enhancing or creating permanent legal protection of wetland(s) at a 2:1 or 3:1 ratio. This option requires the applicant to develop the proposal and submit it to the department for review and approval.

Alternatively, the footprint of the proposed subdivision could be altered to avoid developing any of the Class 3 wetland area.

Disclaimer

This document was developed to support a proposed subdivision within the Rural Municipality of East St Paul. It is prepared solely for the use of the intended recipient in accordance with the professional services agreement between the parties. The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings.

Hawk Owl disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented; however, Hawk Owl reserves the right to amend or supplement this report based on additional information, documentation, or evidence. Hawk Owl makes no other representations whatsoever concerning the legal significance of its findings. The intended recipient is solely responsible for the disclosure of any information contained in this report.

Hawk Owl does not accept responsibility for damages, if any, suffered by any third party due to decisions made or actions taken by said third party based on this report. Hawk Owl has provided services to the intended recipient in accordance with Hawk Owl's professional services and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. Without limiting the generality of the foregoing, it is agreed and understood by Hawk Owl and the recipient of this report that Hawk Owl makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report. Hawk Owl disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions /or costs.

The contents of this document are based on conditions and information existing at the time the document was prepared and do not take into account any subsequent changes. This report should be read as a whole, and sections or parts should not be read out of context.

1.0 Introduction

Hawk Owl Consulting Inc. (Hawk Owl) was retained by Ms. Gina Pitz to complete a Wetland Assessment for a property described as 2303 Norris Road within the Rural Municipality (RM) of East St. Paul. The rural residential property is approximately 27.5 acres in size with an enclosed compound, maintained lawn with a few groves of trees and shrubs, actively cultivated agricultural field, and naturalized wetlands, some of which is partially filled with aggregate and other material (Figure 1).

Prior to any development, a wetland assessment is conducted to classify and delineate wetlands by assessing the soils, vegetation, and land use. The Water Rights Act of Manitoba requires mitigation/compensation for loss of Class 3 Wetlands through the registration process. Whereas the loss of Class 1 and 2 wetlands do not require any compensation or action from the applicant. Class 4 and 5 Wetlands cannot be altered, drained or filled without discussions with the Water Resources Branch.

The goal of this wetland assessment is to identify, delineate and classify wetlands within the site. Classification of Manitoba's wetlands is described in Schedule C of The Waters Right Act of Manitoba (see Appendix A), using gleysolic soil characteristics, broad vegetation descriptions, presence and type of vegetation in the center or deepest part of the wetland, and presence of surface water throughout the growing season as indicators.

Other resources are identified by the Province of Manitoba as suitable resources for completing a wetland assessment in Manitoba include Stewart and Kantrud's Classification of Natural Ponds and Lakes in the Glaciated Prairie Region (1971); Ducks Unlimited Canada Manitoba Prairie Wetland Classification Guide (2020); as well as the presence of a basin; and the timing of cultivation (current and historical).

Integral to ecosystem health, functional wetlands offer a host of ecosystem goods and services, including the provision of water storage, water level stabilization and moderation of flow, resilience to surrounding lands in years of drought and flood, soil sediment and nutrient retention, and carbon storage. Wetlands also support biodiversity by providing habitat for plants and wildlife. Watershed conservation planning in Manitoba is conducted through managing lakes, rivers, groundwater and wetlands, and maintaining and protecting functional wetlands is a keystone to this conservation.

2.0 Site Description

The property is located in a rural residential area within the RM of East St Paul, near the City of Winnipeg boundary. The property is accessed from three locations, all from Norris Road.

The property includes a residence with an enclosed compound, maintained lawn with a few groves of trees and shrubs, actively cultivated agricultural field, and a wetland, some of which is partially filled with aggregate and other material.

The property is located near the junction of PTH 101 and PTH 59. An underground pipeline traverses the property and the eastern side of the property is within 20m of a hydroelectric transmission line right-of-way (ROW) (see Figure 1). There have been many changes to the drainage patterns over the years.

The parish of St Paul and Kildonan was historically divided into the River Lot/Parish Lot survey system. The property (2303 Norris Road) was within the outer two miles of the Red River. It is reported that the City of Winnipeg's Power Transmission line located at the east end of the Site, was constructed in 1909 and

later widened in 1922 (Rostecki, 2003). Lagimodiere Boulevard (aka PTH 59) is located along the original two mile road (North East Winnipeg Historical Society, 2025).

In the mid 1900's, market gardeners and farmers (including mink, fox, beef cattle and dairy, egg producers, horses, and pigs) were common in the area (Winnipeg Free Press, 2015). The Imperial Oil Refinery, located along Henderson Highway, was opened in 1951, and a pipeline easement traversing the property, was established in 1950 (Rostecki, 2003). Winnipeg's Perimeter Highway, PTH 101, was developed in the late 1950's and extended from the west side of the city and terminated at PTH 59. At this time Norris Road was not in existence and the property's driveway extended to PTH 59.

The construction of the floodway in 1964 reportedly affected the ground water level in the area as well as for land parcels as far away as River Lot 119, located south of the property's out lot (OT) number 116 and OT117 (RM of East St. Paul, 1992).

By the late 1970's, the interchange of PTH 59 and 101 was upgraded to a cloverleaf configuration (see Appendix E, 1979 imagery). On-site drainage was changed by the development of Norris Road as a service road, parallel PTH 59, with the road terminating to the north, at McGregor Farm Road.

The perimeter highway (PTH 101) around the City of Winnipeg was completed by connecting PTH 59 to Dugald Road (PTH 15) in the mid 1990's forcing drainage to change again by wrapping Norris Road south along the perimeter and terminating as a dead-end street, servicing the properties that formerly had access from McGregor Farm Road (see Appendix F, 2002 imagery). By 2018, the drainage was changed again with the redesign of PTH 59 / 101 interchange by extending the double lane highway east and the creating a seamless interchange by the removal of the light standards.

The Earth Observation for Sustainable Development (EOSD) does not identify the site as containing a water body, wetlands-marsh, wetlands-treed bog, or wetlands-fen, instead it identifies the property, including the area to the southeast as being range and grasslands and agriculture field and. The Southern Manitoba Wetland Inventory (2015) does not extend to the site.

3.0 Methods

A desktop review and field assessment were completed to produce this report.

3.1 Desktop Review

Publicly available databases that cover the site were used to assess site characteristics. Light Detection and Ranging (LiDAR) imagery provides an indication of elevation on site, facilitating the identification of low-lying areas (date of acquisition October 10, 11 and 13, 2014). Manitoba AgriMaps was used to identify Soil Series and drainage (Government of Manitoba 2024a).

Historical imagery was used to assess vegetation cover and structure, and permanency of standing water throughout the growing season, as well as history and timing of cultivation on site. Historical imagery from Map Sales Canada was obtained for August 18, 1948; June 27, 1950; July 7, 1959; July 22, 1979; and July 9, 1992. Google Earth Pro (version 7.3.6.10441) was used to access available satellite imagery for the years spanning from May 2002 to July 2024. Esri, Maxar, Earthstar Geographics, and the GIS User Community (image dated May 22, 2025) was used for historical image resource as well.

To assess if previous years exhibited “wet”, “dry” or “average” precipitation amounts, annual total precipitation values were compiled from Environment Canada via Winnipeg Weather Statistics for 1972 to 2025. Thirty-year means (2023-1994; 1993-1964) were used to categorize each year as a high, average, or low precipitation year, based on the departure from the 30-year mean. Definitions are as follows:

Average Precipitation Year: Total precipitation is within ± 40 mm of the 30-year normal and considered average.

High Precipitation Year: Total precipitation is >40 mm than the normal, to the uppermost measure recorded.

Low Precipitation Year: Total precipitation is <40 mm than the normal, to the lowermost measure recorded.

3.2 Field Assessment

The field assessment was conducted on September 12, 2025. Low-lying areas that were identified in the desktop elevation review were confirmed with a visual scan of the area on foot. The site was surveyed for vegetation composition as an indication of saturated subsurface conditions.

4.0 Results and Discussion

4.1 Soils

Soils in the project areas are made up of two series, Osborne and Red River. These soil series are classified as Rego Humic Gleysol or Gleyed Rego Humic Gleysol. Generally, these soil series are used for cultivation and the drainage ranges from poor to imperfect (Government of Manitoba 2003), see Table 1 below.

Table 1. Soil Description for Site

Soil Series	Classification	Drainage Description
Osborne, drained	Rego Humic Gleysol	<i>Poor.</i> These soils occur in lower to depressional positions of level to nearly level landscapes and have very slow permeability, slow to very slow surface runoff and a high water-table during the growing season. Currently used for crop production with improved surface drainage.
Red River	Gleyed Rego Black Chernozem	<i>Imperfect.</i> Slow permeability, slow to moderate surface runoff and medium water table during the growing season. These soils are currently used for cultivation.

During the field visit on September 12, 2025, the wetland soils were moist with no standing water.

4.2 Summary of Imagery

Table 2 outlines the imagery shown in Appendix F with the annual precipitation and vegetation at the lowest areas of the wetland (see Appendix B – Figure 2).

Table 2. Summary of the historical Imagery assessed for wetlands on the property. The images are provided in Appendix E. Years with high precipitation are shaded light blue.

Year (Source) ¹	Month and Date (when available)	Annual Precipitation	Vegetation at Low Areas 1 to 4 ² (Area 4 is off-site)
2025 (ESRI)	May 23	Low	1 (yellow): Cat-tail dominated 2 (pink): Aggregate/fill 3 (green): Aggregate/fill 4 (white): Shrubs
2023 (GE)	June 11	Low	1 (yellow): Cat-tail dominated 2 (pink): Aggregate/fill 3 (green): Aggregate/fill 4 (white): Shrubs
2022 (GE)	June 22	High	1 (yellow): Cat-tail dominated 2 (pink): Aggregate/fill 3 (green): Aggregate/fill 4 (white): Shrubs
2018 (GE)	July 8	Low	1 (yellow): Cat-tail dominated 2 (pink): Shrubs with cat-tails 3 (green): Aggregate/fill 4 (white): Shrubs
2010 (GE)	August 1	High	1 (yellow): Cat-tails dominated 2 (pink): Shrubs mixed with cat-tails 3 (green): Possibly cat-tails dominated 4 (white): Shrubs
2004 (GE)	June 5	High	1 (yellow): Cat-tail dominated 2 (pink): Shrubs with cat-tails, possible standing water 3 (green): Standing water 4 (white): Shrubs, possible standing water
2002 (MSC)	May 25	Low	1 (yellow): Cat-tail dominated 2 (pink): Cat-tail dominated 3 (green): Cat-tail dominated 4 (white): Shrubs, possibly standing water
1992 (MSC)	July 9	Average	1 (yellow): Shrubs mixed with cat-tails 2 (pink): Shrubs mixed with cat-tails 3 (green): Not shrubby, vegetation type is not apparent but appears altered and maintained, standing water not evident 4 (white): Shrubs
1979 (MSC)	July 22	Average	1 (yellow): Shrubs with openings

Year (Source) ¹	Month and Date (when available)	Annual Precipitation	Vegetation at Low Areas 1 to 4 ² (Area 4 is off-site)
			2 (pink): Shrubs with openings 3 (green): Not shrubby, vegetation type is not apparent but appears altered and maintained, no standing water 4 (white): Not shrubby, vegetation type is not apparent but distinct from cultivated areas in other years
1959 (MSC)	July 7	High	1 (yellow): Shrubs with small openings 2 (pink): Not shrubby, vegetation type is not apparent but not cultivated with adjacent field 3 (green): Crop/hayland 4 (white): Not shrubby, vegetation type is not apparent but appears altered and maintained
1950 (MSC)	June 27	High	1 (yellow): Shrubs with small openings 2 (pink): Not shrubby, vegetation type is not apparent but appears altered and maintained 3 (green): Crop/hayland 4 (white): Not shrubby, vegetation type is not apparent but appears altered and maintained, possibly wet
1948 (MSC)	August 18	Low	1 (yellow): Predominantly shrubby with some other vegetation (possibly mixed with cat-tails) 2 (pink): Not shrubby, vegetation type is not apparent but appears altered and maintained, no standing water 3 (green): Not shrubby, vegetation type is not apparent but appears altered and maintained, no standing water 4 (white): Not shrubby, vegetation type is not apparent, no standing water

1 GE = Google Earth; ESRI = Esri, Maxar, Earthstar Geographics, and the GIS User Community; and MSC = Map Sales Canada

2 The location between each year will not be exact based on skew and other geographic distortion of imagery as well as georeferencing of the historical images.

4.3 Vegetation Description

This site covers ca 27 ac, within the RM of East St Paul and is located south of PR101, and east of PTH 59. Norris Road borders the west and northern side of the property, and a utility right-of-way (transmission line) runs adjacent on the southeast side, with a cultivated field to the south. Residences and farm buildings occupy the west half of the site.

The site was divided into three types based on vegetation characteristics: Class 3 Seasonal wetland (Photo 1), maintained lawn with small groves of trees and shrubs, and agriculture cropland.

See Appendix C for site photos and Appendix D for a list of plants recorded, with scientific names, ranks and wetland indicator status.

4.3.1 Class 3: Seasonal Wetland

The Class 3 wetland area accounted for 3.35 acres of the site (see Table 3 and Appendix B).

The extent of the wetland was delineated based on the following:

- **Northwest and West:** The presence of crop/hayland in the 1940-1950s.
- **Southwest and South:** The presence of deciduous trees, specifically Trembling Aspen (*Populus tremuloides*), which is an obligate upland species (USDA wetland indicator list; see Appendix D).

Table 3. Wetland Classification of the Site

Wetland Class	Area (ac)	Site (%)
Class 2: Temporary Wetland	0	0
Class 3: Seasonal Wetland*	3.35	12%
Class 4: Semi-permanent Wetland	0.00	0
Class 5: permanent Wetland	0.00	0
Non-wetland (including agriculture cropland, lawn, and residential)	24.15	88%
Total Area	27.5	100.0%

* See Figure 3 for location

The wetland is part of a larger 14.51 acre complex that extends off the property to the southeast past the transmission Line right of way to the adjacent property(s). The on-site portion of the wetland is 23% of the total wetland area (see Figure 2). Based on aerial imagery, the larger off-site portion of the wetland appears to have similar species composition and structure as observed on the property.

The wetland can be divided into three distinct wetland vegetation areas, willow dominated vegetation, cat-tail dominated vegetation, and transitional vegetation characterized as Class 2 vegetation zone (see Sections 4.3.1.1 to 4.3.1.3 for descriptions). Rationale to why this wetland was classified as a Class 3 is outlined in section 4.3.1.4.

4.3.1.1 Class 3: Seasonal Wetland - Willow Dominated Vegetation

Within the willow dominated vegetation, obligate wetland forbs include Marsh Willowherb [*Epilobium palustre* – not Stewart and Kantrud (SK) wetland indicator], Ladie's Bedstraw (*Galium labradoricum* – not

SK wetland indicator), Hore-hound (*Lycopus americanus* and *L. asper* – both Class 2 SK wetland indicator), Water Smartweed (*Persicaria amphibia* - Class 3 SK wetland indicator), Hooded Skullcap (*Scutellaria galericulata* -Class 7 SK wetland indicator), Arrow-leaved Colt's-foot (Class 3), and Water-parsnip (*Sium suave* – Class 3 SK wetland indicator) were located in the area (Photo 2). Wetland mosses (*Drepanocladus* spp – Class 4 wetland indicator) can blanket the area under the willow canopy, especially establishing on woody debris.

4.3.1.2 Class 3: Seasonal Wetland –Cat-tail Dominated Vegetation

Generally surrounded by willows, pockets of dense cat-tails were present and these pockets had no evidence of nesting waterfowl or other avian marsh species (Red-winged Blackbird nests etc.).

Species among the dense cat-tails include various sedges (e.g., *Carex utriculata* -Class 7 SK wetland indicator; and *C. aquatilis* -Class 7 SK wetland indicator; and *C. pellita* - Class 2 indicator), Black-girdled Bulrush (*Scirpus atrocinctus* – Class 4), Water-parsnip (*Sium suave* – Class 3), Arrow-leaved Colt's-foot (Class 3), Water Smartweed (*Persicaria amphibia* - Class 3), and Marsh Willowherb (*Epilobium palustre*). Wetland moss (*Drepanocladus* sp – Class 4 SK wetland indicator) blanket the area among cat-tail stems (Photo 3).

4.3.1.3 Transitional (Mixed) Vegetation (Characterized as Class 2 Zone)

Transitional areas surrounding dense cattails supported both willows and cat-tail growth (Photo 4), as well as a mix of wetland grasses including Reed Canarygrass (*Phalaris arundinacea* – Class 3), Common Reedgrass (*Phragmites australis* – Class 7), Northern Reedgrass (*Calamagrostis stricta* – Class 2), Fowl Bluegrass (*Poa palustris* – Class 2) and fine-stemmed sedges (*C. pellita* and other *Carex* spp). Additional wetland forbs include Hairy Willow-herb (*Epilobium ciliatum* – Class 2), Ladie's Bedstraw (*Galium labradoricum*), Large-leaved Avena (*Geum macrophyllum*), Marsh Vetchling (*Lathyrus palustris*), Canada Mint (*Mentha canadensis* – Class 2), Silverweed (*Potentilla anserina* – Class 2), Narrow-leaved Dock (*Rumex stenophyllus*), and Lance-leaved Aster (*Symphyotrichum lanceolatum* – Class 2), and disturbance tolerant weedy species

Trembling Aspen, an obligate upland species, was also observed adjacent to the Class 3 wetland and when observed, was generally not included as part of the wetland footprint (Photos 5 and 6).

4.3.1.4 Rationale for a Class 3 Wetland

As defined by the legislation (see Schedule C in Appendix A), Class 3 wetlands “frequently have shallow marsh vegetation, such as emergent wetland grasses, sedges, and rushes”. In addition to providing habitat for this type of vegetation, this wetland was dominated by woody species, particularly willows. One of the dominating willows, Sandbar Willow (*Salix interior*), is identified as a Class 7 wetland (fen pond) species (Stewart and Kantrud 1971), and not included in Schedule C of the Water Rights Regulation of The Water Rights Act.

Because of the presence of Class 2 and 3 species (as outlined by Stewart and Kantrud), and the presence of relatively few Class 4 wetland species characteristics, none of which are submerged aquatic species ¹ (as used to describe Class 4 wetlands within Appendix A of the legislation), this wetland has been classified as a Class 3 (see Table 4, and Appendix D for species list).

¹ ¹A submerged aquatic species is described as plant that lives entirely beneath the water surface and do not emerge above the surface (encyclopedia.com and American Fisheries Society). In comparison, an emergent aquatic species can grow above the waters surface.

Table 4. Species observed by Wetland Class Type from Stewart and Kantrud, 1971 (SK).

Wetland Class	Number of Species
Class 1 – Ephemeral Wetland	4
Class 2 – Temporary Wetland	15
Class 3 – Seasonal Wetland	4
Class 4 – Semi-permanent Wetland	3
Class 5 – Permanent Wetland	0
Class 7 – Fen Pond	5

Despite the presence of some class 4 wetland indicator plants (as outlined by Stewart and Kantrud), this wetland does not fit other characters used by the legislation to define Class 4 wetlands. For example, the Class 3 wetland currently has some pockets dominated by marsh vegetation (i.e., cat-tails – Class 4 SK species), this vegetation type covers less than 20% of the total wetland and it is not located in the central area of the wetland (as outlined by the legislation).

Also, shrubby vegetation is evident in and around the wetland throughout the historical imagery. Willows are generally moisture tolerant, and often found associated with wetlands and low environments, but are not considered a marsh or a submerged aquatic species (by definition of a Class 4 wetland). One of the dominant willows (Sandbar Willow) is considered a primary species of fen ponds (Class 7). The 2025 field visit identified this and other species of willow as a dense shrubby canopy bordering these small pockets of dense cat-tails.

The Class 3 wetland is also slightly more elevated (>232 masl) than areas on the western side of the property. The LiDAR does not show a deep centralized basin, nor is there much evidence of longer standing water throughout the years/seasons of available imagery. In some years, standing water is visible along the transmission line ROW and to the property to the southeast (Appendix E). This standing water is not central or restricted the deepest parts of the wetland as would be expected, especially later in the season in years with high precipitation. See Table 2 for a summary of the vegetation over time of four deep areas of the wetland (Appendix E).

Within the areas of dense cattails, there were no central openings that might indicate deeper standing water earlier in the season. There was no indication in the field that this wetland could support aquatic (floating) or submerged plants such as duckweed, pondweeds, or bladderwort, including within the areas of densest cattails.

Based on the historical imagery, edges of this wetland appear to have been used for agriculture purposes in the 1940's and 1950's, especially the on-site portions. As of 1959, only the north and northwestern edges of the wetland appear to have been used for agriculture.

The various highway developments (e.g., PTH 59/101 cloverleaf in the late 1970's; the eastern extension of PTH 101 mid 1990's) likely will have affected drainage in the area. The lowest elevation areas of the property (see green shaded areas on Figure 2) are not characterized as wetlands in this report, based on their current land cover of maintained lawn and small sporadic groves of trees and shrubs. It appears that the change in drainage has influenced wetland vegetation by increasing the size and extent of cat-tail dominated vegetation after agriculture usage of the area subsided after the 1950's.

4.3.2 Maintained Lawn with Groves of Trees and Shrubs

The majority of the property consists of a maintained lawn with the occasional groves of trees and shrubs (Photos 7 and 8). Historical imagery shows these areas were typically used for agriculture production in the 1940's, 1950's and up to some areas in 1979. Images available have little evidence of standing water.

Species in this area include Sow-thistle (*Sonchus* spp.), Common Dandelion (*Taraxacum officinale*), Common Plantain (*Plantago major*), clover, grasses, and sedges. Occasional scattered willows are interspersed with sparse and occasional cat-tails (Photos 9 and 10). The groves consist of willows (*Salix* spp.), Trembling Aspen, Red-osier dogwood (*Cornus sericea*), rose (*Rosa* sp.), goldenrod (*Solidago* sp.), and tame grasses such as Smooth Brome (*Bromus inermis*) (Photo 11).

