

NOTICE OF COMBINED PUBLIC HEARING

SUBDIVISION & CONDITIONAL USE 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
September 22, 2026
5:30 PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: S26-3151 + CU 25, 2026

Applicant: Waterside Development Corp.

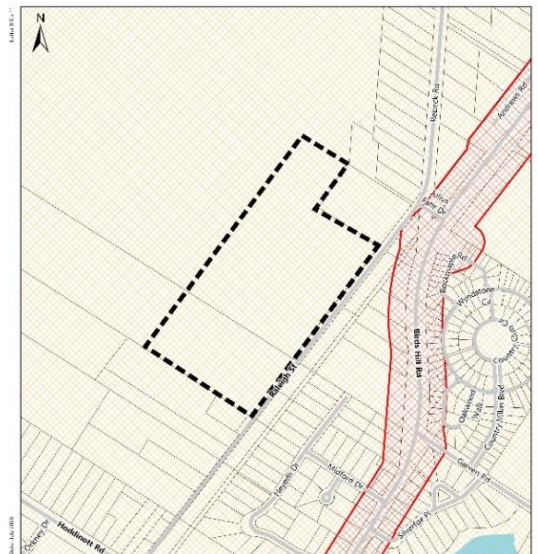
Property 3401 Mowat Road (Roll # 54203)

Location: Unaddressed parcel (Roll # 55800)
RM of East St Paul
Legal: Portion of PARCELS A, B, AND C
PLAN 9590 WLTO

Application Purpose:

To subdivide the subject properties into 135 development lots.

To establish a Planned Unit Development land use with a Community Recreation Service, in order to allow for future development on the subject property.



** This application forms part of the lands within conditionally approved subdivision S26-3137, which will be zoned RT subject to approval of By-law 2026-04 by the Municipal Board following the appeal hearing.*

Property Zone	Conditional Use Request	Proposed by Applicant
Current: "DR" Development Reserve "RR5" Rural Residential Proposed (BL 2026-04): "RT" Two Housing Dwelling Zone	Planned Unit Development + Community Recreation Service	To create a planned unit development with a Community Recreation Service (Clubhouse)

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

CONDITIONAL USE APPLICATION REPORT

Date	September 9, 2026
Application File	CU 25, 2026
Applicant	Waterside Development Corp.

SUBJECT PROPERTY INFORMATION

Property Location	3401 Mowat Road (Roll 54203) Unaddressed parcels (Roll 55800)
Municipality	RM of East St Paul
Legal	Portion of PARCELS A, B, AND C PLAN 9590 WLTO
Zoning (Current)	"DR" Development Reserve Zone "RR5" Rural Residential Zone RM of East St Paul Zoning By-law No. 2009-04
Zoning (Proposed)	"RT" Two Housing Dwelling Zone "RM" Multiple Housing Dwelling Zone (BL 2026-04)
Development Plan Designation	<i>Settlement Centre</i> designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Not Applicable
Property Size	(+/-) 289.03 Acres (Roll 54203) (+/-) 38.82 Acres (Roll 55800) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
<i>Current:</i> "DR" Development Reserve "RR5" Rural Residential <i>Proposed:</i> "RT" Two Housing Dwelling Zone "RM" Multiple Housing Dwelling zone	Planned Unit Development + Community Recreation Service	To create a planned unit development with a Community Recreation Service (clubhouse)

Application Purpose

The applicant proposes to create a Planned Unit Development in connection to a coinciding subdivision (S26-3151).

The applicant also proposes to create a Planned Unit Development and a Recreational Facility, which are both a conditional use in the proposed zone for the subject properties.

The applicant has provided a letter of intent, site plan, and status of title, which is attached to this report.

This application has been circulated to the R.M. of East St. Paul. The municipality has the following comments in regards to the proposed conditional uses:

- **CAO:**

The proposed conditional use is consistent with the Fahr lands development previously considered by Council. Administration has no concerns with the proposed Planned Unit Development or community recreation use and supports the application. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements. The development remains subject to the applicable subdivision, rezoning and development agreement requirements.

- **Planning:**

I have reviewed the conditional use application and have no concerns. I will deal with the details of the Planned Unit Development through a Development Agreement.

- **Project Manager:**

The proposed 9.0 m internal road ROW is narrower than typical for a municipal road. But, given that the roads are proposed to remain private within the condominium development, it may be considered, subject to confirmation of the road width, layout, emergency and service vehicle access, and other applicable requirements through detailed design and the Development Agreement.

Detailed grading and drainage plans will be required as the design progresses to demonstrate that drainage can be appropriately managed without adversely impacting adjacent properties or municipal infrastructure.

With the reduced ROW, the internal roads and other common infrastructure should remain privately owned and maintained, with long-term maintenance responsibilities assigned to the condominium corporation and clearly established through the Development Agreement.

- **Fire Department:**

As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training.