4.3.4 Agriculture Cropland/Hayland

Many parts of the site were used for crop/hay production as indicated by the 1948 imagery. To this day, a portion is still be utilized for crop production (Photo 5). From 1959 to 2002, parts of the property appeared to be used for grazing (see Appendix F).

4.4 Drainage

In addition to the range of wetland indicator species present in 2025, this site has seen numerous changes to its drainage patterns, which likely have influenced vegetation development over the years. The local drainage patterns were likely affected by the construction of the Imperial Oil pipeline in the 1950's; the development of the cloverleaf at PTH 59 in the late 1970's; eventual extension of PTH 101 to the east in the mid 1990's; and/or redesign of the PTH 59/101 interchange in the late 2010's. The creation of Norris Road and the later re-routing and dead ending Norris Road to the east would have had further direct impacts to the site's drainage.

Light Detection and Ranging (LiDAR) is available for the property and surrounding area (Figure 2). At < 232.05m elevation, the area with the lowest elevation does not consistently correspond with the cat-tail dominated areas of the whole wetland, especially over the last 80 years (see Figure 2 and Appendix E). For example, the wetland in 1979 was predominantly shrubs with some smaller areas dominated by cat-tails. By 2002, cat-tail areas appear to have expanded into the previously willow-dominated areas.

4.5 Non-native Species

Noxious species are defined and outlined by the province in The Noxious Weeds Act (Government of Manitoba 2024c). Seven noxious species were recorded at this site. A single Tier 2 species, Scentless Chamomile (*Tripleurospermum inodorum*), was found adjacent to the wetland bordering the aggregate materials. The remaining noxious species are Tier 3, and all found routinely in many naturalized habitats throughout southern Manitoba, including Common Dandelion (*Taraxacum officinale*), Absinthe Wormwood (*Artemisia absinthium*), Canada Thistle (*Cirsium arvense*), Field Sow-thistle (*Sonchus arvensis*), Prickly Sow-thistle (*S. asper*) and Canada Horseweed (*Erigeron canadensis*). Other non-native species present are generally commonly occurring in disturbed areas, such as Smooth Brome (*Bromus inermis*), Meadow Timothy (*Phleum pratense*) and Sweetclovers (*Melilotus* spp.), clover (*Trifolium* spp.), and Bittersweet (*Solanum dulcamara*).

5.0 Recommendations

Based on the presence of an on-site Class 3 wetland, it is recommended to take one of the following actions:

- Make payment to the Wetlands Mitigation Fund at a rate of \$12,000/acre; resulting in a total payment of \$40,200 (i.e., mitigation amount equals total Class 3 acres x 2 x \$6,000); or
- Complete a Compensation Project proposal to restore or enhance the wetland. This can be achieved by restoring, enhancing or creating permanent legal protection of wetland(s) at a 2:1 or 3:1 ratio. This option requires the applicant to develop the proposal and submit it to the department for review and approval.

Alternatively, the footprint of the proposed subdivision could be altered to avoid developing any of the Class 3 wetland area.

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7.0 Project Team Biographies

Michelle Mico, M.Sc., CET (MB), RPBio (BC), PBio (AB)

Michelle has over 30 years in environmental science and natural resource planning. She integrates her experience and knowledge assessing habitat and biophysical land classifications with GIS and Global Positioning Systems (GPS) to complete spatially defined environmental assessments such as assessing habitat, wetlands and completing and rare species assessments. Michelle has experience working for industry including completing landscape unit planning for a large forest company in BC and more recently completed a peatland plans for a sedge peat operator as well as donor site assessment, habitat, and rare plant surveys for mineral and organic wetland in Manitoba.

Karin Newman, M.Sc.

Karin has been engaged in field botany, ecological data management and analysis, and technical report writing for over 20 years. Karin has contributed to botanical site assessment through Environmental Assessment and Monitoring as a botanist subcontractor for multiple Manitoba Hydro transmission projects, as well as completed rare and invasive plant surveys, biodiversity inventories, and wetland assessments covering diverse areas and habitats of Manitoba. Recently she has focused on species-at-risk with projects through work with Committee on the Status of Endangered Wildlife in Canada (COSEWIC), Wildlife Conservation Society, and the Canadian Forage and Grasslands Association.

Appendix A: Water Rights Act, Schedule C

THE WATER RIGHTS ACT (C.C.S.M. c. W80) (Government of Manitoba, 2024b)

Water Rights Regulation

Regulation 126/87

Registered April 7, 1987

SCHEDULE C

(Section 1.1)

CLASSES OF WETLANDS

Class 1: Ephemeral Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for one week or less during years with average moisture conditions. Class 1 wetlands frequently have low prairies species of vegetation such as Kentucky bluegrass, goldenrod, and forbs.

Class 2: Temporary Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one week and one month during years with average moisture conditions. Water is frequently retained in a Class 2 wetland for long enough to enable the establishment of wetland vegetation. Class 2 wetlands frequently have wet meadow vegetation such as fine stemmed grasses, sedges, and associated forbs.

Class 3: Seasonal Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one month and three months. Class 3 wetlands are often dry by mid-June in years with average moisture conditions. However, in years with above-average moisture conditions, Class 3 wetlands may hold water for the entire year. Water is frequently retained in a Class 3 wetland for long enough to enable the establishment of wetland vegetation and gleysolic soils. Class 3 wetlands frequently have shallow marsh vegetation, such as emergent wetland grasses, sedges, and rushes.

Class 4: Semi-permanent Wetlands

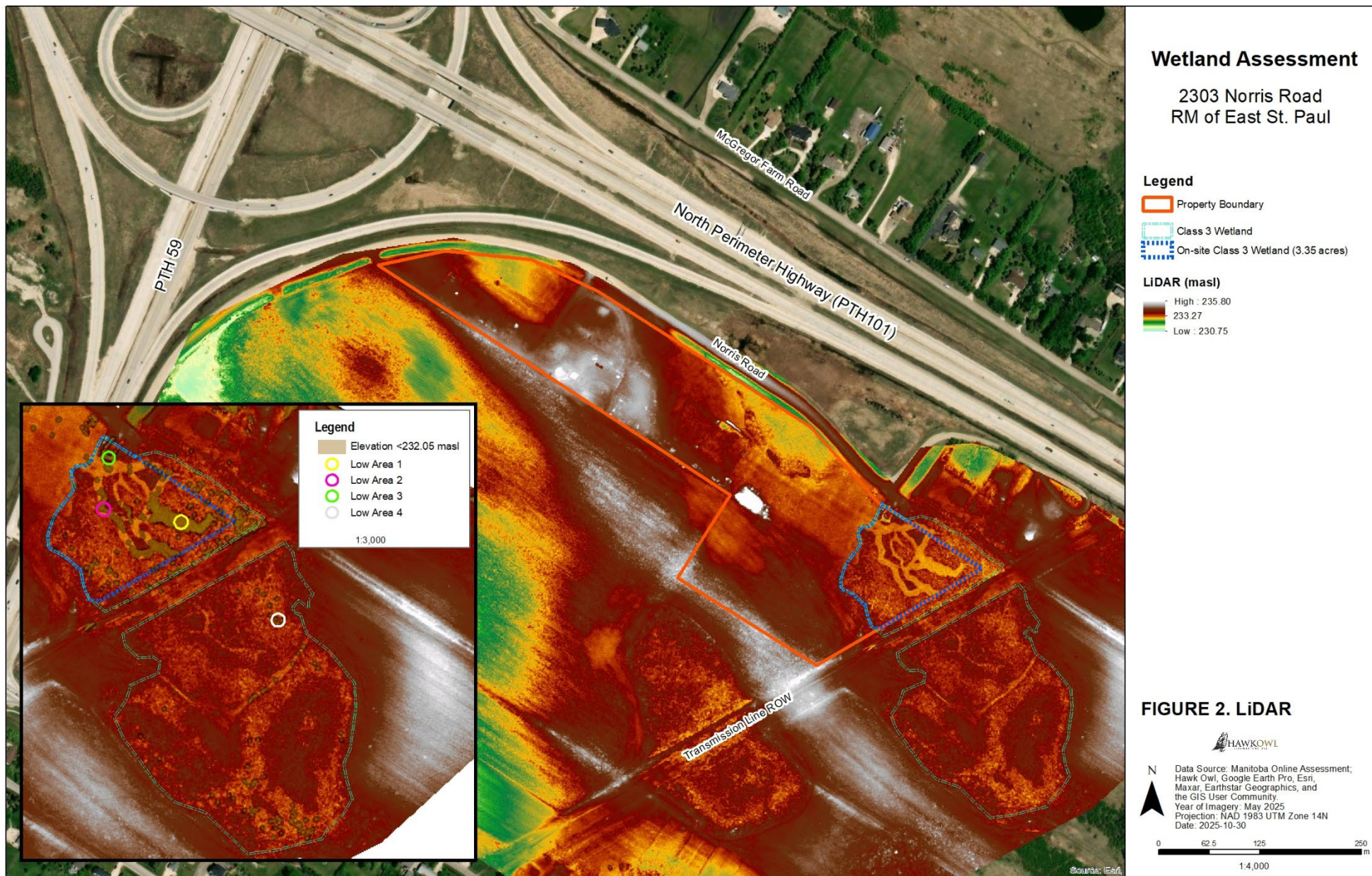
A wetland that usually holds surface water caused by melting snow, high water table or precipitation for more than three months, but not on a permanent basis. Class 4 wetlands will hold some water in years with average to above-average moisture conditions but can go dry in years with below-average moisture conditions. Class 4 wetlands typically have gleysolic soils. Class 4 wetlands frequently have marsh vegetation or submerged aquatic vegetation such as cattails, bulrushes, and pond weeds in the central area of the wetland.

Class 5: Permanent Wetlands

A wetland that holds surface water caused by melting snow, high water table or precipitation permanently in years with average moisture conditions. Class 5 wetlands may go dry in years with well below-average moisture conditions. Class 5 wetlands typically have gleysolic soils. Class 5 wetlands have permanent open water in the central area that is generally free of emergent vegetation. Submerged plants may be present in the deepest part of the wetland with emergent plants on the edges of the wetland.

Appendix B: Site Maps







Wetland Assessment

2303 Norris Road
RM of East St. Paul

Legend

- Property Boundary
- On-site Class 3 Wetland (3.35 acres)
- Class 3 Wetland

FIGURE 3. Wetlands



N
Data Source: Manitoba Online Assessment;
Hawk Owl, Google Earth Pro, Esri,
Maxar, Earthstar Geographics, and
the GIS User Community.
Year of Imagery: May 2025
Projection: NAD 1983 UTM Zone 14N
Date: 2025-10-30



Appendix C: Site Photos



Photo 1. The Class 3 wetland, looking east at towards the transmission line. Cat-tail dominated vegetation foreground, with willow dominated vegetation in the background. Cat-tails are not located in the center of the wetland, a character of a Class 4 wetland.



Photo 2. Wetland vegetation under the canopy of willow includes Arrow-leaved Coltsfoot, Northern Beaked Sedge, Fowl Bluegrass, Devil's Beggarticks, and Hooded Skullcap.



Photo 3. Wetland mosses (*Drepanocladus* sp) underlie the cat-tails and woody vegetation (willows).



Photo 4: An area of cat-tails interspersed with Willows.



Photo 5. Facing southeast towards the transmission line, a mowed grassy area (foreground), and in the background the Class 3 wetland (left) and adjacent agriculture cropland (right). Wetland vegetation is detailed in Photo 6 below.



Photo 6. Facing east into the edge of the Class 3 wetland pictured in Photo 5, showing a mix of upland and wetland plant species, including Trembling Aspen, cat-tails, and willows.



Photo 7. The west side of the property facing west, maintained lawns and individual trees and shrubs.



Photo 8. Facing northwest along Norris Road, the maintained vegetation located between a grove of trees and willows and the drainage ditch.



Photo 9. Looking northwest at the ground cover with cat-tails, sedges and other wetland vegetation. This area was once agriculture crop/hayland before changes to the site's drainage was made. The extent of the on-site wetland is based on the former extent of crop/hayland before the pipeline was installed and the PTH 59 and 101 cloverleaf was developed in the late 1970's.



Photo 10. Facing northeast, idle field of predominantly grass and sedge vegetation with sporadic willows, and would have typically been part of the transitional (mixed) vegetation surrounding the wetland. Based on the extent of former agriculture activities in this location, this area was not included as part of the Class 3 wetland.



Photo 11. Looking west at a grove of Trembling Aspen and willows.

Appendix D: Plant List and Wetland Indicators

Plants recorded in during field surveys are listed by growth form then alphabetical order, with MB CDC conservation status subnational (S#) rank. Shaded blue rows indicate Class 4 wetland vegetation, as per Stewart and Kantrud (1971). The wetland indicator refers to the Stuart and Kantrud (1971) wetland Class/ Zone, and the USDA wetland indicators for the Great Plains and Northcentral & Northeast for obligate and facultative wetland plants and defined as follows:

OBL	Obligate wetland, almost always (99%+) occurs in wetlands
FACW	Facultative wetland, usually (67-99%) occurs in wetlands, sometimes non-wetlands
FAC	Facultative, more or less equally (34-67%) likely to occur in wetlands and non-wetlands
FACU	Facultative upland, usually (67-99%) occurs in non-wetlands, sometimes wetlands
UPL	Upland, almost always (99%+) occurs in non-wetlands
-	Species not included (Stewart and Kantrud) or assessed (USDA)

Plants recorded in the field survey are listed by growth form (narrow-leaved grasses, sedges and bullrush; broad-leaved forbs, and woody plants) then alphabetical order. The S rank is the MB Conservation Data Centre conservation status subnational (S#) rank. Below species are generally ranked Secure (S5), Apparently Secure (S4) and intermediaries. A rank of SNA indicates a species that is not native to Manitoba.

Family	Scientific Name	Common Name	S Rank	Wetland Status (1971; GP/NCNE)
Monocots- Grasses, Sedges, Bulrushes				
Poaceae	<i>Agrostis scabra</i>	Rough Bentgrass	S5	-; FAC
Poaceae	<i>Bromus inermis</i>	Smooth Brome	SNA	-; UPL
Poaceae	<i>Calamagrostis stricta</i>	Northern Reedgrass	S5	Class 2; FACW
Cyperaceae	<i>Carex aquatilis</i>	Water Sedge	S5	Class 7; OBL
Cyperaceae	<i>Carex pellita</i>	Woolly Sedge	S5	Class 2; OBL
Cyperaceae	<i>Carex utriculata</i>	Northern Beaked Sedge	S5	Class 7; OBL
Juncaceae	<i>Juncus arcticus</i> var. <i>balticus</i>	Baltic Rush	S5	Class 2; FACW/OBL
Poaceae	<i>Phalaris arundinacea</i>	Reed Canarygrass	S5	Class 3; FACW
Poaceae	<i>Phleum pratense</i>	Meadow Timothy	SNA	-; FACU
Monocots- Grasses, Sedges, Bulrushes				
Poaceae	<i>Phragmites australis</i>	Common Reedgrass	S5	Class 7; FACW
Poaceae	<i>Poa palustris</i>	Fowl Bluegrass	S5	Class 2; FACW

Family	Scientific Name	Common Name	S Rank	Wetland Status (1971; GP/NCNE)
Poaceae	<i>Poa pratensis</i>	Kentucky Bluegrass	S5	Class 1; FACU
Cyperaceae	<i>Scirpus atrocinctus</i>	Black-girdled Bulrush	S4	Class 4; OBL
Typhaceae	<i>Typha spp.</i>	Cat-tail	-	Class 4; OBL
Dicots- Herbaceous forbs				
Asteraceae	<i>Achillea millefolium</i>	Common Yarrow	SNA	-; FACU
Asteraceae	<i>Artemisia absinthium</i>	Absinthe Wormwood	SNA	-; -
Asteraceae	<i>Artemisia campestris</i>	Field Wormwood	S4S5	-; UPL
Asteraceae	<i>Bidens frondosa</i>	Devil's Beggarticks	S4	Class 2; FACW
Asteraceae	<i>Cirsium arvense</i>	Canada Thistle	SNA	Class 2; FACU
Onagraceae	<i>Epilobium ciliatum</i>	Hairy Willow-herb	S5	Class 2; FACW
Onagraceae	<i>Epilobium palustre</i>	Marsh Willowherb	S5	-; OBL
Asteraceae	<i>Erigeron canadensis</i>	Canada Horseweed	S5	Class 1; -
Rubiaceae	<i>Galium labradoricum</i>	Ladie's Bedstraw	S4S5	-; OBL
Rosaceae	<i>Geum macrophyllum</i>	Large-leaved Avens	S4S5	-; FACW
Fabaceae	<i>Lathyrus palustris</i>	Marsh Vetchling	S5	-; FACW
Lamiaceae	<i>Lycopus americanus</i>	Water Hore-hound	S5	Class 2; OBL
Lamiaceae	<i>Lycopus asper</i>	Western Water-horehound	S4	Class 2; OBL
Fabaceae	<i>Melilotus albus</i>	White Sweet Clover	SNA	-; FACU
Fabaceae	<i>Melilotus officinalis</i>	Yellow Sweet Clover	SNA	-; FACU
Lamiaceae	<i>Mentha canadensis</i>	Canada Mint	S5	Class 2; FACW
Polygonaceae	<i>Persicaria amphibia</i>	Water Smartweed	S5	Class 3; OBL
Asteraceae	<i>Petasites frigidus</i> var. <i>sagittatus</i>	Arrow-leaved Colt's-foot	S5	Class 3; FAC/FACW
Dicots- Herbaceous forbs				
Plantaginaceae	<i>Plantago major</i>	Common Plantain	SNA	Class 2; FAC/FACU
Rosaceae	<i>Potentilla anserina</i>	Silverweed	S5	Class 2; FACW

Family	Scientific Name	Common Name	S Rank	Wetland Status (1971; GP/NCNE)
Rosaceae	<i>Potentilla norvegica</i>	Rough Cinquefoil	S5	Class 2; FAC
Polygonaceae	<i>Rumex stenophyllus</i>	Narrow-leaved Dock	SNA	-; FACW
Lamiaceae	<i>Scutellaria galericulata</i>	Hooded Skullcap	S5	Class 7; OBL
Apiaceae	<i>Sium suave</i>	Water-parsnip	S5	Class 3; OBL
Solanaceae	<i>Solanum dulcamara</i>	Bittersweet	SNA	-; FACU
Asteraceae	<i>Sonchus arvensis</i>	Field Sow-thistle	SNA	Class 2; FAC/FACU
Asteraceae	<i>Sonchus asper</i>	Prickly Sow-thistle	SNA	-; FAC/FACU
Asteraceae	<i>Symphyotrichum ericoides</i>	White Heath Aster	S4	Class 1; FACU
Asteraceae	<i>Symphyotrichum lanceolatum</i>	Lance-leaved Aster	S4S5	Class 2; FACW/FACU
Asteraceae	<i>Taraxacum officinale</i>	Common Dandelion	SNA	Class 1; FACU
Fabaceae	<i>Trifolium hybridum</i>	Alsike Clover	SNA	-; FACU
Asteraceae	<i>Tripleurospermum inodorum</i>	Scentless Chamomile	SNA	-; -
Fabaceae	<i>Vicia americana</i>	American Purple Vetch	S5	-; FACU
Fabaceae	<i>Vicia cracca</i>	Tufted Vetch	SNA	-; -
Trees and Shrubs				
Cornaceae	<i>Cornus sericea</i>	Red-osier Dogwood	S5	-; FACW
Vitaceae	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	SNA	-; FACU
Salicaceae	<i>Populus tremuloides</i>	Trembling Aspen	S5	-; FAC/FACU
Rosaceae	<i>Rosa acicularis</i>	Prickly Rose	S5	-; FACU
Salicaceae	<i>Salix interior</i>	Sandbar Willow	S5	Class 7; FACW
Non-Vascular				
Amblystegiaceae	<i>Drepanocladus aduncus</i>	Drepanocladus moss	S5	Class 4; Not listed

Appendix E: Historical Imagery















WETLAND ASSESSMENT

2303 Norris Road
RM of East St Paul

Legend

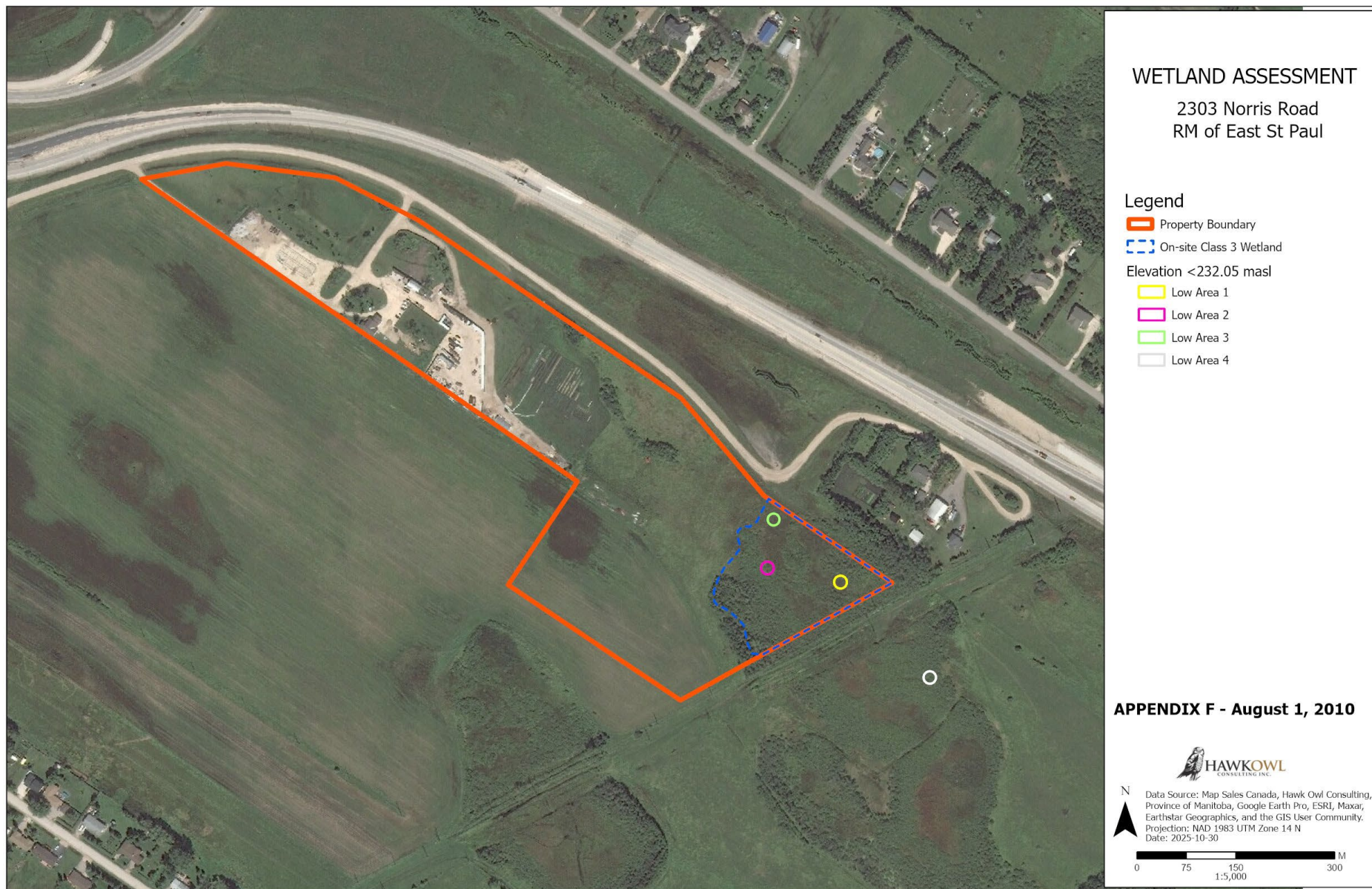
- Property Boundary
- On-site Class 3 Wetland
- Elevation <232.05 masl
- Low Area 1
- Low Area 2
- Low Area 3
- Low Area 4

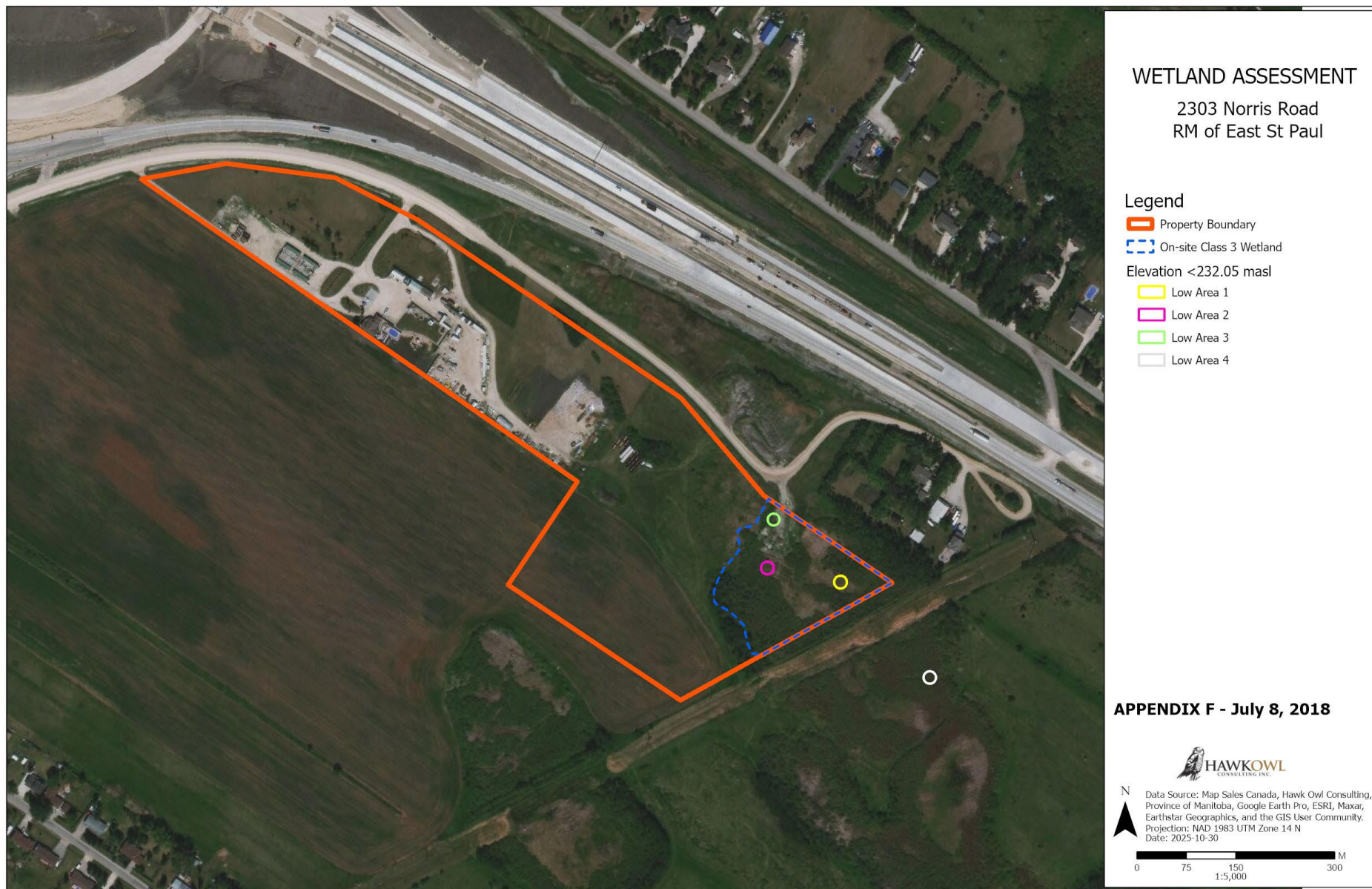
APPENDIX F - June 5, 2004



N
Data Source: Map Sales Canada, Hawk Owl Consulting,
Province of Manitoba, Google Earth Pro, ESRI, Maxar,
Earthstar Geographics, and the GIS User Community.
Projection: NAD 1983 UTM Zone 14 N
Date: 2025-10-30













RE: East St Paul Zoning By-law Amendment No. 2026-05

From +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>

Date Fri 10/2/2026 12:16 PM

To Joseph Westfall <Joseph@rrpd.ca>

Cc +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>

Good afternoon Joseph,

I have reviewed the Rural Municipality of East St. Paul By-law No. 2026-05 on behalf of the Community Planning Services branch of Manitoba Municipal and Northern Relations. By-law No. 2026-05 proposes to rezone the land held under CT 1802411/1 (Roll 101500) from "RR5" Rural Residential Zone, "DR" Development Reserve Zone and "LCR" Limited Commercial/Residual Mixed Use Zone to "RR2" Rural Residential Zone. This rezoning is becoming pursued in support of File No. S26-3135, which seeks to subdivide the land into six residential lots and one public road.

The land subject to rezoning is designated 'General Development' pursuant to the Red River Planning District Development Plan By-law No. 272/19. This designation primarily supports residential uses, including ones that are on lots that can accommodate onsite wastewater disposal. The "RR-2" Rural Residential Zone provides for "*single housing development of a permanent nature, generally without the provision of the full range of urban utility services*". By-law No. 2026-05 appears to be generally consistent with the General Development designation of the Red River Planning District Development Plan and therefore Community Planning Services has no concerns.

Thank you for the opportunity to comment.

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

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

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From: Joseph Westfall <Joseph@rrpd.ca>

Sent: August 20, 2026 1:00 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Cara Nichols

<planning@eaststpaul.com>; CDraper@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M.

<gimli@rmgimli.com>

Cc: Santan Singh <santan@rrpd.ca>

Subject: East St Paul Zoning By-law Amendment No. 2026-05

Hello,

On August 18th, 2026, the RM of East St Paul Council gave First Reading to Zoning By-law Amendment **BL 2026-05**.

The Zoning By-law Amendment proposes to amend the RM of East St Paul Zoning By-law 2009-04 by re-zoning the subject property at 2303 Norris Road from RR5 Rural Residential, DR Development Reserve and LCR Limited Commercial/Residential Mixed use to RR2 Rural Residential.

Attached to this email are the copies of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for October 27th (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 **October 5th , 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,



Joseph Westfall
Community Planner
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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RE: East St Paul Zoning By-law Amendment No. 2026-05

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

Date Tue 9/1/2026 8:56 AM

To Joseph Westfall <Joseph@rrpd.ca>

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

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

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

Rick Pemkowski CD

Water Resource Officer

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

From: Joseph Westfall <Joseph@rrpd.ca>

Sent: August 20, 2026 1:00 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Cara Nichols <planning@eaststpaul.com>; CDraپر@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Santan Singh <santan@rrpd.ca>

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

Thank you,



Joseph Westfall
Community Planner
Red River Planning District

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

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

www.redriverplanning.com

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DATE: 2026-09-23

TO: Joseph Westfall
Community Planner
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: Historic Resources Branch
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB R3B 1N3

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

SUBJECT: File: Zoning By-law Amendment No.2026-05
AAS File: AAS-26-26180 (AAS-26-26179)
Zoning By-law Amendment Application for subject property
Located at 2303 Norris Road in the RM of East St. Paul

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed; therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of [the Heritage Resources Act](#) (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

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

Historic Resources Branch
Archaeological Assessment Services Unit

FW: By-law 2026-05 (RM of East St Paul) - Email to Planning - Hydro File #2026-1982

From Calvin So <calvin@rrpd.ca>
Date Fri 9/11/2026 3:57 PM
To Joseph Westfall <Joseph@rrpd.ca>



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

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

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

www.redriverplanning.com

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

Please note I will be out of office from September 19th to October 12th, returning on October 13th.

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From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: Friday, September 11, 2026 3:45 PM
To: Red River Planning District <info@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>
Cc: +SEL1081 - Selkirk CRP <selkirkcrp@gov.mb.ca>; PROPERTY ACQUISITION <propertyacquisition@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>
Subject: By-law 2026-05 (RM of East St Paul) - Email to Planning - Hydro File #2026-1982



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

RE: Application(s) **By-law 2026-05 (RM of East St Paul)**

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

1. Manitoba Hydro and Centra Gas Manitoba Inc. have no concerns with the Zoning By-Law amendment.

2. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas Manitoba Inc. to review the file to determine if our concerns remain the same.
3. If there are existing Manitoba Hydro and/or Centra Gas easements on the titles, any building and/or construction affecting our easements will require approval prior to work beginning and can be applied for through SecondaryLandUse@hydro.mb.ca.
4. Visit Click Before You Dig <http://clickbeforeyoudigmb.com/> in advance of any excavating.
5. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed will be at the expense of the developer and/or customer.
6. Future electrical and or gas service can be obtained by submitting the online form on the [Manitoba Hydro](#) website.

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

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



RE: East St Paul Zoning By-law Amendment No. 2026-05

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

Date Fri 9/18/2026 4:08 PM

To Joseph Westfall <Joseph@rrpd.ca>

Good afternoon,

The Lands Branch has reviewed the East St Paul Zoning By-law Amendment No. 2026-05 and has no comments.

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



Natural Resources and Indigenous Futures

From: Joseph Westfall <Joseph@rrpd.ca>

Sent: August 20, 2026 1:00 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Cara Nichols <planning@eaststpaul.com>; CDrapeer@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Santan Singh <santan@rrpd.ca>

Subject: East St Paul Zoning By-law Amendment No. 2026-05

Hello,

On August 18th, 2026, the RM of East St Paul Council gave First Reading to Zoning By-law Amendment **BL 2026-05**.

The Zoning By-law Amendment proposes to amend the RM of East St Paul Zoning By-law 2009-04 by re-zoning the subject property at 2303 Norris Road from RR5 Rural Residential, DR Development Reserve and LCR Limited Commercial/Residential Mixed use to RR2 Rural Residential.

Attached to this email are the copies of the First Reading Report, First Reading Council resolution, and the Zoning By-law Amendment By-law.

A Public Hearing with the municipal Council is tentatively planned for October 27th (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 **October 5th , 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,



Joseph Westfall
Community Planner
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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RE: East St Paul Zoning By-law Amendment No. 2026-05

From Erb, Michelle <Michelle.Erb@gov.mb.ca>

Date Mon 9/14/2026 3:04 PM

To Joseph Westfall <Joseph@rrpd.ca>

Cc +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>;
+WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>

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

Hi Joseph,

I have reviewed this proposed Zoning By-law Amendment No. 2026-05 for the RM of East St. Paul on behalf of Manitoba Agriculture. The subject lands are designated General Development pursuant to the Red River Planning District Development Plan By-law 272/19. The RR2 – Rural Residential Zoning District is generally consistent with the intent for this land use designation and therefore we have no concerns with this re-zoning from an agricultural perspective.

Regards,

Michelle Erb

Michelle Erb, M.Sc., P.Ag.

Agricultural Planning Specialist

Sustainable Land Management

Michelle.Erb@gov.mb.ca

T: 204-794-1804

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From: Joseph Westfall <Joseph@rrpd.ca>

Sent: August 20, 2026 1:00 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Cara Nichols <planning@eaststpaul.com>; CDraپر@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>

Cc: Santan Singh <santan@rrpd.ca>

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

Thank you,



Joseph Westfall
Community Planner
Red River Planning District

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

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

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RE: East St Paul Zoning By-law Amendment No. 2026-05

From +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>
Date Thu 8/20/2026 2:42 PM
To Joseph Westfall <Joseph@rrpd.ca>
Cc +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>

Hello Joesph,

We have no concerns with this file.
Thanks,

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

From: Joseph Westfall <Joseph@rrpd.ca>
Sent: Thursday, August 20, 2026 13:00
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; regionalplanning@winnipeg.ca; Pam Elias <edo@weststpaul.com>; Sue <sue@rmofstclements.com>; Kayla Kozoway <kayla@rmofstclements.com>; info@sipd.ca; eblackie@cityofselkirk.com; Gimli, R.M. <gimli@rmgimli.com>; eipd@eipd.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Cara Nichols <planning@eaststpaul.com>; CDraپر@rmofspringfield.ca; cao@rmofbrokenhead.ca; Gimli, R.M. <gimli@rmgimli.com>
Cc: Santan Singh <santan@rrpd.ca>
Subject: East St Paul Zoning By-law Amendment No. 2026-05

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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

August 24, 2026

Via email: joseph@rrpd.ca

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

RE: Zoning By-law Amendment By-law 2026-05

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

Our office has reviewed the proposed Zoning By-law Amendment By-law 2026-05, being considered on October 27th, 2026, and would like to advise that we have no concerns.

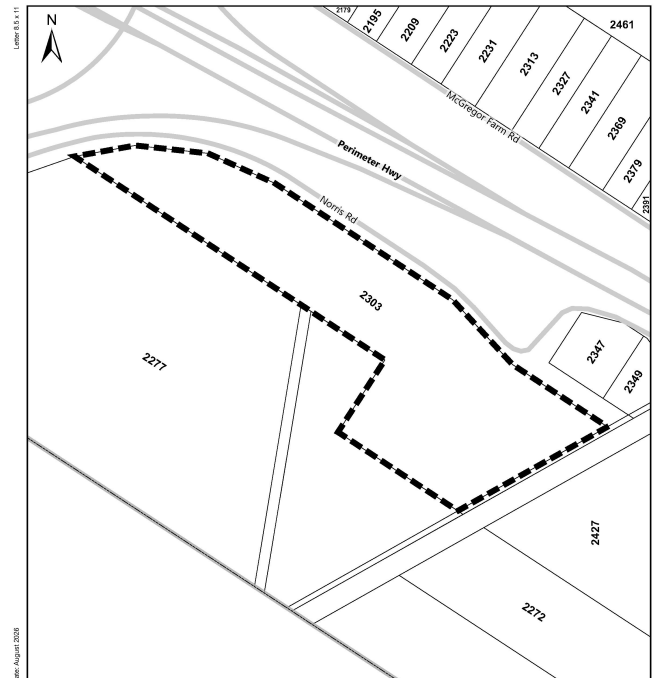
Dan Doucet, C.E.T., C.C.B.O.
Director of Planning and Development
Development Officer

Cc: Colleen Draper, CAO (Springfield)

Subdivision S26-3135

Date Prepared: October 13, 2026

Address:	2303 Norris Road, East St Paul
Legal Description:	ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF POWER TRANSMISSION LINE PLAN 2794 WLTO EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID LANDS, WITH THE RIGHT TO WORK THE SAME AND EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO AND 34426 WLTO
Roll Number(s):	101500
Zoning:	"RR5" Rural Residential Zone, "DR" Development Reserve and "LCR" Limited Commercial/Residential Mixed Use Zone
Development Plan:	"GD" General Development
Report Prepared by:	Joseph Westfall, Community Planner



RM of East St. Paul

 Subject Property
 East St. Paul Boundary Roads
 Highway Control Zones

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.



PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

The applicant is seeking to subdivide the subject land into six (6) residential lots and one (1) right-of-way parcel. Proposed Lot 6 will be retained by the applicant for the foreseeable future, with Proposed Lots 1-5 to be developed over time.

The proposal is generally consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for General Development designation. The Red River Planning District recommends that the application **be approved with conditions**.

RECOMMENDATION – APPROVE WITH CONDITIONS

1.0 PROPOSAL:

The subject property consists of one 27.72 acre property on title CT 1802411/1. The applicant is seeking to subdivide the subject land into five (5) additional lots for a total of six (6) development lots and a proposed Right of Way. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject property consists of one 27.72 acre property on title CT 1802411/1.

The subject property and surrounding lands are designated *General Development* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is Zoned as follows:

- To the North – the property abuts Norris Road, and beyond that is the Perimeter Highway
- To the South – Properties Zoned “RR5” Rural Residential and “DR” Development Reserve. The land is mostly agricultural / vacant.
- To the East – the property abuts Norris Road, and beyond that is the Perimeter Highway
- To the West – Properties Zoned “RR5” Rural Residential and “LCR” Limited Commercial/Residential Mixed Use. The land is currently mostly vacant.

3.0 DEVELOPMENT PLAN (BY-LAW 272/19):

Land Use Designation: General Development

The purpose of the General Development designation is to guide development in a manner consistent with the objectives and policies of the Development Plan. Applicable Subdivision Objectives/Policies for Consideration are listed as follows:

Objectives

- 4.6.a** *To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal*

services.

- 4.6.b** *To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.*
- 4.6.c** *To ensure that uses located within general development areas do not adversely affect adjacent uses.*
- 4.6.d** *To promote mixed use nodal development along major transportation corridors that support public transit services.*
- 4.6.e** *To direct growth of General Development areas to one side of provincial trunk highways and provincial roads where possible to limit cross highway traffic and protect the integrity of the transportation system.*

Policies

- 4.6.2** *Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.*
- 4.6.3** *Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.*
- 4.6.4** *The growth of General Development areas bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of the transportation system.*
- 4.6.9** *Home based businesses may be allowed in General Development areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.*
- 4.6.14** *In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:*
 - 4.6.14.1** *There is sufficient demand for the proposed development.*
 - 4.6.14.2** *The proposal is not wasteful of land.*
 - 4.6.14.3** *The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.*
 - 4.6.14.4** *The proposed development will have direct frontage and legal access onto a developed all-weather public road.*
 - 4.6.14.5** *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.*
 - 4.6.14.6** *The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.*
 - 4.6.14.7** *That the proposed development can accommodate local and municipal services*

(e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.

4.6.14.8 *The proposed development will have adequate surface water drainage.*

4.6.14.9 *The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.*

The proposed subdivision application appears to meet the general intent of the RRPD Development Plan. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

4.0 ZONING BY-LAW (BY-LAW NO. 2009-04):

The subject property is to be rezoned to “RR2” Rural Residential Zone, as per the R.M of East St Paul Zoning By-law. The Rural Residential Zone has a minimum site area requirement of 2 acres and a minimum site width requirement of 150 ft.

Zone: RR2 Rural Residential (Proposed)			
	Required	Proposed	Note
Proposed Lot 1	Area: 2 acres Width: 150 feet	Area: 4.07 acres Width: 436.15 feet	In compliance
Proposed Lot 2		Area: 3.22 acres Width: 292.02	In compliance
Proposed Lot 3		Area: 3.42 acres Width: 204.06 feet	In compliance
Proposed Lot 4		Area: 3.62 acres Width: 200.69 feet	In compliance
Proposed Lot 5		Area: 2 acres Width: 217.08 feet	In compliance
Proposed Lot 6		Area: 10.4 acres Width: 142.5 feet	Variance Required
Proposed R.O.W.	N/A	Area: 0.91 acres Width: 98.43 feet	

If the Council wishes to approve the subdivision, variance approval will be required to bring Proposed Lot 6 into compliance.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services
- Proposed: Septic Field and Holding Tank - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
Drinking Water
- Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards

Road Standards - Proposed: Existing / new - Required: Municipality / Province is authority responsible for roadway
Drainage - Proposed: Natural / ditches - Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

Note: Comments are paraphrased. Original copy of comments are attached in the appendix.

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	<i>No comments received as of October 13, 2026</i>
MB Agriculture (Sustainable Agriculture Branch)	No comments
MB Transportation and Infrastructure (Highway Design Branch)	No objection. A Condition of approval was included, which can be seen in full in the appendix.
MB Environment and Climate Change (Environmental Compliance and Enforcement Branch)	No comments or concerns
Winnipeg Land Titles Office (Teranet Manitoba)	A Plan of Subdivision as proposed is required.
MB Environment and Climate Change (Drainage and Water Rights Licensing Branch)	A License to Construct Water Control Works is required with works associated with the subdivision development. A Technical Drainage plan must be provided with the application.
MB Transportation and Infrastructure (Hydrologic Forecasting & Water Management Branch)	No concerns
MB Municipal & Northern Relations (Community Planning Services Branch)	

UTILITIES

MB Hydro and Centra Gas	Requires easements
BellMTS	Requires easements. (see appendix for full comments)
Rogers Communications	Will require blanket easements.

OTHER AGENCIES

School Division	
Canada Post	

7.0 DECISION MAKING CRITERIA AND OPTIONS:

The Planning Act (Section 123) states that a subdivision must not be approved unless it meets the following criteria:

- (a) The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and
- (b) The proposed subdivision conforms with
 - i. The development plan by-law and zoning by-law,
 - ii. Any secondary plan, and
 - iii. The regulations under section 146.

Under Section 125(1) of *The Planning Act*, 'where the council of a municipality receives an application pursuant to Section 124(2), it shall, after considering the application, by resolution:

- (a) reject or refuse to approve the application for subdivision; or
- (b) approve the application for subdivision, with or without conditions as set out in Section 135.

8.0 ANALYSIS:

This property is apart of a concurrent re-zoning application, which will see the subject property re-zoned from RR5, LCR and DR to "RR2" Rural Residential.

The subject property is currently being used as a residential property and as the staging area for a demolition business run by the property owners. In the letter of intent, the applicant stated that the "*Activities occurring on-site are limited primarily to administrative functions, scheduling, coordination, storage of equipment, storage of vehicles, and occasional pick-up and drop-off activities associated with work undertaken elsewhere*". The business is proposed to continue to operate after this subdivision. Ongoing use at Proposed Lot 6 would need to be addressed per

the letter of intents description of 'home based business'.

There are several variances that will be required as a condition of approval. On August 12, 2026 the applicant offered to facilitate a site visit for additional context of the site. The date of September 4, 2026 was chosen. However, the site visit did not occur to date, as there was no confirmation on a new date after the original date was no longer viable for the applicant. From RRPD analysis and discussion with the applicant, the subject property will require several variances as condition of approval, which are as follows:

- Proposed Lot 6 will require a variance as a condition of approval for Site Width.
- There is an existing Lean-to that will require a variance for side yard setback.
- There are currently a mixture of structures that are accessory to both the dwelling and the business on the property. The combined square footage of the accessory structures is above the maximum allowed in the proposed RR2 Zone. The accessory structures will require a variance as a condition of approval.
- There is currently accessory structures that are situated in front of the Principal building which will require a variance to be brought into compliance.
- The applicant stated in their letter of intent that the business is considered a home occupation. RRPD was offered a site visit to do further analysis of the property and the required variances. Variances to the Home Occupation section of the zoning by-law will be required to bring the business into compliance. This is due to the letter of intent and communication with the applicant, which identified the scale of operation. This includes but is not limited to the inclusion of outdoor storage, and the number of employees that access the site.

Included with the application, the applicant provided a Wetland Assessment Report. This report found that 3.35 acres are considered to be Class 3 Seasonal wetlands (pg. 2).

There was a previous subdivision application for the subject property in 2011 (4121-11-5111), prior to East St Paul joining the Red River Planning District.

Manitoba Drainage commented that the work associated with this proposal will require a license to construct water Control Works will be required to be submitted with this application.

The subject property currently has three access points to Norris Road. Apart from this subdivision, there would need to be additional road access, all to Norris Road.

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **Be Approved Subject to Conditions.**

9.0 RECOMMENDED CONDITIONS:

Should Council wish to approve the application our office would recommend the following conditions:

1. Applicant / owner submits confirmation in writing from [the Chief Administrative Officer

of] the municipality that: a. taxes

- a. 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 development agreement with the RM has been entered into to address items including, but not necessarily limited to, if required:
 - i. the use of land and any existing or proposed building;
 - ii. fencing and landscaping;
 - iii. construction or maintenance – at the applicant's expense or partly at the applicant's expense – of works, including but not limited to, sewer and water, waste removal, drainage, and access;
 - iv. a drainage study / plan
2. The applicant is required to provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Nicole can be reached by calling 204-770-4929 or by email at Nicole.Fleury@gov.mb.ca. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to the highway drainage system directly associated with this proposed development will be the responsibility of the developer.
 3. Applicant/owner submits written confirmation from Rogers that easements have been entered. The easement acquisition will be through a joint application with MB Hydro. Please contact Dennis Manuel E: dennis.manuel@rci.rogers.com P: 204-594-7943
 4. Applicant/Owner submits written confirmation from Bell MTS that a Right of Way ("Agreement") has been entered into with Bell MTS for future telecommunication facilities. 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
 5. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) ("Agreements") with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if their easement requirements remain the same.
 6. Applicant/Owner obtains all planning requirements (conditional use, variance) and permits.
 7. That Zoning By-law amendment BL 2026-05 receives Third Reading.

REQUIREMENTS

- A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed SAM is required. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys: one (1) original mylar, two (2) mylar copies and three (3) paper prints. If you

have concerns with these requirements, please contact the District Registrar in the Winnipeg Land Titles Office.

- B. The Red River Planning District requires that the surveyor's drawing includes lot area and site width calculations, and confirmation that Crown land is not involved in the proposal.
- C. The Red River Planning District requires that the applicant provide a geo-referenced (UTM 14 NAD 83), digital plan of subdivision.
- D. The Red River Planning District requires that the applicant / owner submits a lot fee payable for each additional parcel or lot resulting from the approval of the subdivision as per the Fee Schedule at the time of Certificate of Approval issuance.

cc: Applicant, RM of East St Paul

APPENDIX A – RRPD LOCATION MAPS
APPENDIX B – SUBDIVISION APPLICATION MAP
APPENDIX C – APPLICANT PROVIDED INFO
APPENDIX D – CIRCULATION COMMENTS

Project

Residential Subdivision with RR2 Zoning Amendment 2303 Norris Road, R.M. of East St. Paul

Purpose

Gina and Sheldon Pitz ("Owners") have retained Barnes & Duncan to prepare a subdivision application and zoning by-law amendment affecting the lands legally described under Certificate of Title No. 1802411/1 and municipally known as 2303 Norris Road, RM of East St. Paul.

The application proposes:

- Creation of five new rural residential lots;
- Dedication of a future public road right-of-way between Proposed Lots 4 and 5; and
- Rezoning of the subject lands to Rural Residential Zone 2 (RR2).

The purpose of the application is to facilitate orderly long-term residential development of the property while establishing a consistent zoning framework that reflects the intended future use of the lands.

Consulting Team Contact Information

Barnes and Duncan Surveying, Engineering & Planning

6 Donald Street, Winnipeg, Manitoba R3L 0K6

W: www.barnesduncan.com

Jennifer Lim RPP Director of Planning

E: JENNIFERL@BARNESDUNCAN.COM

P: (204) 284-5999 ext. 2024

Jesse Carels MLS

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CLIENT CONTACT INFORMATION

Gina and Sheldon Pitz

2303 Norris Rd., East St. Paul, Manitoba

R2E 0K6

P: 204-298-7639

E: GINAPITZ@GMAIL.COM

Schedule of Attachments

<i>Schedule No.</i>	<i>Description</i>
1	Copy of Current Title
2	Surveyor's Drawing (Subdivision Application Map / Zoning Amendment Map)
3	Wetland Assessment Report

Description

- **Application Type:** Residential Subdivision and Zoning By-law Amendment (to RR2)
- **Location:** 2303 Norris Road, Rural Municipality of East St. Paul, Manitoba
- **Legal Description:** ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF POWER TRANSMISSION LINE PLAN 2794 WLTO EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID LANDS, WITH THE RIGHT TO WORK THE SAME AND EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO AND 34426 WLTO
- **Site Area:** Approximately 27.72 acres (11.22 hectares)
- **Existing Use:** Existing Use: Single-family dwelling, accessory buildings, long-established home-based business associated with off-site demolition activities, storage buildings, and natural vegetation.
- **Topography:** Generally flat with gentle slopes; includes vegetated areas and a Class 3 wetland (to be developed)
- **Adjacent Land Uses:**
 - **North:** Perimeter Highway (PTH 101) and residential lots along McGregor Farm Road
 - **East:** Power transmission line, rural residential properties, limited commercial uses
 - **South:** Remnant agricultural land, federal reserve, rural residential lands
 - **West:** Lagimodiere Blvd (PTH 59), development reserve lands, remnant agricultural uses
- **Current Zoning:** Split-zoned Development Reserve (DR), Limited Commercial/Residential Mixed Use (LCR), and Rural Residential Zone 5 (RR5)
- **Proposed Development:** Subdivision into five (5) new single-family residential lots, each ≥ 2 acres (0.81 hectares); future road dedication contemplated (30m wide undeveloped RoW) between Proposed Lots 4 and 5.
- **Zoning Amendment:** Rezoning the entire Subject Property to Rural Residential Zone 2 (RR2).
- **Servicing:** Private on-site water and wastewater systems, consistent with RM and provincial standards
- **Access:** Direct frontage and legal access onto Norris Road, a developed all-weather municipal road.

The Subject Property is also known as 2303 Norris Road and legally described under Certificate of Title No. 1802411/1 from the Winnipeg Land Titles Office. The Subject property covers approximately 27.72 acres or 11.22 hectares, according to provincial assessment records. The site currently contains a single-family dwelling with three (3) approaches. One approach is actively used, another is gated and provides secondary access to the residence, and the third provides access to the portion of the property shown under this development application as Proposed Lots 1 and 2. The property is also developed with accessory buildings, contains a long-established home-based business associated with off-site demolition activities, and has large areas of natural vegetation.

The topography is generally flat with some gentle slopes. Any natural drainage to/from the north and/or east of the Subject property was severed with the development and re-development of major transportation corridors over the past 50-years.

Surrounding land uses include major transportation corridors such as the Perimeter Highway (PTH 101) to the north and Lagimodiere Boulevard (PTH 59) to the west.

As noted by a Certified Biologist, it is likely due to the transportation corridor development that a Class 3 wetland feature is present on the property. The accompanying Wetland Assessment Report indicates the extent of the Class 3 wetland on the Subject Property. The owner intends to remit the compensation to the Province to acquire the related license and develop the affected area as proposed. Adjacent lands include rural residential properties, limited commercial zoning, remnant agricultural lands, and a federal reserve area.

The property is currently split-zoned as Development Reserve (DR), Limited Commercial/Residential Mixed Use (LCR), and Rural Residential Zone 5 (RR5), as shown in Figure 2.

As the application proposes to subdivide the existing title into five new single-family residential lots, and as the residual lot is intended to be subdivided in future, the proposed development requires the Subject Property be amended to "RR2", which aligns with the intended residential use and lot sizes.

Each lot will have direct frontage and legal access onto Norris Road, which is a developed all-weather municipal road. Servicing for the proposed lots will be provided through private on-site water and wastewater systems. These systems will comply with rural residential standards established by the Rural Municipality of East St. Paul and regulated by the Province of Manitoba.

The subdivision application is supported by the Subdivision Application Map, which is included as Schedule 2, a copy of the current Certificate of Title as Schedule 1, and the Wetland Assessment Report as Schedule 3.

TABLE OF PROPOSED LOT SIZES AND R.O.W. DEDICATION:

Proposed Lot	Site Area (acres)	Site Width (feet)	Additional Notes
Lot 1	4.07	Over 198	Amend to "RR2"
Lot 2	3.22	198	Amend to "RR2"
Lot 3	3.42	198	Amend to "RR2"
Lot 4	3.62	198	Amend to "RR2"
R.o.W. Dedication	0.91	98.43 (30 meters)	Undeveloped right-of-way between Lots 4 & 5
Lot 5	2.00	217.08	Amend to "RR2"
Remnant Lot	10.4	More than 403.14	Amend to "RR2"



Figure 1: Online Land Use Planning Designation Mapping



Figure 2: Online Land Use Planning Zone Mapping

Existing Home-Based Business

The Subject Property contains a long-established home-based business associated with Tiger Ventures Demolition. The demolition activities themselves do not occur on the Subject Property. Activities occurring on-site are limited primarily to administrative functions, scheduling, coordination, storage of equipment, storage of vehicles, and occasional pick-up and drop-off activities associated with work undertaken elsewhere. No manufacturing, processing, dismantling, recycling, crushing, or demolition activities occur on the Subject Property.

Information provided by the owners indicates that the business has operated in substantially the same manner for many years and that no expansion of activities is proposed as part of the subdivision or rezoning applications.

Existing Site Character

The Subject Property currently contains a single-family dwelling together with a variety of accessory structures that support both the residential use of the property and the storage requirements of the long-established home-based business. An existing gazebo will be slightly relocated to adhere to setback requirements from a principal building. Once relocated, it will remain on the property for residential use.

The existing development pattern remains consistent with a large rural residential property containing numerous accessory structures and storage buildings. Business-related vehicles, equipment and materials are generally stored within buildings, and the property maintains a rural residential appearance when viewed from Norris Road.

The business does not involve demolition activities occurring on-site. Rather, the Subject Property functions primarily as a residence together with associated administrative and storage functions supporting work undertaken elsewhere.

Relationship Of The Rezoning To The Existing Use

The proposed rezoning is not intended to facilitate the expansion or intensification of business activities on the property. Rather, the rezoning serves three primary purposes:

1. To establish an appropriate zoning framework for the creation of five new rural residential lots;
2. To recognize the existing conditions present on the residual parcel through related planning applications; and
3. To support the property's long-term transition toward rural residential use.

The proposed rezoning does not introduce a new business use to the property. Existing activities are intended to continue in substantially the same form as presently occurring and the application does not contemplate increased business activity, increased intensity of use, new industrial activities, or additional commercial development.

Long-Term Transition Of The Property

The Owners have advised that the home-based business is long established and is intended to continue in its present form. At the same time, the Owners have indicated that no expansion of activities is proposed and that the property is anticipated to transition over time toward a more traditional rural residential pattern as the Owners move toward retirement when the home based business will naturally conclude and the related use on the property will wholly cease.

A 1,107 SF tarp Quonset will be removed as it straddles a proposed property boundary; it may be relocated on the residual property so that its contents do not go exposed. The creation of exterior storage is not an intended result of it's removal.

As structures become redundant or unnecessary, they may be removed or repurposed for personal accessory use. The proposed subdivision and rezoning applications establish a planning framework that supports this gradual transition while accommodating the continued residential use of the property.

Planning Rationale

The proposed residential subdivision and zoning by-law amendment for 2303 Norris Road in the Rural Municipality of East St. Paul align closely with the objectives and policies of the Red River Planning District Development Plan No. 272/19.

The proposed rezoning of the entire Subject Property to RR2 reflects the long-term intended use of the lands for rural residential purposes, rather than their current mixed-use condition. While the property currently contains a long-established home-based business associated with off-site demolition activities, no expansion of that use is proposed through the subdivision or rezoning applications. The proposed zoning framework recognizes existing conditions while supporting the property's long-term transition toward residential use.

Rezoning the lands in their entirety at this stage provides clarity regarding future land use, provides certainty regarding future land use and ensures future development of the property aligns with the municipality's long-term rural residential objectives.

Development Plan By-law Designation

The Subject Property is designated as General Development (GD), which supports orderly residential growth in areas where municipal services can be efficiently extended. The subdivision into five new single-family residential lots, each with a minimum site area of 2 acres or greater, privately serviced (not requiring municipal connection) is consistent with the Plan's vision for sustainable and compatible development that respects the rural character and optimizes infrastructure use.

The following key policies from the RRPD Development Plan provide direct support and justification for the proposed application:

General Development Designation (Section 4.6)

- **Policy 4.6.a:**

"To promote the orderly development in a manner that will not restrict growth, but rather ensure the optimization of resources and the safe and economic provision of municipal services."

The proposed subdivision supports this by enabling residential growth that can be serviced efficiently with private on-site systems, while preserving the potential for future municipal servicing.

- **Policy 4.6.b:**

"To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses."

The lot sizes and layout maintain compatibility with adjacent rural residential, agricultural, and limited commercial uses, minimizing potential land use conflicts.

- **Policy 4.6.c:**

"To ensure that uses located within general development areas do not adversely affect adjacent uses."

The proposed development respects this by maintaining appropriate buffers and lot sizes consistent with the rural character.

- **Policy 4.6.1:**

“Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized.”

The subdivision design and zoning amendment ensure that new residential lots are compatible with surrounding land uses.

- **Policy 4.6.3:**

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

While municipal piped services are not currently available, the subdivision is designed to facilitate future servicing options.

Transportation and Access (Section 3.2)

- **Policy 3.2.1:**

“All new development should have legal access to a public all-weather road of sufficient standard and capacity.”

Each proposed lot will have direct frontage and legal access onto Norris Road, a developed all-weather municipal road, satisfying this requirement.

Servicing and Infrastructure (Section 3.4)

- **Policy 3.4.8:**

“New or expanded development, including subdivisions, shall be serviced with piped municipal water services, where available. Extension of municipal services to the proposed development by the proponent may be required. Where piped municipal water service is not available, the proponent for the development proposal shall demonstrate that the proposed development will have a sufficient supply of potable water without negatively affecting the supply or quality of potable water for existing adjacent development.”

The proposed lots will be serviced with private on-site water systems consistent with this policy.

- **Policy 3.4.9:**

“New or expanded development, including subdivisions, shall be serviced with piped municipal wastewater services, where available. 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.”

The application complies by proposing private wastewater systems with consideration for future municipal connections.

Environmental Protection (Section 3.6 and 3.3)

- **Policy 3.6.5:**

“Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where rare or endangered flora and fauna have received designation and protection.”

The Wetland Assessment Report identifies a Class 3 wetland on the property. The owner intends to engage the option for compensation to the Province and thereby obtain the necessary license to develop the affected area responsibly.

- **Policy 3.3.1:**

“Development in areas which, in the opinion of the Board or Council, may be subject to physical hazards shall generally be limited to agricultural uses or open space uses. The Board or Council may permit development if the hazard is eliminated or protected against.”

-

The application addresses this by procuring a Wetland Assessment Report that confirms no Class 4 of greater Wetlands that would require such protection, thereby ensuring development occurs outside hazard-prone areas.

Summary

- The proposed subdivision and zoning amendment are consistent with the RRPD Development Plan’s General Development designation policies, promoting orderly, compatible, and sustainable residential growth.
- The application meets transportation and servicing policies by providing legal access and appropriate private servicing with future municipal service potential.
- Environmental policies are respected through wetland assessment and mitigation commitments.
- Overall, the proposal supports the RM of East St. Paul’s and RRPD’s vision for balanced rural development that protects natural features and infrastructure.

The proposed approach represents a balanced planning solution that recognizes existing conditions while directing the long-term use of the property toward compatible residential development. The application does not seek to expand commercial activity, but rather to facilitate its gradual cessation in favour of a use that is consistent with the Development Plan and surrounding land use pattern. No expansion of the existing commercial use is proposed or supported through this application.

Mitigation Measures

The proposed subdivision and zoning amendment for 2303 Norris Road include measures to minimize environmental impacts, maintain compatibility with surrounding land uses, and comply with provincial legislation and RRPD Development Plan policies. These measures address wetland protection, drainage, servicing, and site management during and after construction.

1. Wetland Mitigation

- **Class 3 Wetland Compensation:**

The Wetland Assessment Report identifies 3.35 acres of Class 3 Seasonal wetland on the Subject Property. In accordance with *The Water Rights Act* and RRPD Policy **3.6.1** and **3.6.5**, the applicant will pursue the option of remitting compensation to the Province’s Wetlands Mitigation Fund at the prescribed rate of \$12,000 per acre, totaling approximately \$40,200. This approach ensures compliance with provincial legislation, consistent with **Policy 3.6.1, 3.6.2 and 3.3.1.**

Property to Rural Residential Zone 2 (RR2), consistent with the intended long-term residential use of the lands, replacing the current split zoning of Development Reserve (DR), Limited Commercial/Residential Mixed Use (LCR), and Rural Residential Zone 5 (RR5). All lands are proposed to be rezoned to RR2.

The residual parcel currently contains a long-established home-based business associated with Tiger Ventures Demolition. Demolition activities do not occur on the property. Activities occurring on-site are limited primarily to administration, scheduling, coordination, storage of equipment, storage of vehicles, and occasional pick-up and drop-off activities associated with work undertaken elsewhere. No expansion of these activities is proposed through the rezoning or subdivision applications. The Owners have advised that the property is anticipated to transition toward a more traditional rural residential pattern over time as they move toward retirement and structures become redundant. The proposed rezoning ensures that no new commercial use is established and that the long-term use of the lands transitions to rural residential, consistent with municipal policy.

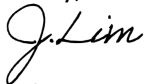
Each lot will have direct frontage and legal access onto Norris Road, a developed all-weather municipal road. Servicing will be provided through private on-site water and wastewater systems, consistent with rural residential development standards and provincial regulations. Lot grading will maintain natural drainage patterns to prevent off-site impacts.

Environmental considerations have been addressed through the Wetland Assessment Report, which identifies 3.35 acres of Class 3 wetland on the property. In accordance with *The Water Rights Act* and RRPD Development Plan policies, the applicant intends to remit compensation to the Province's Wetlands Mitigation Fund to offset the loss of wetland function.

The proposed subdivision is consistent with the General Development (GD) designation under the Red River Planning District Development Plan By-law No. 272/19. It supports the Plan's objectives for orderly, compatible, and sustainable residential growth, while respecting environmental features and maintaining the rural character of the area.

On behalf of Sheldon and Gina Pitz, Barnes and Duncan remain available to address any questions or provide additional details as needed. We appreciate your consideration of this development application and invite you to contact us at your convenience.

Sincerely,



Jennifer Lim RPP
Director of Planning
Barnes and Duncan
Ph: 204-284-5999 Ext. 2024
Email: jenniferl@barnesduncan.com

2. Drainage and Stormwater Management

- **Maintain Natural Drainage Patterns:**
Lot grading will be designed to maintain existing drainage patterns and prevent negative impacts on adjacent lands, consistent with **Policy 3.6.3** and **Policy 3.3.2**.
- **Erosion and Sediment Control:**
During construction, erosion control measures can be implemented to prevent sediment migration by way of a Development Agreement.

3. Servicing and Infrastructure

- **Private On-Site Systems:**
Each lot will be serviced with private water and wastewater systems in compliance with provincial regulations, consistent with **Policy 3.4.8** and **3.4.9**. Systems can be located and designed to allow future connection to municipal services by way of a Development Agreement.
- **Access and Road Standards:**
Approaches will meet municipal standards and avoid interference with drainage ditches, consistent with **Policy 3.2.1** and **Policy 3.2.3**.

4. Vegetation and Site Management

- **Revegetation and Stabilization:**
Disturbed areas can be stabilized and revegetated with appropriate species to prevent erosion and maintain site aesthetics by way of Development Agreement.
- **Noxious Weed Control:**
The site contains Tier 2 and Tier 3 noxious species (e.g., Scentless Chamomile, Canada Thistle). The applicant can implement weed management practices during and after construction to prevent spread, consistent with provincial requirements in accordance with a Development Agreement.

5. Buffering and Compatibility

- **Visual and Functional Buffers:**
Vegetative buffers may be established along lot boundaries adjacent to agricultural or commercial uses to minimize visual and functional impacts, consistent with **Policy 4.6.4**.

Development Summary

The proposed development involves the subdivision of the Subject Property located at 2303 Norris Road in the Rural Municipality of East St. Paul. The property is legally described under Certificate of Title No. 1802411/1 and encompasses approximately 27.72 acres (11.22 hectares). The site currently contains a single-family dwelling, accessory buildings, a long-established home-based business associated with off-site demolition activities, and areas of natural vegetation, including a Class 3 seasonal wetland identified in the accompanying Wetland Assessment Report.

The application proposes to subdivide the existing parcel into five (5) new single-family residential lots, each with a minimum site area of 2 acres (0.81 hectares) or greater, and a future 30-metre-wide right-of-way dedication between Proposed Lots 4 and 5. A remnant parcel of approximately 10.4 acres will remain. The application proposes to rezone the entire Subject

SCHEDULE 1

Copy of Current Title (1802411/1)

SCHEDULE 2

Subdivision Application Map

SCHEDULE 3

Wetland Assessment Report

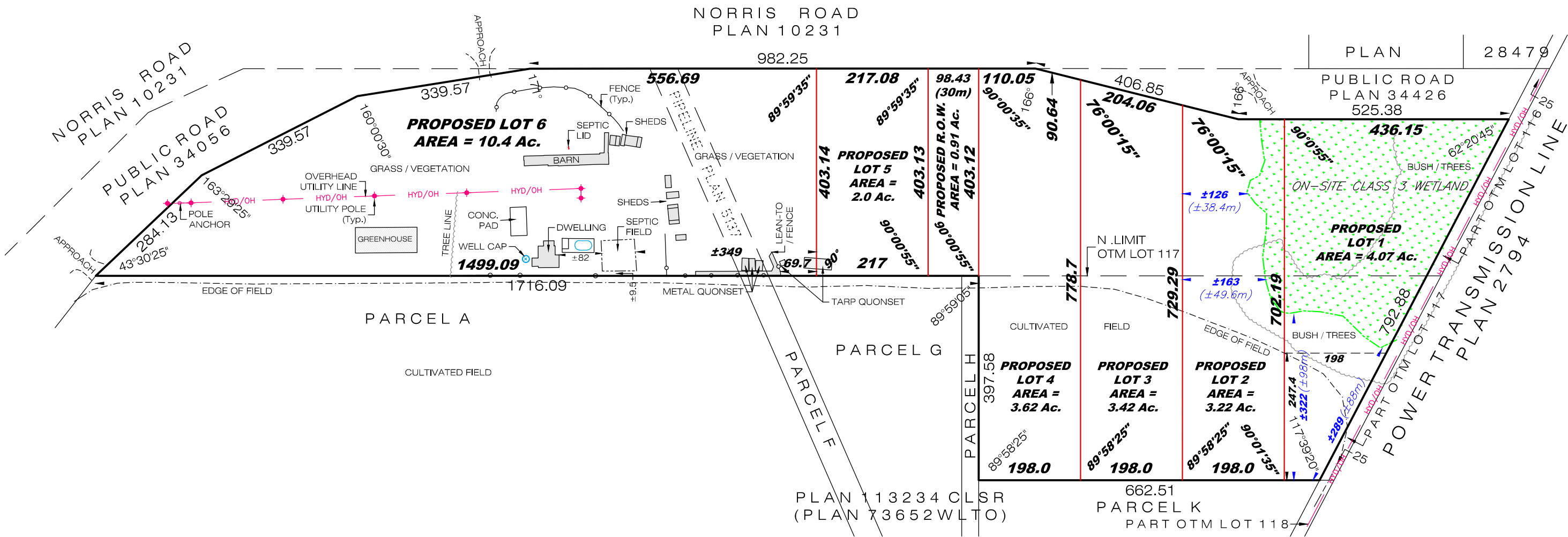
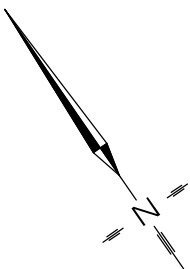
SUBDIVISION APPLICATION MAP
OF PART OF
RIVER LOTS 116 & 117
PARISH OF ST. PAUL
R.M. OF EAST ST. PAUL, MANITOBA

CERTIFICATE OF TITLE:
1802411/1 (SEARCH DATE: DECEMBER 01, 2025)

REGISTERED OWNER:
WILLIAM SHELDON PITZ AND GINA LOUISE PITZ

ENCUMBRANCES:
INSTRUMENTS No. A16375/1, 4199277/1, 4310845/1,
4482893/1, 4482894/1 & 5062667/1.

LEGAL DESCRIPTION:
ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL
WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP
DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF
POWER TRANSMISSION LINE PLAN 2794 WLTO
EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM
AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID
LANDS, WITH THE RIGHT TO WORK THE SAME AND
EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO
AND 34426 WLTO



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PREPARED BY:
JESSE P. S. CARELS, M.L.S.
DECEMBER 23, 2023

Our File: 2025/1821
Acad dwg: 25-1821-1 sketch-app
Field Book: 1656-40/49
Drafter: Stu

SKETCH - all distances are in feet and decimals of a foot.
This survey was made on the 27th day of November, 2025.

NOTE:
THIS MAP HAS BEEN PREPARED
FOR SUBDIVISION APPLICATION
PURPOSES ONLY.

THIS IS NOT A FINAL SURVEY.

2303 Norris Road
RM of East St Paul
Wetland Assessment



November 12, 2025



Executive Summary

Hawk Owl Consulting Inc. (Hawk Owl) was retained by Ms. Gina Pitz to complete a Wetland Assessment for 2303 Norris Road within the Rural Municipality (RM) of East St Paul. The rural residential property is approximately 27.5 acres in size with an enclosed compound, maintained lawn with a few groves of trees and shrubs, actively cultivated agricultural field, and a wetland, some of which is partially filled with aggregate and other material.

Based on Schedule C under Regulation 126/87 of The Water Rights Act of Manitoba, the classification of Manitoba's wetlands is based on the following characteristics:

- Presence and permanency of surface water;
- Presence and type of wetland vegetation;
- Presence of gleysolic soils; and
- Presence and type of vegetation in the central or deepest part of the wetland.

Other attributes Manitoba's Water Resources Branch considers important to classify a site as a wetland include:

- The presence of a wetland basin;
- The characterization of lakes and ponds by plant community structure and the assemblage of plant species as outlined by Stewart and Kantrud's 1971 Wetland Classification System; and
- The presence and timing of cultivation in the spring/summer (based on the principles of Stewart and Kantrud and as outlined in the Ducks Unlimited Canada 2020 Manitoba Prairie Wetland Classification Guide).

A wetland assessment, including a field visit, are required to fully assess the site's wetlands into classes. With each wetland class identified, options to compensate for development are outlined by the Regulation and the Branch. For example, the loss of Class 1 and 2 wetlands does not require any compensation or action from the applicant, whereas the loss of Class 3 wetlands would require the applicant to take one of the following actions:

- Make payment to the Wetlands Mitigation Fund at a rate of \$12,000/acre.
- Complete a compensation project proposal to restore or enhancement the wetland. This can be achieved by restoring, enhancing or creating permanent legal protection of wetland(s) at a 2:1 or 3:1 ratio. This option requires the applicant to develop the proposal and submit it to the department for review and approval.

A water rights licence is not issued for the loss of Class 4 or Class 5 wetlands. If identified, the project would need to be discussed with the Branch prior to initiating the application process. Other provisions may be required by the Drainage and Water Rights Licensing Branch when applying for a licence.

To assess the site's wetland characteristics, the following resources were used:

- A field survey completed in September 2025 to assess plant community structures and species assemblages;
- Light Detection and Ranging (LIDAR) data to assess the location of low elevation areas; and

- Use of historical images including Aug 1948, June 1950, July 1959, July 1979, July 1992, and images from the Manitoba Land Initiative and Google Earth Pro from May 2002 to May 2025 to assess presence and type of vegetation as well as surface water permanency throughout the growing season.

Based on the results, on-site wetlands include a total of 3.35 acres of a Class 3 Seasonal wetland. If development or drainage is a desired outcome, it is recommended to take one of the following actions:

- Make payment to the Wetlands Mitigation Fund at a rate of \$12,000/acre; resulting in a total payment of \$40,200 (i.e., mitigation amount equals total Class 3 area of 3.35 acres x 2 x \$6,000); or
- Complete a Compensation Project proposal to restore or enhance the wetland. This can be achieved by restoring, enhancing or creating permanent legal protection of wetland(s) at a 2:1 or 3:1 ratio. This option requires the applicant to develop the proposal and submit it to the department for review and approval.

Alternatively, the footprint of the proposed subdivision could be altered to avoid developing any of the Class 3 wetland area.

Disclaimer

This document was developed to support a proposed subdivision within the Rural Municipality of East St Paul. It is prepared solely for the use of the intended recipient in accordance with the professional services agreement between the parties. The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings.

Hawk Owl disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented; however, Hawk Owl reserves the right to amend or supplement this report based on additional information, documentation, or evidence. Hawk Owl makes no other representations whatsoever concerning the legal significance of its findings. The intended recipient is solely responsible for the disclosure of any information contained in this report.

Hawk Owl does not accept responsibility for damages, if any, suffered by any third party due to decisions made or actions taken by said third party based on this report. Hawk Owl has provided services to the intended recipient in accordance with Hawk Owl's professional services and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. Without limiting the generality of the foregoing, it is agreed and understood by Hawk Owl and the recipient of this report that Hawk Owl makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report. Hawk Owl disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions /or costs.

The contents of this document are based on conditions and information existing at the time the document was prepared and do not take into account any subsequent changes. This report should be read as a whole, and sections or parts should not be read out of context.

1.0 Introduction

Hawk Owl Consulting Inc. (Hawk Owl) was retained by Ms. Gina Pitz to complete a Wetland Assessment for a property described as 2303 Norris Road within the Rural Municipality (RM) of East St. Paul. The rural residential property is approximately 27.5 acres in size with an enclosed compound, maintained lawn with a few groves of trees and shrubs, actively cultivated agricultural field, and naturalized wetlands, some of which is partially filled with aggregate and other material (Figure 1).

Prior to any development, a wetland assessment is conducted to classify and delineate wetlands by assessing the soils, vegetation, and land use. The Water Rights Act of Manitoba requires mitigation/compensation for loss of Class 3 Wetlands through the registration process. Whereas the loss of Class 1 and 2 wetlands do not require any compensation or action from the applicant. Class 4 and 5 Wetlands cannot be altered, drained or filled without discussions with the Water Resources Branch.

The goal of this wetland assessment is to identify, delineate and classify wetlands within the site. Classification of Manitoba's wetlands is described in Schedule C of The Waters Right Act of Manitoba (see Appendix A), using gleysolic soil characteristics, broad vegetation descriptions, presence and type of vegetation in the center or deepest part of the wetland, and presence of surface water throughout the growing season as indicators.

Other resources are identified by the Province of Manitoba as suitable resources for completing a wetland assessment in Manitoba include Stewart and Kantrud's Classification of Natural Ponds and Lakes in the Glaciated Prairie Region (1971); Ducks Unlimited Canada Manitoba Prairie Wetland Classification Guide (2020); as well as the presence of a basin; and the timing of cultivation (current and historical).

Integral to ecosystem health, functional wetlands offer a host of ecosystem goods and services, including the provision of water storage, water level stabilization and moderation of flow, resilience to surrounding lands in years of drought and flood, soil sediment and nutrient retention, and carbon storage. Wetlands also support biodiversity by providing habitat for plants and wildlife. Watershed conservation planning in Manitoba is conducted through managing lakes, rivers, groundwater and wetlands, and maintaining and protecting functional wetlands is a keystone to this conservation.

2.0 Site Description

The property is located in a rural residential area within the RM of East St Paul, near the City of Winnipeg boundary. The property is accessed from three locations, all from Norris Road.

The property includes a residence with an enclosed compound, maintained lawn with a few groves of trees and shrubs, actively cultivated agricultural field, and a wetland, some of which is partially filled with aggregate and other material.

The property is located near the junction of PTH 101 and PTH 59. An underground pipeline traverses the property and the eastern side of the property is within 20m of a hydroelectric transmission line right-of-way (ROW) (see Figure 1). There have been many changes to the drainage patterns over the years.

The parish of St Paul and Kildonan was historically divided into the River Lot/Parish Lot survey system. The property (2303 Norris Road) was within the outer two miles of the Red River. It is reported that the City of Winnipeg's Power Transmission line located at the east end of the Site, was constructed in 1909 and

later widened in 1922 (Rostecki, 2003). Lagimodiere Boulevard (aka PTH 59) is located along the original two mile road (North East Winnipeg Historical Society, 2025).

In the mid 1900's, market gardeners and farmers (including mink, fox, beef cattle and dairy, egg producers, horses, and pigs) were common in the area (Winnipeg Free Press, 2015). The Imperial Oil Refinery, located along Henderson Highway, was opened in 1951, and a pipeline easement traversing the property, was established in 1950 (Rostecki, 2003). Winnipeg's Perimeter Highway, PTH 101, was developed in the late 1950's and extended from the west side of the city and terminated at PTH 59. At this time Norris Road was not in existence and the property's driveway extended to PTH 59.

The construction of the floodway in 1964 reportedly affected the ground water level in the area as well as for land parcels as far away as River Lot 119, located south of the property's out lot (OT) number 116 and OT117 (RM of East St. Paul, 1992).

By the late 1970's, the interchange of PTH 59 and 101 was upgraded to a cloverleaf configuration (see Appendix E, 1979 imagery). On-site drainage was changed by the development of Norris Road as a service road, parallel PTH 59, with the road terminating to the north, at McGregor Farm Road.

The perimeter highway (PTH 101) around the City of Winnipeg was completed by connecting PTH 59 to Dugald Road (PTH 15) in the mid 1990's forcing drainage to change again by wrapping Norris Road south along the perimeter and terminating as a dead-end street, servicing the properties that formerly had access from McGregor Farm Road (see Appendix F, 2002 imagery). By 2018, the drainage was changed again with the redesign of PTH 59 / 101 interchange by extending the double lane highway east and the creating a seamless interchange by the removal of the light standards.

The Earth Observation for Sustainable Development (EOSD) does not identify the site as containing a water body, wetlands-marsh, wetlands-treed bog, or wetlands-fen, instead it identifies the property, including the area to the southeast as being range and grasslands and agriculture field and. The Southern Manitoba Wetland Inventory (2015) does not extend to the site.

3.0 Methods

A desktop review and field assessment were completed to produce this report.

3.1 Desktop Review

Publicly available databases that cover the site were used to assess site characteristics. Light Detection and Ranging (LiDAR) imagery provides an indication of elevation on site, facilitating the identification of low-lying areas (date of acquisition October 10, 11 and 13, 2014). Manitoba AgriMaps was used to identify Soil Series and drainage (Government of Manitoba 2024a).

Historical imagery was used to assess vegetation cover and structure, and permanency of standing water throughout the growing season, as well as history and timing of cultivation on site. Historical imagery from Map Sales Canada was obtained for August 18, 1948; June 27, 1950; July 7, 1959; July 22, 1979; and July 9, 1992. Google Earth Pro (version 7.3.6.10441) was used to access available satellite imagery for the years spanning from May 2002 to July 2024. Esri, Maxar, Earthstar Geographics, and the GIS User Community (image dated May 22, 2025) was used for historical image resource as well.

To assess if previous years exhibited “wet”, “dry” or “average” precipitation amounts, annual total precipitation values were compiled from Environment Canada via Winnipeg Weather Statistics for 1972 to 2025. Thirty-year means (2023-1994; 1993-1964) were used to categorize each year as a high, average, or low precipitation year, based on the departure from the 30-year mean. Definitions are as follows:

Average Precipitation Year: Total precipitation is within ± 40 mm of the 30-year normal and considered average.

High Precipitation Year: Total precipitation is >40 mm than the normal, to the uppermost measure recorded.

Low Precipitation Year: Total precipitation is <40 mm than the normal, to the lowermost measure recorded.

3.2 Field Assessment

The field assessment was conducted on September 12, 2025. Low-lying areas that were identified in the desktop elevation review were confirmed with a visual scan of the area on foot. The site was surveyed for vegetation composition as an indication of saturated subsurface conditions.

4.0 Results and Discussion

4.1 Soils

Soils in the project areas are made up of two series, Osborne and Red River. These soil series are classified as Rego Humic Gleysol or Gleyed Rego Humic Gleysol. Generally, these soil series are used for cultivation and the drainage ranges from poor to imperfect (Government of Manitoba 2003), see Table 1 below.

Table 1. Soil Description for Site

Soil Series	Classification	Drainage Description
Osborne, drained	Rego Humic Gleysol	<i>Poor.</i> These soils occur in lower to depressional positions of level to nearly level landscapes and have very slow permeability, slow to very slow surface runoff and a high water-table during the growing season. Currently used for crop production with improved surface drainage.
Red River	Gleyed Rego Black Chernozem	<i>Imperfect.</i> Slow permeability, slow to moderate surface runoff and medium water table during the growing season. These soils are currently used for cultivation.

During the field visit on September 12, 2025, the wetland soils were moist with no standing water.

4.2 Summary of Imagery

Table 2 outlines the imagery shown in Appendix F with the annual precipitation and vegetation at the lowest areas of the wetland (see Appendix B – Figure 2).

Table 2. Summary of the historical Imagery assessed for wetlands on the property. The images are provided in Appendix E. Years with high precipitation are shaded light blue.

Year (Source)¹	Month and Date (when available)	Annual Precipitation	Vegetation at Low Areas 1 to 4² (Area 4 is off-site)
2025 (ESRI)	May 23	Low	1 (yellow): Cat-tail dominated 2 (pink): Aggregate/fill 3 (green): Aggregate/fill 4 (white): Shrubs
2023 (GE)	June 11	Low	1 (yellow): Cat-tail dominated 2 (pink): Aggregate/fill 3 (green): Aggregate/fill 4 (white): Shrubs
2022 (GE)	June 22	High	1 (yellow): Cat-tail dominated 2 (pink): Aggregate/fill 3 (green): Aggregate/fill 4 (white): Shrubs
2018 (GE)	July 8	Low	1 (yellow): Cat-tail dominated 2 (pink): Shrubs with cat-tails 3 (green): Aggregate/fill 4 (white): Shrubs
2010 (GE)	August 1	High	1 (yellow): Cat-tails dominated 2 (pink): Shrubs mixed with cat-tails 3 (green): Possibly cat-tails dominated 4 (white): Shrubs
2004 (GE)	June 5	High	1 (yellow): Cat-tail dominated 2 (pink): Shrubs with cat-tails, possible standing water 3 (green): Standing water 4 (white): Shrubs, possible standing water
2002 (MSC)	May 25	Low	1 (yellow): Cat-tail dominated 2 (pink): Cat-tail dominated 3 (green): Cat-tail dominated 4 (white): Shrubs, possibly standing water
1992 (MSC)	July 9	Average	1 (yellow): Shrubs mixed with cat-tails 2 (pink): Shrubs mixed with cat-tails 3 (green): Not shrubby, vegetation type is not apparent but appears altered and maintained, standing water not evident 4 (white): Shrubs
1979 (MSC)	July 22	Average	1 (yellow): Shrubs with openings

Year (Source) ¹	Month and Date (when available)	Annual Precipitation	Vegetation at Low Areas 1 to 4 ² (Area 4 is off-site)
			2 (pink): Shrubs with openings 3 (green): Not shrubby, vegetation type is not apparent but appears altered and maintained, no standing water 4 (white): Not shrubby, vegetation type is not apparent but distinct from cultivated areas in other years
1959 (MSC)	July 7	High	1 (yellow): Shrubs with small openings 2 (pink): Not shrubby, vegetation type is not apparent but not cultivated with adjacent field 3 (green): Crop/hayland 4 (white): Not shrubby, vegetation type is not apparent but appears altered and maintained
1950 (MSC)	June 27	High	1 (yellow): Shrubs with small openings 2 (pink): Not shrubby, vegetation type is not apparent but appears altered and maintained 3 (green): Crop/hayland 4 (white): Not shrubby, vegetation type is not apparent but appears altered and maintained, possibly wet
1948 (MSC)	August 18	Low	1 (yellow): Predominantly shrubby with some other vegetation (possibly mixed with cat-tails) 2 (pink): Not shrubby, vegetation type is not apparent but appears altered and maintained, no standing water 3 (green): Not shrubby, vegetation type is not apparent but appears altered and maintained, no standing water 4 (white): Not shrubby, vegetation type is not apparent, no standing water

1 GE = Google Earth; ESRI = Esri, Maxar, Earthstar Geographics, and the GIS User Community; and MSC = Map Sales Canada

2 The location between each year will not be exact based on skew and other geographic distortion of imagery as well as georeferencing of the historical images.

4.3 Vegetation Description

This site covers ca 27 ac, within the RM of East St Paul and is located south of PR101, and east of PTH 59. Norris Road borders the west and northern side of the property, and a utility right-of-way (transmission line) runs adjacent on the southeast side, with a cultivated field to the south. Residences and farm buildings occupy the west half of the site.

The site was divided into three types based on vegetation characteristics: Class 3 Seasonal wetland (Photo 1), maintained lawn with small groves of trees and shrubs, and agriculture cropland.

See Appendix C for site photos and Appendix D for a list of plants recorded, with scientific names, ranks and wetland indicator status.

4.3.1 Class 3: Seasonal Wetland

The Class 3 wetland area accounted for 3.35 acres of the site (see Table 3 and Appendix B).

The extent of the wetland was delineated based on the following:

- **Northwest and West:** The presence of crop/hayland in the 1940-1950s.
- **Southwest and South:** The presence of deciduous trees, specifically Trembling Aspen (*Populus tremuloides*), which is an obligate upland species (USDA wetland indicator list; see Appendix D).

Table 3. Wetland Classification of the Site

Wetland Class	Area (ac)	Site (%)
Class 2: Temporary Wetland	0	0
Class 3: Seasonal Wetland*	3.35	12%
Class 4: Semi-permanent Wetland	0.00	0
Class 5: permanent Wetland	0.00	0
Non-wetland (including agriculture cropland, lawn, and residential)	24.15	88%
Total Area	27.5	100.0%

* See Figure 3 for location

The wetland is part of a larger 14.51 acre complex that extends off the property to the southeast past the transmission Line right of way to the adjacent property(s). The on-site portion of the wetland is 23% of the total wetland area (see Figure 2). Based on aerial imagery, the larger off-site portion of the wetland appears to have similar species composition and structure as observed on the property.

The wetland can be divided into three distinct wetland vegetation areas, willow dominated vegetation, cat-tail dominated vegetation, and transitional vegetation characterized as Class 2 vegetation zone (see Sections 4.3.1.1 to 4.3.1.3 for descriptions). Rationale to why this wetland was classified as a Class 3 is outlined in section 4.3.1.4.

4.3.1.1 Class 3: Seasonal Wetland - Willow Dominated Vegetation

Within the willow dominated vegetation, obligate wetland forbs include Marsh Willowherb [*Epilobium palustre* – not Stewart and Kantrud (SK) wetland indicator], Ladie's Bedstraw (*Galium labradoricum* – not

SK wetland indicator), Hore-hound (*Lycopus americanus* and *L. asper* – both Class 2 SK wetland indicator), Water Smartweed (*Persicaria amphibia* - Class 3 SK wetland indicator), Hooded Skullcap (*Scutellaria galericulata* -Class 7 SK wetland indicator), Arrow-leaved Colt's-foot (Class 3), and Water-parsnip (*Sium suave* – Class 3 SK wetland indicator) were located in the area (Photo 2). Wetland mosses (*Drepanocladus* spp – Class 4 wetland indicator) can blanket the area under the willow canopy, especially establishing on woody debris.

4.3.1.2 Class 3: Seasonal Wetland –Cat-tail Dominated Vegetation

Generally surrounded by willows, pockets of dense cat-tails were present and these pockets had no evidence of nesting waterfowl or other avian marsh species (Red-winged Blackbird nests etc.).

Species among the dense cat-tails include various sedges (e.g., *Carex utriculata* -Class 7 SK wetland indicator; and *C. aquatilis* -Class 7 SK wetland indicator; and *C. pellita* - Class 2 indicator), Black-girdled Bulrush (*Scirpus atrocinctus* – Class 4), Water-parsnip (*Sium suave* – Class 3), Arrow-leaved Colt's-foot (Class 3), Water Smartweed (*Persicaria amphibia* - Class 3), and Marsh Willowherb (*Epilobium palustre*). Wetland moss (*Drepanocladus* sp – Class 4 SK wetland indicator) blanket the area among cat-tail stems (Photo 3).

4.3.1.3 Transitional (Mixed) Vegetation (Characterized as Class 2 Zone)

Transitional areas surrounding dense cattails supported both willows and cat-tail growth (Photo 4), as well as a mix of wetland grasses including Reed Canarygrass (*Phalaris arundinacea* – Class 3), Common Reedgrass (*Phragmites australis* – Class 7), Northern Reedgrass (*Calamagrostis stricta* – Class 2), Fowl Bluegrass (*Poa palustris* – Class 2) and fine-stemmed sedges (*C. pellita* and other *Carex* spp). Additional wetland forbs include Hairy Willow-herb (*Epilobium ciliatum* – Class 2), Ladie's Bedstraw (*Galium labradoricum*), Large-leaved Avena (*Geum macrophyllum*), Marsh Vetchling (*Lathyrus palustris*), Canada Mint (*Mentha canadensis* – Class 2), Silverweed (*Potentilla anserina* – Class 2), Narrow-leaved Dock (*Rumex stenophyllus*), and Lance-leaved Aster (*Symphyotrichum lanceolatum* – Class 2), and disturbance tolerant weedy species

Trembling Aspen, an obligate upland species, was also observed adjacent to the Class 3 wetland and when observed, was generally not included as part of the wetland footprint (Photos 5 and 6).

4.3.1.4 Rationale for a Class 3 Wetland

As defined by the legislation (see Schedule C in Appendix A), Class 3 wetlands “frequently have shallow marsh vegetation, such as emergent wetland grasses, sedges, and rushes”. In addition to providing habitat for this type of vegetation, this wetland was dominated by woody species, particularly willows. One of the dominating willows, Sandbar Willow (*Salix interior*), is identified as a Class 7 wetland (fen pond) species (Stewart and Kantrud 1971), and not included in Schedule C of the Water Rights Regulation of The Water Rights Act.

Because of the presence of Class 2 and 3 species (as outlined by Stewart and Kantrud), and the presence of relatively few Class 4 wetland species characteristics, none of which are submerged aquatic species ¹ (as used to describe Class 4 wetlands within Appendix A of the legislation), this wetland has been classified as a Class 3 (see Table 4, and Appendix D for species list).

¹ ¹A submerged aquatic species is described as plant that lives entirely beneath the water surface and do not emerge above the surface (encyclopedia.com and American Fisheries Society). In comparison, an emergent aquatic species can grow above the waters surface.

Table 4. Species observed by Wetland Class Type from Stewart and Kantrud, 1971 (SK).

Wetland Class	Number of Species
Class 1 – Ephemeral Wetland	4
Class 2 – Temporary Wetland	15
Class 3 – Seasonal Wetland	4
Class 4 – Semi-permanent Wetland	3
Class 5 – Permanent Wetland	0
Class 7 – Fen Pond	5

Despite the presence of some class 4 wetland indicator plants (as outlined by Stewart and Kantrud), this wetland does not fit other characters used by the legislation to define Class 4 wetlands. For example, the Class 3 wetland currently has some pockets dominated by marsh vegetation (i.e., cat-tails – Class 4 SK species), this vegetation type covers less than 20% of the total wetland and it is not located in the central area of the wetland (as outlined by the legislation).

Also, shrubby vegetation is evident in and around the wetland throughout the historical imagery. Willows are generally moisture tolerant, and often found associated with wetlands and low environments, but are not considered a marsh or a submerged aquatic species (by definition of a Class 4 wetland). One of the dominant willows (Sandbar Willow) is considered a primary species of fen ponds (Class 7). The 2025 field visit identified this and other species of willow as a dense shrubby canopy bordering these small pockets of dense cat-tails.

The Class 3 wetland is also slightly more elevated (>232 masl) than areas on the western side of the property. The LiDAR does not show a deep centralized basin, nor is there much evidence of longer standing water throughout the years/seasons of available imagery. In some years, standing water is visible along the transmission line ROW and to the property to the southeast (Appendix E). This standing water is not central or restricted the deepest parts of the wetland as would be expected, especially later in the season in years with high precipitation. See Table 2 for a summary of the vegetation over time of four deep areas of the wetland (Appendix E).

Within the areas of dense cattails, there were no central openings that might indicate deeper standing water earlier in the season. There was no indication in the field that this wetland could support aquatic (floating) or submerged plants such as duckweed, pondweeds, or bladderwort, including within the areas of densest cattails.

Based on the historical imagery, edges of this wetland appear to have been used for agriculture purposes in the 1940's and 1950's, especially the on-site portions. As of 1959, only the north and northwestern edges of the wetland appear to have been used for agriculture.

The various highway developments (e.g., PTH 59/101 cloverleaf in the late 1970's; the eastern extension of PTH 101 mid 1990's) likely will have affected drainage in the area. The lowest elevation areas of the property (see green shaded areas on Figure 2) are not characterized as wetlands in this report, based on their current land cover of maintained lawn and small sporadic groves of trees and shrubs. It appears that the change in drainage has influenced wetland vegetation by increasing the size and extent of cat-tail dominated vegetation after agriculture usage of the area subsided after the 1950's.

4.3.2 Maintained Lawn with Groves of Trees and Shrubs

The majority of the property consists of a maintained lawn with the occasional groves of trees and shrubs (Photos 7 and 8). Historical imagery shows these areas were typically used for agriculture production in the 1940's, 1950's and up to some areas in 1979. Images available have little evidence of standing water.

Species in this area include Sow-thistle (*Sonchus* spp.), Common Dandelion (*Taraxacum officinale*), Common Plantain (*Plantago major*), clover, grasses, and sedges. Occasional scattered willows are interspersed with sparse and occasional cat-tails (Photos 9 and 10). The groves consist of willows (*Salix* spp.), Trembling Aspen, Red-osier dogwood (*Cornus sericea*), rose (*Rosa* sp.), goldenrod (*Solidago* sp.), and tame grasses such as Smooth Brome (*Bromus inermis*) (Photo 11).

4.3.4 Agriculture Cropland/Hayland

Many parts of the site were used for crop/hay production as indicated by the 1948 imagery. To this day, a portion is still be utilized for crop production (Photo 5). From 1959 to 2002, parts of the property appeared to be used for grazing (see Appendix F).

4.4 Drainage

In addition to the range of wetland indicator species present in 2025, this site has seen numerous changes to its drainage patterns, which likely have influenced vegetation development over the years. The local drainage patterns were likely affected by the construction of the Imperial Oil pipeline in the 1950's; the development of the cloverleaf at PTH 59 in the late 1970's; eventual extension of PTH 101 to the east in the mid 1990's; and/or redesign of the PTH 59/101 interchange in the late 2010's. The creation of Norris Road and the later re-routing and dead ending Norris Road to the east would have had further direct impacts to the site's drainage.

Light Detection and Ranging (LiDAR) is available for the property and surrounding area (Figure 2). At < 232.05m elevation, the area with the lowest elevation does not consistently correspond with the cat-tail dominated areas of the whole wetland, especially over the last 80 years (see Figure 2 and Appendix E). For example, the wetland in 1979 was predominantly shrubs with some smaller areas dominated by cat-tails. By 2002, cat-tail areas appear to have expanded into the previously willow-dominated areas.

4.5 Non-native Species

Noxious species are defined and outlined by the province in The Noxious Weeds Act (Government of Manitoba 2024c). Seven noxious species were recorded at this site. A single Tier 2 species, Scentless Chamomile (*Tripleurospermum inodorum*), was found adjacent to the wetland bordering the aggregate materials. The remaining noxious species are Tier 3, and all found routinely in many naturalized habitats throughout southern Manitoba, including Common Dandelion (*Taraxacum officinale*), Absinthe Wormwood (*Artemisia absinthium*), Canada Thistle (*Cirsium arvense*), Field Sow-thistle (*Sonchus arvensis*), Prickly Sow-thistle (*S. asper*) and Canada Horseweed (*Erigeron canadensis*). Other non-native species present are generally commonly occurring in disturbed areas, such as Smooth Brome (*Bromus inermis*), Meadow Timothy (*Phleum pratense*) and Sweetclovers (*Melilotus* spp.), clover (*Trifolium* spp.), and Bittersweet (*Solanum dulcamara*).

5.0 Recommendations

Based on the presence of an on-site Class 3 wetland, it is recommended to take one of the following actions:

- Make payment to the Wetlands Mitigation Fund at a rate of \$12,000/acre; resulting in a total payment of \$40,200 (i.e., mitigation amount equals total Class 3 acres x 2 x \$6,000); or
- Complete a Compensation Project proposal to restore or enhance the wetland. This can be achieved by restoring, enhancing or creating permanent legal protection of wetland(s) at a 2:1 or 3:1 ratio. This option requires the applicant to develop the proposal and submit it to the department for review and approval.

Alternatively, the footprint of the proposed subdivision could be altered to avoid developing any of the Class 3 wetland area.

6.0 References

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7.0 Project Team Biographies

Michelle Mico, M.Sc., CET (MB), RPBio (BC), PBio (AB)

Michelle has over 30 years in environmental science and natural resource planning. She integrates her experience and knowledge assessing habitat and biophysical land classifications with GIS and Global Positioning Systems (GPS) to complete spatially defined environmental assessments such as assessing habitat, wetlands and completing and rare species assessments. Michelle has experience working for industry including completing landscape unit planning for a large forest company in BC and more recently completed a peatland plans for a sedge peat operator as well as donor site assessment, habitat, and rare plant surveys for mineral and organic wetland in Manitoba.

Karin Newman, M.Sc.

Karin has been engaged in field botany, ecological data management and analysis, and technical report writing for over 20 years. Karin has contributed to botanical site assessment through Environmental Assessment and Monitoring as a botanist subcontractor for multiple Manitoba Hydro transmission projects, as well as completed rare and invasive plant surveys, biodiversity inventories, and wetland assessments covering diverse areas and habitats of Manitoba. Recently she has focused on species-at-risk with projects through work with Committee on the Status of Endangered Wildlife in Canada (COSEWIC), Wildlife Conservation Society, and the Canadian Forage and Grasslands Association.

Appendix A: Water Rights Act, Schedule C

THE WATER RIGHTS ACT (C.C.S.M. c. W80) (Government of Manitoba, 2024b)

Water Rights Regulation

Regulation 126/87

Registered April 7, 1987

SCHEDULE C

(Section 1.1)

CLASSES OF WETLANDS

Class 1: Ephemeral Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for one week or less during years with average moisture conditions. Class 1 wetlands frequently have low prairies species of vegetation such as Kentucky bluegrass, goldenrod, and forbs.

Class 2: Temporary Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one week and one month during years with average moisture conditions. Water is frequently retained in a Class 2 wetland for long enough to enable the establishment of wetland vegetation. Class 2 wetlands frequently have wet meadow vegetation such as fine stemmed grasses, sedges, and associated forbs.

Class 3: Seasonal Wetlands

A wetland that usually holds surface water caused by melting snow, high water table or precipitation for a period between one month and three months. Class 3 wetlands are often dry by mid-June in years with average moisture conditions. However, in years with above-average moisture conditions, Class 3 wetlands may hold water for the entire year. Water is frequently retained in a Class 3 wetland for long enough to enable the establishment of wetland vegetation and gleysolic soils. Class 3 wetlands frequently have shallow marsh vegetation, such as emergent wetland grasses, sedges, and rushes.

Class 4: Semi-permanent Wetlands

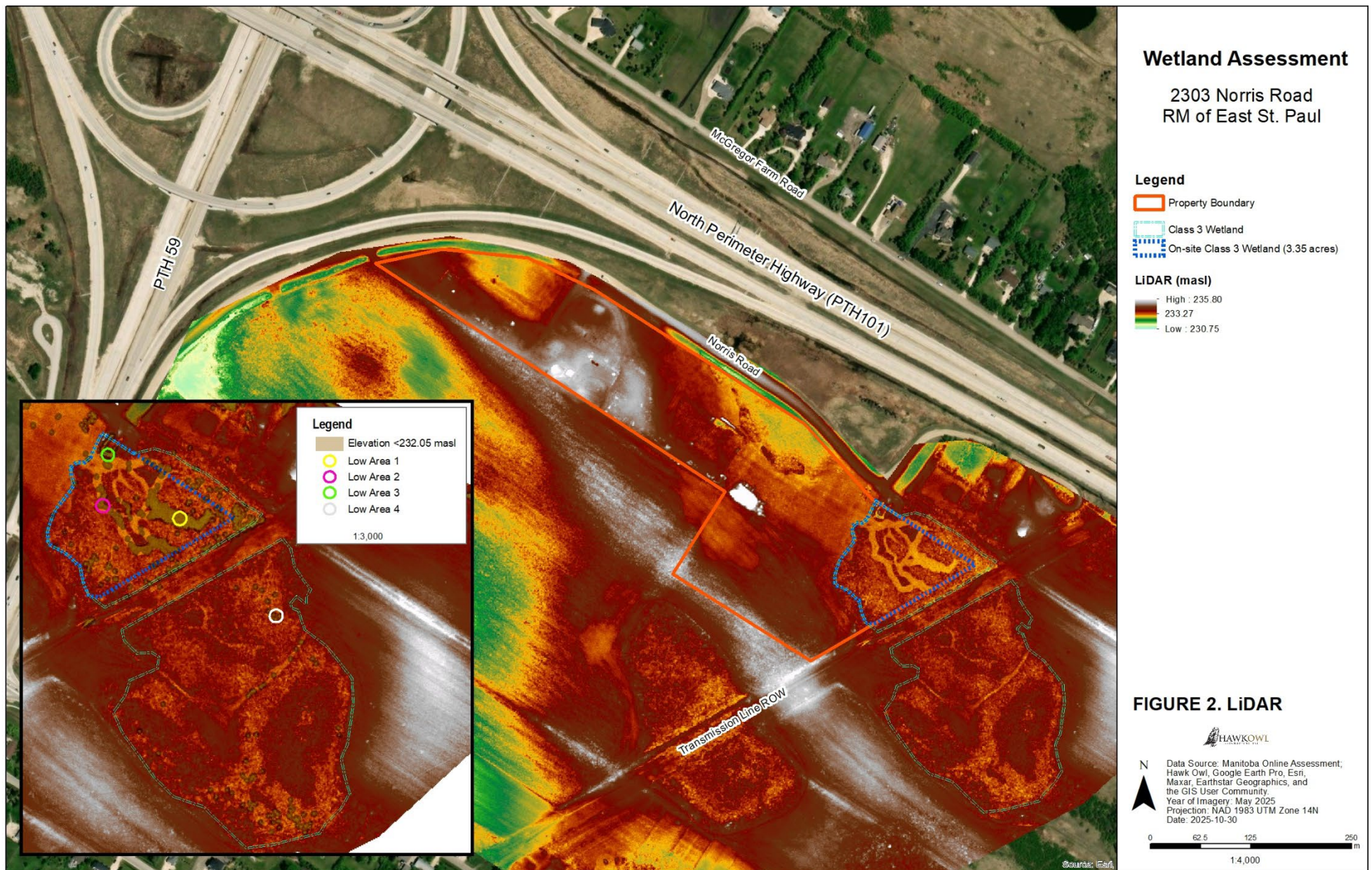
A wetland that usually holds surface water caused by melting snow, high water table or precipitation for more than three months, but not on a permanent basis. Class 4 wetlands will hold some water in years with average to above-average moisture conditions but can go dry in years with below-average moisture conditions. Class 4 wetlands typically have gleysolic soils. Class 4 wetlands frequently have marsh vegetation or submerged aquatic vegetation such as cattails, bulrushes, and pond weeds in the central area of the wetland.

Class 5: Permanent Wetlands

A wetland that holds surface water caused by melting snow, high water table or precipitation permanently in years with average moisture conditions. Class 5 wetlands may go dry in years with well below-average moisture conditions. Class 5 wetlands typically have gleysolic soils. Class 5 wetlands have permanent open water in the central area that is generally free of emergent vegetation. Submerged plants may be present in the deepest part of the wetland with emergent plants on the edges of the wetland.

Appendix B: Site Maps







Wetland Assessment

2303 Norris Road
RM of East St. Paul

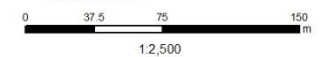
Legend

- Property Boundary
- On-site Class 3 Wetland (3.35 acres)
- Class 3 Wetland

FIGURE 3. Wetlands



N
Data Source: Manitoba Online Assessment;
Hawk Owl, Google Earth Pro, Esri,
Maxar, Earthstar Geographics, and
the GIS User Community.
Year of Imagery: May 2025
Projection: NAD 1983 UTM Zone 14N
Date: 2025-10-30



Appendix C: Site Photos



Photo 1. The Class 3 wetland, looking east at towards the transmission line. Cat-tail dominated vegetation foreground, with willow dominated vegetation in the background. Cat-tails are not located in the center of the wetland, a character of a Class 4 wetland.



Photo 2. Wetland vegetation under the canopy of willow includes Arrow-leaved Coltsfoot, Northern Beaked Sedge, Fowl Bluegrass, Devil's Beggarticks, and Hooded Skullcap.



Photo 3. Wetland mosses (*Drepanocladus* sp) underlie the cat-tails and woody vegetation (willows).



Photo 4: An area of cat-tails interspersed with Willows.



Photo 5. Facing southeast towards the transmission line, a mowed grassy area (foreground), and in the background the Class 3 wetland (left) and adjacent agriculture cropland (right). Wetland vegetation is detailed in Photo 6 below.



Photo 6. Facing east into the edge of the Class 3 wetland pictured in Photo 5, showing a mix of upland and wetland plant species, including Trembling Aspen, cat-tails, and willows.



Photo 7. The west side of the property facing west, maintained lawns and individual trees and shrubs.



Photo 8. Facing northwest along Norris Road, the maintained vegetation located between a grove of trees and willows and the drainage ditch.



Photo 9. Looking northwest at the ground cover with cat-tails, sedges and other wetland vegetation. This area was once agriculture crop/hayland before changes to the site's drainage was made. The extent of the on-site wetland is based on the former extent of crop/hayland before the pipeline was installed and the PTH 59 and 101 cloverleaf was developed in the late 1970's.



Photo 10. Facing northeast, idle field of predominantly grass and sedge vegetation with sporadic willows, and would have typically been part of the transitional (mixed) vegetation surrounding the wetland. Based on the extent of former agriculture activities in this location, this area was not included as part of the Class 3 wetland.



Photo 11. Looking west at a grove of Trembling Aspen and willows.

Appendix D: Plant List and Wetland Indicators

Plants recorded in during field surveys are listed by growth form then alphabetical order, with MB CDC conservation status subnational (S#) rank. Shaded blue rows indicate Class 4 wetland vegetation, as per Stewart and Kantrud (1971). The wetland indicator refers to the Stuart and Kantrud (1971) wetland Class/ Zone, and the USDA wetland indicators for the Great Plains and Northcentral & Northeast for obligate and facultative wetland plants and defined as follows:

OBL	Obligate wetland, almost always (99%+) occurs in wetlands
FACW	Facultative wetland, usually (67-99%) occurs in wetlands, sometimes non-wetlands
FAC	Facultative, more or less equally (34-67%) likely to occur in wetlands and non-wetlands
FACU	Facultative upland, usually (67-99%) occurs in non-wetlands, sometimes wetlands
UPL	Upland, almost always (99%+) occurs in non-wetlands
-	Species not included (Stewart and Kantrud) or assessed (USDA)

Plants recorded in the field survey are listed by growth form (narrow-leaved grasses, sedges and bullrush; broad-leaved forbs, and woody plants) then alphabetical order. The S rank is the MB Conservation Data Centre conservation status subnational (S#) rank. Below species are generally ranked Secure (S5), Apparently Secure (S4) and intermediaries. A rank of SNA indicates a species that is not native to Manitoba.

Family	Scientific Name	Common Name	S Rank	Wetland Status (1971; GP/NCNE)
Monocots- Grasses, Sedges, Bulrushes				
Poaceae	<i>Agrostis scabra</i>	Rough Bentgrass	S5	-; FAC
Poaceae	<i>Bromus inermis</i>	Smooth Brome	SNA	-; UPL
Poaceae	<i>Calamagrostis stricta</i>	Northern Reedgrass	S5	Class 2; FACW
Cyperaceae	<i>Carex aquatilis</i>	Water Sedge	S5	Class 7; OBL
Cyperaceae	<i>Carex pellita</i>	Woolly Sedge	S5	Class 2; OBL
Cyperaceae	<i>Carex utriculata</i>	Northern Beaked Sedge	S5	Class 7; OBL
Juncaceae	<i>Juncus arcticus</i> var. <i>balticus</i>	Baltic Rush	S5	Class 2; FACW/OBL
Poaceae	<i>Phalaris arundinacea</i>	Reed Canarygrass	S5	Class 3; FACW
Poaceae	<i>Phleum pratense</i>	Meadow Timothy	SNA	-; FACU
Monocots- Grasses, Sedges, Bulrushes				
Poaceae	<i>Phragmites australis</i>	Common Reedgrass	S5	Class 7; FACW
Poaceae	<i>Poa palustris</i>	Fowl Bluegrass	S5	Class 2; FACW

Family	Scientific Name	Common Name	S Rank	Wetland Status (1971; GP/NCNE)
Poaceae	<i>Poa pratensis</i>	Kentucky Bluegrass	S5	Class 1; FACU
Cyperaceae	<i>Scirpus atrocinctus</i>	Black-girdled Bulrush	S4	Class 4; OBL
Typhaceae	<i>Typha spp.</i>	Cat-tail	-	Class 4; OBL
Dicots- Herbaceous forbs				
Asteraceae	<i>Achillea millefolium</i>	Common Yarrow	SNA	-; FACU
Asteraceae	<i>Artemisia absinthium</i>	Absinthe Wormwood	SNA	-; -
Asteraceae	<i>Artemisia campestris</i>	Field Wormwood	S4S5	-; UPL
Asteraceae	<i>Bidens frondosa</i>	Devil's Beggarticks	S4	Class 2; FACW
Asteraceae	<i>Cirsium arvense</i>	Canada Thistle	SNA	Class 2; FACU
Onagraceae	<i>Epilobium ciliatum</i>	Hairy Willow-herb	S5	Class 2; FACW
Onagraceae	<i>Epilobium palustre</i>	Marsh Willowherb	S5	-; OBL
Asteraceae	<i>Erigeron canadensis</i>	Canada Horseweed	S5	Class 1; -
Rubiaceae	<i>Galium labradoricum</i>	Ladie's Bedstraw	S4S5	-; OBL
Rosaceae	<i>Geum macrophyllum</i>	Large-leaved Avens	S4S5	-; FACW
Fabaceae	<i>Lathyrus palustris</i>	Marsh Vetchling	S5	-; FACW
Lamiaceae	<i>Lycopus americanus</i>	Water Hore-hound	S5	Class 2; OBL
Lamiaceae	<i>Lycopus asper</i>	Western Water-horehound	S4	Class 2; OBL
Fabaceae	<i>Melilotus albus</i>	White Sweet Clover	SNA	-; FACU
Fabaceae	<i>Melilotus officinalis</i>	Yellow Sweet Clover	SNA	-; FACU
Lamiaceae	<i>Mentha canadensis</i>	Canada Mint	S5	Class 2; FACW
Polygonaceae	<i>Persicaria amphibia</i>	Water Smartweed	S5	Class 3; OBL
Asteraceae	<i>Petasites frigidus</i> var. <i>sagittatus</i>	Arrow-leaved Colt's-foot	S5	Class 3; FAC/FACW
Dicots- Herbaceous forbs				
Plantaginaceae	<i>Plantago major</i>	Common Plantain	SNA	Class 2; FAC/FACU
Rosaceae	<i>Potentilla anserina</i>	Silverweed	S5	Class 2; FACW

Family	Scientific Name	Common Name	S Rank	Wetland Status (1971; GP/NCNE)
Rosaceae	<i>Potentilla norvegica</i>	Rough Cinquefoil	S5	Class 2; FAC
Polygonaceae	<i>Rumex stenophyllus</i>	Narrow-leaved Dock	SNA	-; FACW
Lamiaceae	<i>Scutellaria galericulata</i>	Hooded Skullcap	S5	Class 7; OBL
Apiaceae	<i>Sium suave</i>	Water-parsnip	S5	Class 3; OBL
Solanaceae	<i>Solanum dulcamara</i>	Bittersweet	SNA	-; FACU
Asteraceae	<i>Sonchus arvensis</i>	Field Sow-thistle	SNA	Class 2; FAC/FACU
Asteraceae	<i>Sonchus asper</i>	Prickly Sow-thistle	SNA	-; FAC/FACU
Asteraceae	<i>Symphyotrichum ericoides</i>	White Heath Aster	S4	Class 1; FACU
Asteraceae	<i>Symphyotrichum lanceolatum</i>	Lance-leaved Aster	S4S5	Class 2; FACW/FACU
Asteraceae	<i>Taraxacum officinale</i>	Common Dandelion	SNA	Class 1; FACU
Fabaceae	<i>Trifolium hybridum</i>	Alsike Clover	SNA	-; FACU
Asteraceae	<i>Tripleurospermum inodorum</i>	Scentless Chamomile	SNA	-; -
Fabaceae	<i>Vicia americana</i>	American Purple Vetch	S5	-; FACU
Fabaceae	<i>Vicia cracca</i>	Tufted Vetch	SNA	-; -
Trees and Shrubs				
Cornaceae	<i>Cornus sericea</i>	Red-osier Dogwood	S5	-; FACW
Vitaceae	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	SNA	-; FACU
Salicaceae	<i>Populus tremuloides</i>	Trembling Aspen	S5	-; FAC/FACU
Rosaceae	<i>Rosa acicularis</i>	Prickly Rose	S5	-; FACU
Salicaceae	<i>Salix interior</i>	Sandbar Willow	S5	Class 7; FACW
Non-Vascular				
Amblystegiaceae	<i>Drepanocladus aduncus</i>	Drepanocladus moss	S5	Class 4; Not listed

Appendix E: Historical Imagery

















WETLAND ASSESSMENT

2303 Norris Road
RM of East St Paul

Legend

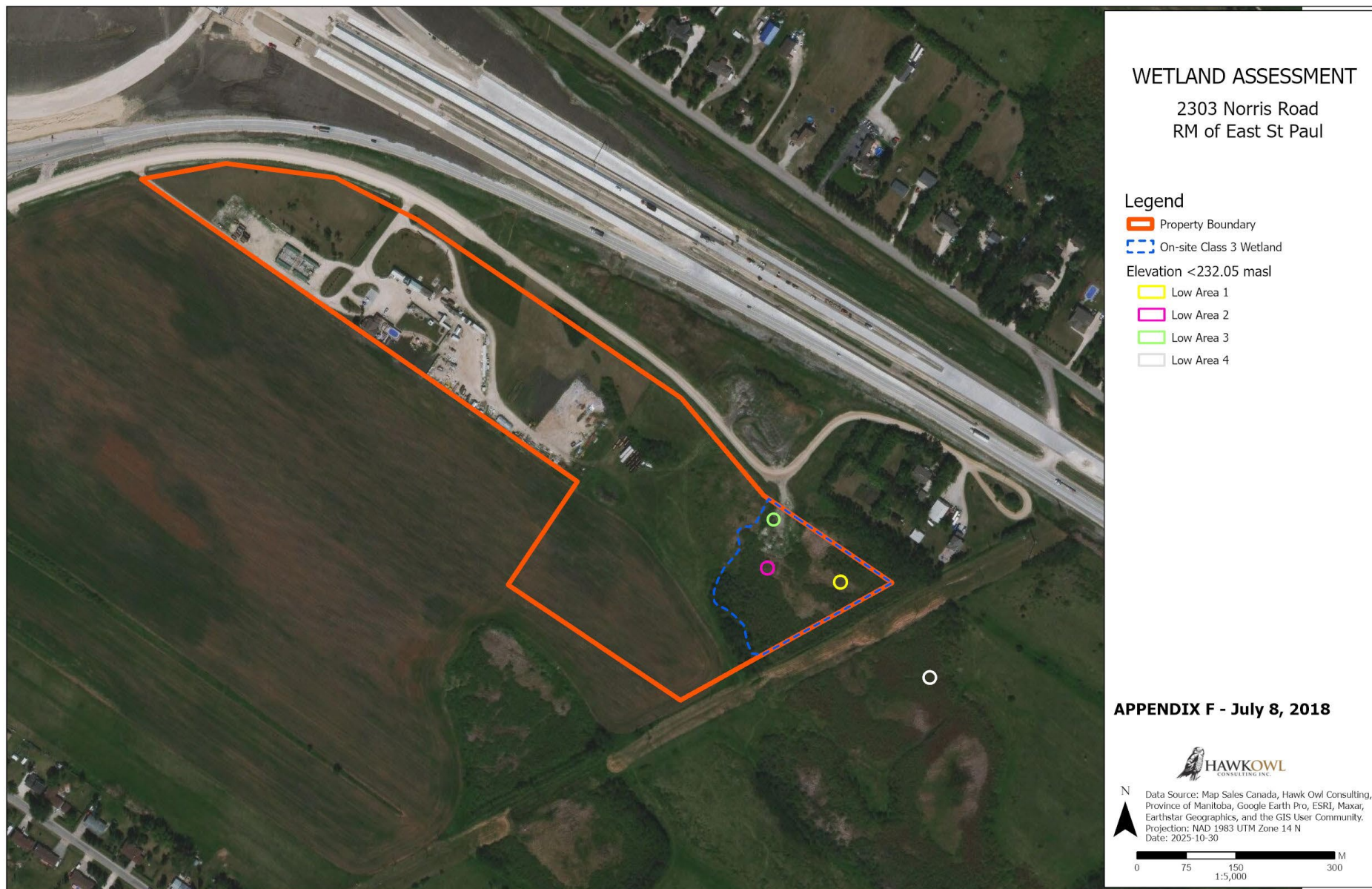
- Property Boundary
- On-site Class 3 Wetland
- Elevation <232.05 masl
- Low Area 1
- Low Area 2
- Low Area 3
- Low Area 4

APPENDIX F - August 1, 2010



N
Data Source: Map Sales Canada, Hawk Owl Consulting,
Province of Manitoba, Google Earth Pro, ESRI, Maxar,
Earthstar Geographics, and the GIS User Community.
Projection: NAD 1983 UTM Zone 14 N
Date: 2025-10-30













Transportation and Infrastructure

Engineering and Technical Services Division

Highway Design Branch – Roadside Development Section

1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3

T 204-430-7176 F 204-945-0593

e-mail: RoadsideDevelopment@gov.mb.ca

September 23, 2026

PD 190.10 New

Calvin So, Community Planning Assistant

Red River Planning District

E-mail: calvin@rrpd.ca

Dear Calvin:

Re: Proposed Subdivision

File No: S26-3135

OTM Lots 116-117 Parish of St. Paul

RM of East St. Paul

Owner: Pitz

In response to your e-mail dated August 21, 2026, we have reviewed the above noted subdivision application. The intent is to create five lots for single family residential purposes. All proposed lots have frontage along Norris Road.

Based on available information, we do not object to this subdivision.

Please include the following as conditions of approval:

- The applicant is required to provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Nicole can be reached by calling 204-770-4929 or by email at Nicole.Fleury@gov.mb.ca. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to the highway drainage system directly associated with this proposed development will be the responsibility of the developer.

Please note the following statutory requirements affecting PTH 59, PTH 101 and the PTH 59/PTH 101 intersection.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A

permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within **38.1m** (125ft) controlled area from the edge of the PTH 59 and the PTH 101 highway right-of-way's and within the **457.2 metre** (1,500 foot) radius control circle centred on the PTH 59 and PTH 101 intersection.

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

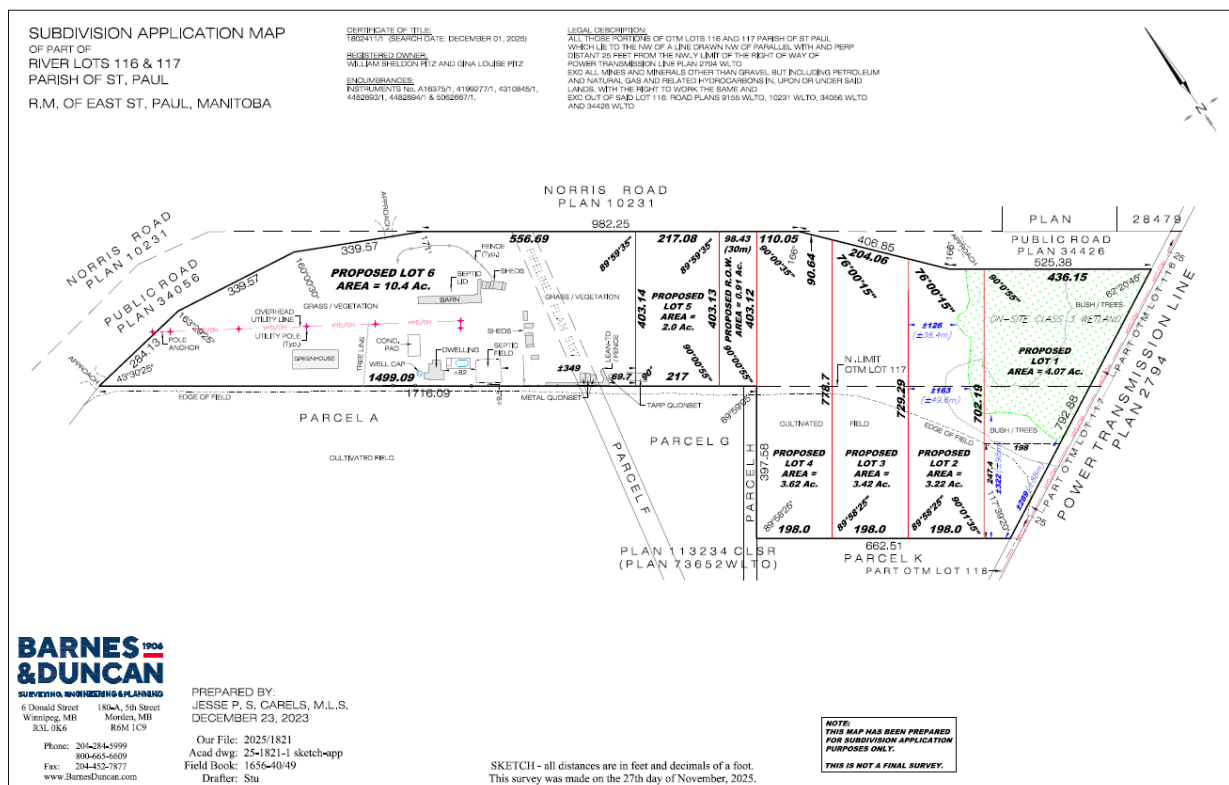
Please e-mail or call if you have any questions regarding our comments.

Thank You,

Original signed September 23, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region



RE: S26-3135

From Harms, Tina <Tina.Harms@gov.mb.ca>

Date Wed 9/9/2026 10:49 AM

To Joseph Westfall <Joseph@rrpd.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Red River Planning District <info@rrpd.ca>

Good morning,

The proposed subdivision resides within a designated General Development Policy Area, no comments.

Regards,
Tina

Tina Harms, M.Sc., P.Ag.
Land Use Specialist
Sustainable Agriculture Branch
Tina.Harms@gov.mb.ca
T: 204-761-0701

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

From: Joseph Westfall <Joseph@rrpd.ca>

Sent: August 20, 2026 1:01 PM

To: Cara Nichols <planning@eaststpaul.com>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca

Cc: Santan Singh <santan@rrpd.ca>

Subject: S26-3135

Hello,

Please see subdivision application, S26-3135, attached for review and comments. The applicant proposes to subdivide the subject property at 2303 Norris Road into six lots and a proposed right of way. The subject property is currently zoned RR5 Rural Residential, DR Development Reserve and LCR Limited Commercial/Residential Mixed use. However, in conjunction with this subdivision, the applicant has applied to rezone the subject property to RR2 Rural Residential. The application is tentatively going to the October 27th East St Paul Council meeting.

Thanks,



Joseph Westfall
Community Planner
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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Bell MTS Subdivisions

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



August 21, 2026

File No. S26-3135

Attention: Joseph Westfall
Community Planner
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
Joseph@rrpd.ca

RE: Proposal to Subdivide
2303 Norris Road
R.M. of East St Paul
Registered Owners: William Sheldon Pitz and Gina Louise Pitz

Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada") for existing and/or future telecommunications facilities in connection with the subdivision for a **3.6M easement** 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 applicant and/or property owner.

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 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



SUBDIVISION APPLICATION MAP
OF PART OF
RIVER LOTS 116 & 117
PARISH OF ST. PAUL
R.M. OF EAST ST. PAUL, MANITOBA

CERTIFICATE OF TITLE:
1802411/1 (SEARCH DATE: DECEMBER 01, 2025)

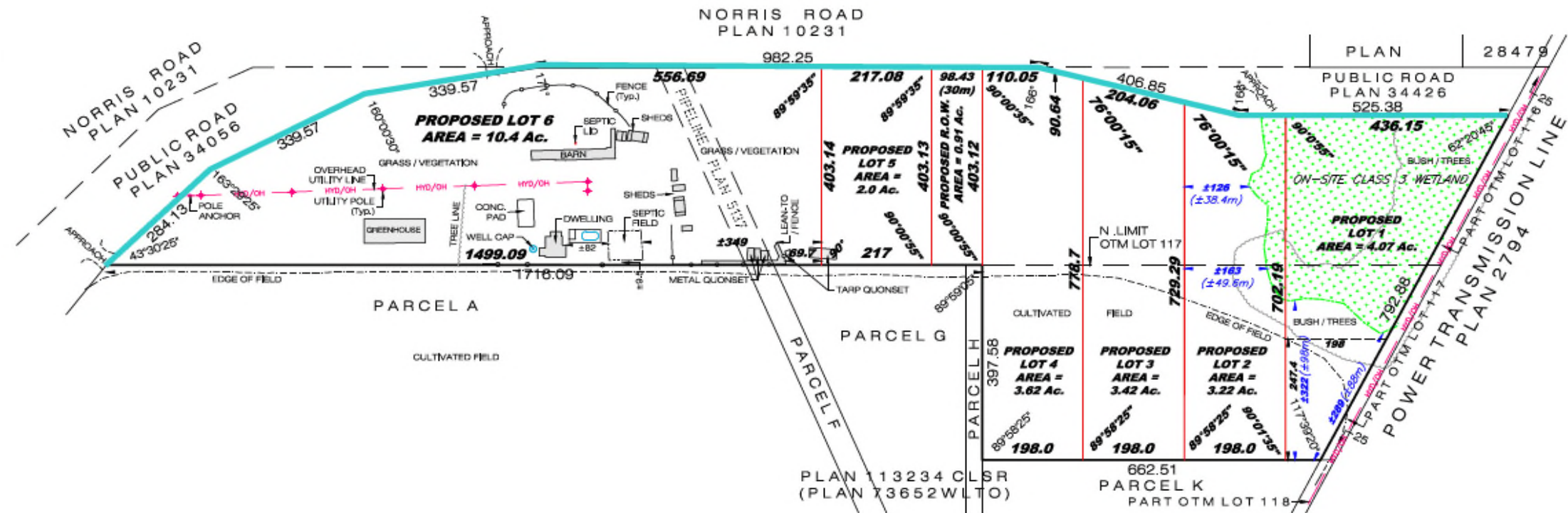
REGISTERED OWNER:
WILLIAM SHELTON FITZ AND GINA LOUISE FITZ

ENCUMBRANCES:
INSTRUMENTS No. A16375/1, 4199277/1, 4310845/1,
4482893/1, 4482894/1 & 5062667/1.

LEGAL DESCRIPTION:
ALL THOSE PORTIONS OF OTM LOTS 116 AND 117 PARISH OF ST PAUL WHICH LIE TO THE NW OF A LINE DRAWN NW OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE NWLY LIMIT OF THE RIGHT OF WAY OF POWER TRANSMISSION LINE PLAN 2794 WLTO
EXC ALL MINES AND MINERALS OTHER THAN GRAVEL BUT INCLUDING PETROLEUM AND NATURAL GAS AND RELATED HYDROCARBONS IN, UPON OR UNDER SAID LANDS, WITH THE RIGHT TO WORK THE SAME AND
EXC OUT OF SAID LOT 116: ROAD PLANS 9155 WLTO, 10231 WLTO, 34056 WLTO AND 34426 WLTO



Proposed Bell MTS 3.6M Easement.....



BARNES 1900
& DUNCAN
SURVEYING ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Phone: 204-284-5999
800-665-6609
Fax: 204-452-7877
www.BarnesDuncan.ca

PREPARED BY:
JESSE P. S. CARELS, M.L.S.
DECEMBER 23, 2023

Our File: 2025/1821
Acad dwg: 25-1821-1 sketch-app
Field Book: 1656-40/49
Drafter: Stu

SKETCH - all distances are in feet and decimals of a foot.
This survey was made on the 27th day of November, 2025.

NOTE:
THIS MAP HAS BEEN PREPARED
FOR SUBDIVISION APPLICATION
PURPOSES ONLY.

THIS IS NOT A FINAL SURVEY.

RE: S26-3135

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

Date Tue 9/1/2026 9:18 AM

To Joseph Westfall <Joseph@rrpd.ca>

On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with the subdivision development. A Technical Drainage plan must be provided with the application in accordance with section 3 of the attached guide.

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: Joseph Westfall <Joseph@rrpd.ca>

Sent: August 20, 2026 1:01 PM

To: Cara Nichols <planning@eaststpaul.com>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca

Cc: Santan Singh <santan@rrpd.ca>

Subject: S26-3135

Hello,

Please see subdivision application, S26-3135, attached for review and comments. The applicant proposes to subdivide the subject property at 2303 Norris Road into six lots and a proposed right of way. The subject property is currently zoned RR5 Rural Residential, DR Development Reserve and LCR Limited Commercial/Residential Mixed use. However, in conjunction with this subdivision, the applicant has applied to rezone the subject property to RR2 Rural Residential. The application is tentatively going to the October 27th East St Paul Council meeting.

Thanks,



Joseph Westfall
Community Planner
Red River Planning District

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

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

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DATE: 2026-09-18

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

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

SUBJECT: Subdivision S26-3135

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision and has no comments or concerns at this time.



Transportation and Infrastructure

Engineering and Technical Services Division

Highway Design Branch – Roadside Development Section

1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3

T 204-430-7176 F 204-945-0593

e-mail: RoadsideDevelopment@gov.mb.ca

September 23, 2026

PD 190.10 New

Calvin So, Community Planning Assistant

Red River Planning District

E-mail: calvin@rrpd.ca

Dear Calvin:

Re: Proposed Subdivision

File No: S26-3135

OTM Lots 116-117 Parish of St. Paul

RM of East St. Paul

Owner: Pitz

In response to your e-mail dated August 21, 2026, we have reviewed the above noted subdivision application. The intent is to create five lots for single family residential purposes. All proposed lots have frontage along Norris Road.

Based on available information, we do not object to this subdivision.

Please include the following as conditions of approval:

- The applicant is required to provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Nicole Fleury with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Nicole can be reached by calling 204-770-4929 or by email at Nicole.Fleury@gov.mb.ca. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to the highway drainage system directly associated with this proposed development will be the responsibility of the developer.

Please note the following statutory requirements affecting PTH 59, PTH 101 and the PTH 59/PTH 101 intersection.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A

permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within **38.1m** (125ft) controlled area from the edge of the PTH 59 and the PTH 101 highway right-of-way's and within the **457.2 metre** (1,500 foot) radius control circle centred on the PTH 59 and PTH 101 intersection.

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

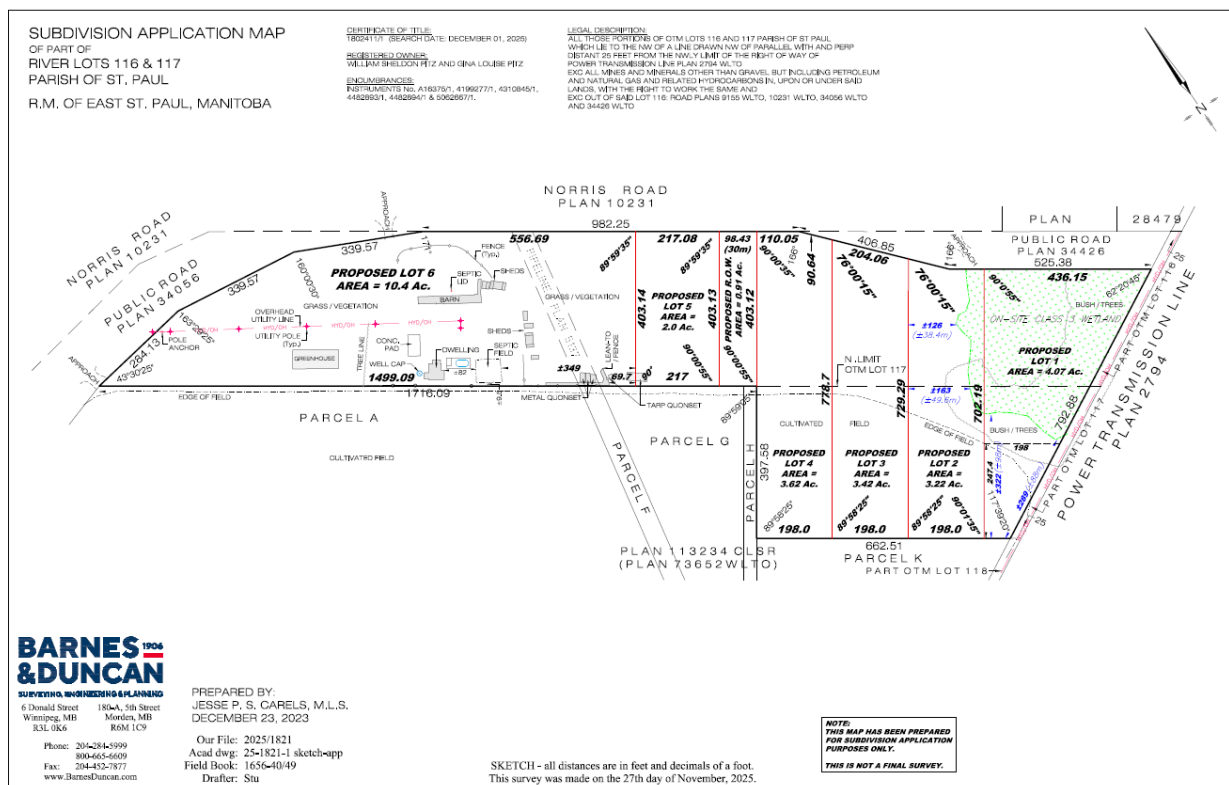
Please e-mail or call if you have any questions regarding our comments.

Thank You,

Original signed September 23, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region



DATE: 2026-09-08

TO: Joseph Westfall
Community Planner
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: Historic Resources Branch
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB R3B 1N3

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

SUBJECT: File: S26-3135
AAS File: AAS-26-26179
Proposal to Subdivide the subject property at 2303 Norris Road in the
RM of East St. Paul

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed; therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of [the Heritage Resources Act](#) (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

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

Historic Resources Branch
Archaeological Assessment Services Unit

FW: S26-3135 - Email to Planning - Hydro File #2026-1982

From Valentina Esman <valentina@rrpd.ca>

Date Mon 9/14/2026 9:36 AM

To Joseph Westfall <Joseph@rrpd.ca>

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>

Sent: September 9, 2026 4:13 PM

To: Red River Planning District <info@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Calvin So <calvin@rrpd.ca>; jenniferl@barnesduncan.com

Cc: PROPERTYACQUISITION@bellmts.ca; ProjectManagerManitoba@rci.rogers.com

Subject: S26-3135 - Email to Planning - Hydro File #2026-1982



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

RE: Application(s) **S26-3135**

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

1. **Easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
 - a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) (“Agreements”) with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the above noted application.

This registration requirement will need to be included as a condition on the final Certificate of Approval.
2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
3. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

Should your subdivision application be issued a Conditional Approval letter (from the Approving Authority), Manitoba Hydro requires the following to complete our condition:

1. Have the surveyor provide Manitoba Hydro/Centra Gas Manitoba Inc. with a pdf copy of the Subdivision Plan.
 - a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
 - b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
 - c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
 - a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant's lawyer to ensure they are signed and registered.
 - b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.
3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

The lawyer information, subdivision plan and/or any inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Application Status Dashboard and Land Management Site

View the status of your subdivision within Manitoba Hydro using our Subdivision Application Status Dashboard and [FAQ's](#) about the subdivision process on our [Land Management Site](#). Instructions for how the Subdivision Application Status Dashboard works will be in the Subdivisions tab. (Dashboard is best viewed on a desktop computer)

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



RE: S26-3135

From +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>
Date Thu 8/20/2026 2:34 PM
To Joseph Westfall <Joseph@rrpd.ca>
Cc +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>

Hello Joseph,

We have no concerns with this file.
Thanks,

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

From: Joseph Westfall <Joseph@rrpd.ca>
Sent: Thursday, August 20, 2026 13:01
To: Cara Nichols <planning@eaststpaul.com>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; mb.surveysplanning@teranet.ca; subdivisioncirculares@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca
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Joseph Westfall
Community Planner
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882

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1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3

T 204-430-7176 F 204-945-0593

e-mail: RoadsideDevelopment@gov.mb.ca

September 23, 2026

PD 190.10 New

Calvin So, Community Planning Assistant

Red River Planning District

E-mail: calvin@rrpd.ca

Dear Calvin:

Re: Proposed Subdivision

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RM of East St. Paul

Owner: Pitz

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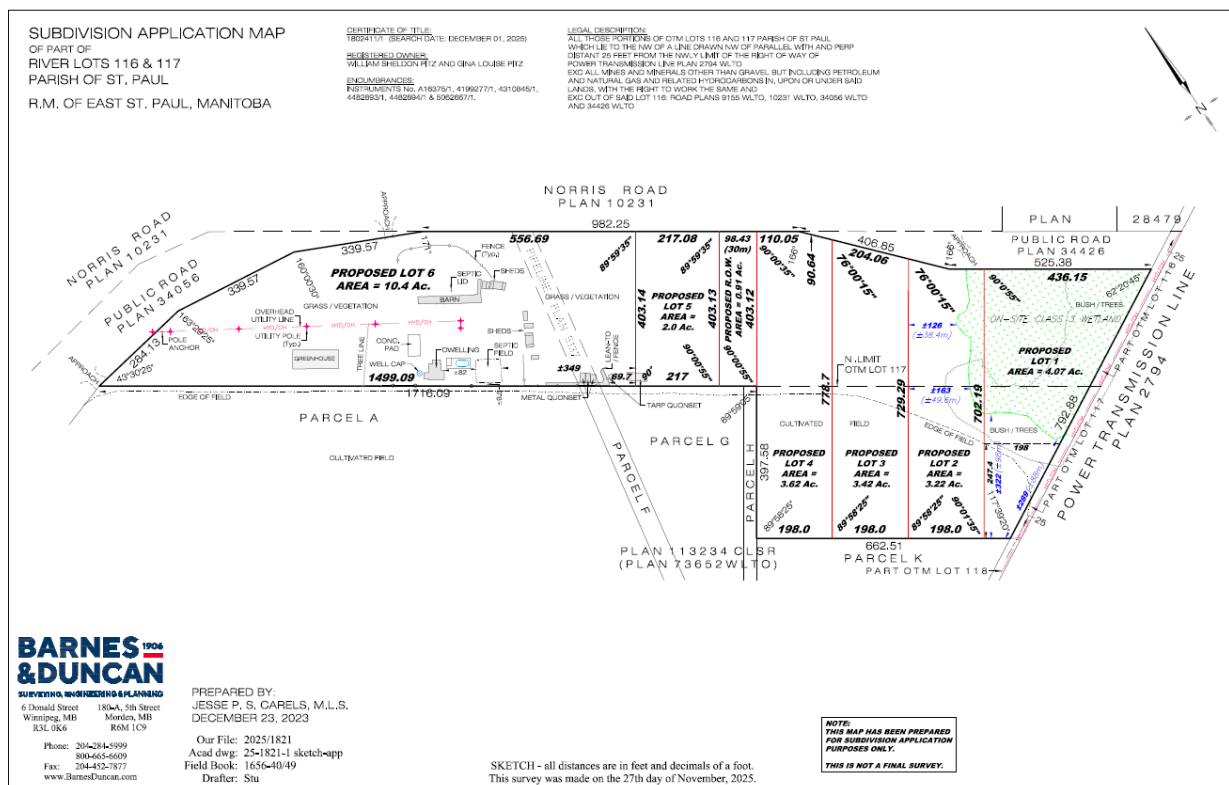
Please e-mail or call if you have any questions regarding our comments.

Thank You,

Original signed September 23, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region



RE: S26-3135

From Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>

Date Wed 9/2/2026 12:58 PM

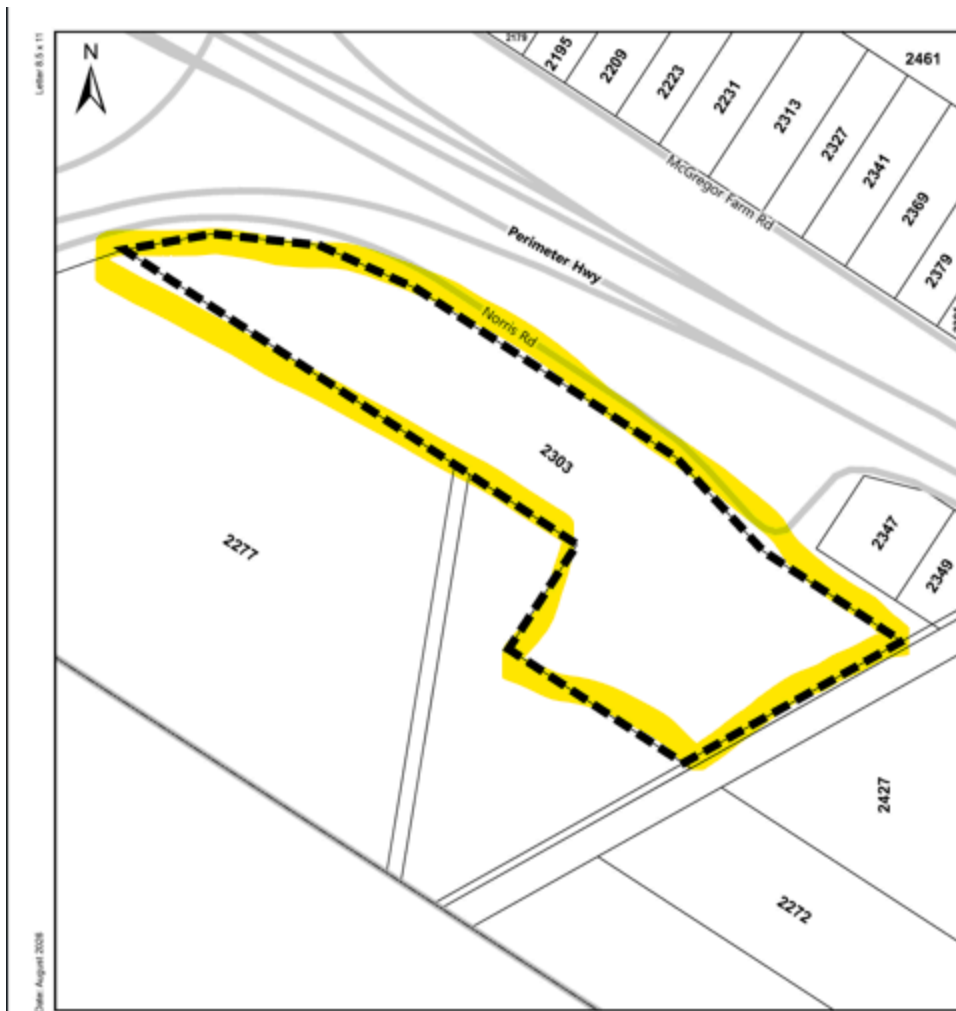
To Joseph Westfall <Joseph@rrpd.ca>; Cara Nichols <planning@eaststpaul.com>; HRB.archaeology@gov.mb.ca <HRB.archaeology@gov.mb.ca>; AGRLandUse@gov.mb.ca <AGRLandUse@gov.mb.ca>; SelkirkCRP@gov.mb.ca <SelkirkCRP@gov.mb.ca>; RoadsideDevelopment@gov.mb.ca <RoadsideDevelopment@gov.mb.ca>; mitwaterreview@gov.mb.ca <mitwaterreview@gov.mb.ca>; mines_br@gov.mb.ca <mines_br@gov.mb.ca>; drainage@gov.mb.ca <drainage@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca <drinkingwater.subdivisions@gov.mb.ca>; mb.surveysplanning@teranet.ca <mb.surveysplanning@teranet.ca>; subdivisioncirculars@hydro.mb.ca <subdivisioncirculars@hydro.mb.ca>; neteng.control@bellmts.ca <neteng.control@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; paul.shymko@canadapost.postescanada.ca <paul.shymko@canadapost.postescanada.ca>

Cc Santan Singh <santan@rrpd.ca>

Hello,

Rogers will need BLANKET for this file.

BLANKET



Kind Regards,

Project Coordinator, NW ON, MB & SK

e ProjectManagerManitoba@rci.rogers.com



From: Joseph Westfall <Joseph@rrpd.ca>

Sent: Thursday, August 20, 2026 12:01 PM

To: Cara Nichols <planning@eaststpaul.com>; HRB.archaeology@gov.mb.ca; AGRLandUse@gov.mb.ca; SelkirkCRP@gov.mb.ca; RoadsideDevelopment@gov.mb.ca; mitwaterreview@gov.mb.ca; mines_br@gov.mb.ca; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; mb.surveysplanning@teranet.ca; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; paul.shymko@canadapost.postescanada.ca

Cc: Santan Singh <santan@rrpd.ca>

Subject: S26-3135

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Thanks,



Joseph Westfall
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Red River Planning District

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RE: S26-3135

From Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>

Date Wed 8/26/2026 10:06 AM

To Joseph Westfall <Joseph@rrpd.ca>

Hello,

Land Titles requirements are as follows:
A Plan of Subdivision as proposed is required.

Thanks,

Rose Torrijos | Surveys - Plan Registration | Teranet Manitoba
500-200 Graham Ave, Winnipeg, MB R3C 4L5
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB R3C 2G1
Office: 1.844.737.5684



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From: Joseph Westfall <Joseph@rrpd.ca>

Sent: August 20, 2026 1:01 PM

To: Cara Nichols <planning@eaststpaul.com>; HRB.archaeology@gov.mb.ca; AGRLandUse@gov.mb.ca; SelkirkCRP@gov.mb.ca; RoadsideDevelopment@gov.mb.ca; mitwaterreview@gov.mb.ca; mines_br@gov.mb.ca; drainage@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; subdivisioncirculars@hydro.mb.ca; neteng.control@bellmts.ca; projectmanagermanitoba@rci.rogers.com; paul.shymko@canadapost.postescanada.ca

Cc: Santan Singh <santan@rrpd.ca>

Subject: S26-3135

Hello,

Please see subdivision application, S26-3135, attached for review and comments. The applicant proposes to subdivide the subject property at 2303 Norris Road into six lots and a proposed right of way. The subject property is currently zoned RR5 Rural Residential, DR Development Reserve and LCR Limited Commercial/Residential Mixed use. However, in conjunction with this subdivision, the applicant has applied to rezone the subject property to

RR2 Rural Residential. The application is tentatively going to the October 27th East St Paul Council meeting.

Thanks,



Joseph Westfall
Community Planner
Red River Planning District

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

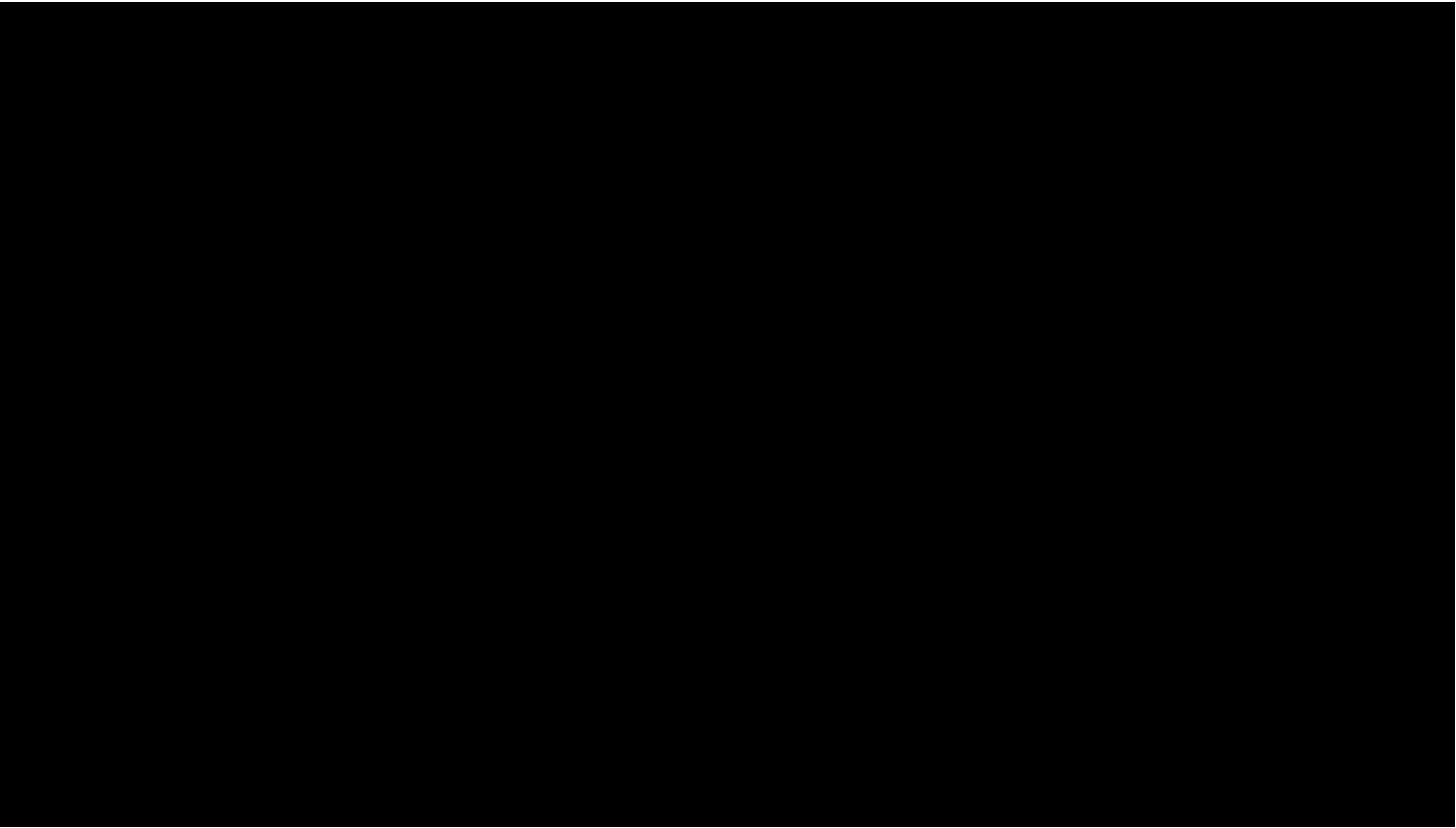
Tel: 204-669-8880 Fax: 204-669-8882

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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S26-3135 & BL 2026 - 2303 Norris Rd.

CAO:

Planning: The property owner shall confirm the use on the property and apply for a variance for the c-can's.

Project Manager: No comments or concerns.

Fire Department: The Fire Department has no issues.