RRPD notes that per section 74 of the East St. Paul zoning by law Planned unit developments use shall comply with the following regulations:

1. *Specific zone regulations shall not directly apply to planned unit developments. However, the project shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of building separation, parking, height and other requirements and provisions of this By-law.*
2. *An application for a planned unit development shall include normal development permit requirements as well as an impact study that outlines the following information:*
 - a) *economic, social and environmental benefits to the community;*
 - b) *the effect on the general character of the area and adjacent areas;*
 - c) *the effect on the general environment including drainage, groundwater, erosion, etc.;*
 - d) *the effect on municipal services and the street system; and such additional information as required by Council.*
3. *The minimum site area for a Planning Unit Development shall be 4.05 ha. (10.00 acres).*
4. *The density of development shall not be increased from the normal density per gross hectare (acre) permitted in that zone.*
5. *Planned Unit Developments shall be regulated through a site plan agreement or development agreement which is caveated against the title at the Land Titles office.*
6. *An overall landscaping plan shall be prepared.*
7. *Any public park areas shall be dedicated to the Municipality.*

ANALYSIS

The applicant proposes a Planned Unit Development (PUD) in support of the 135-lot residential development proposed through Subdivision Application S26-3151. The PUD also includes a Community Recreation Service (clubhouse) intended to serve the proposed residential development. Both Planned Unit Developments and Community Recreation Services are identified as conditional uses within the proposed “RM” Multiple Housing Dwelling Zone and “RT” Two Housing Dwelling Zone.

Administration notes that the proposed development concept is generally consistent with the previously considered Fahr Lands development and has no significant concerns with the proposed PUD or Community Recreation Service.

The RM of East St. Paul Project Manager identified a servicing consideration related to the narrower rights-of-way proposed for the development compared to those typically provided elsewhere in the municipality. As a result, the applicant/property owner will be required to retain responsibility for servicing the development. The specific responsibilities and requirements will be addressed through the Development Agreement. The Municipality has advised that the proposed PUD is dependent on the internal roadways remaining under the control and responsibility of the applicant/property owner.

The PUD framework is intended to provide flexibility in site design while ensuring that the development achieves standards equivalent to those required under the Zoning By-law. The proposed development includes private internal roadways and common amenity areas that differ from a conventional subdivision configuration. Accordingly, the applicant has indicated that detailed development standards, including setbacks, site coverage, projections, and other site-specific requirements, can be addressed through the Development Agreement process.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This conditional use approval is limited to the development as presented in this application. Any subsequent change, replacement, expansion, or addition that is not in substantial conformance with the approved application shall require a new conditional use approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. This conditional use approval is contingent upon the subject property being rezoned through the adoption of By-law No. 2026-04, to rezone the property from the “DR” Development Reserve and “RR5” Rural Residential Zones to the “RM” Multiple Housing Dwelling Zone and “RT” Two Housing Dwelling Zone.
4. The applicant/owner shall enter into a Development Agreement with the Rural Municipality of East St. Paul to the satisfaction of the Municipality, in accordance with the requirements associated with Subdivision Application S26-3151.

RRPD LOCATION MAP

ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)



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

SUPPORTIVE MAPPING

Conditional Use Application CU 25, 2026
Mowat Road, RM of East St. Paul

Designation: "SC" Settlement Centre

Zoning: To be rezoned "RT" Two-Housing and "RM" Multiple Housing

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



Highway Control Zones

Roads



Hazard Lands - Airport



Parcel Outline



Water Bodies



RED RIVER
PLANNING DISTRICT

Public Hearing Comments

September 22, 2026

S21-2916 – 377 Foxgrove Ave.

CAO: Administration has no concerns with the proposal and supports the application, subject to the conditions recommended by the Red River Planning District.

Planning: I have reviewed the subdivision application and have no concerns. A building permit cannot be obtained for the new lot until the sewer plant is upgraded and the moratorium is lifted.

Project Manager: No comments or concerns.

Fire Department: The fire department has no issues with this application.

S26-3151 – Fahr's Farms

CAO: The proposed subdivision is consistent with the Fahr lands development previously considered by Council and will allow the proposed bare land condominium development to move forward. Administration has no concerns with the application and supports the subdivision, subject to the conditions recommended by the Red River Planning District. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements.

Planning: I have reviewed the subdivision application and have no concerns; the lot sizes are similar to those of country villas. A development agreement will be required.

Project Manager: No comments or concerns.

Fire Department: As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training

CU 25, 2026 - Fahr's Farms

CAO: The proposed conditional use is consistent with the Fahr lands development previously considered by Council. Administration has no concerns with the proposed Planned Unit Development or community recreation use and supports the application. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements. The development remains subject to the applicable subdivision, rezoning and development agreement requirements.

Planning: I have reviewed the conditional use application and have no concerns. I will deal with the details of the Planned Unit Development through a Development Agreement.

Project Manager: The proposed 9.0 m internal road ROW is narrower than typical for a municipal road. But, given that the roads are proposed to remain private within the condominium development, it may be considered, subject to confirmation of the road width, layout, emergency and service vehicle access, and other applicable requirements through detailed design and the Development Agreement.

Detailed grading and drainage plans will be required as the design progresses to demonstrate that drainage can be appropriately managed without adversely impacting adjacent properties or municipal infrastructure.

With the reduced ROW, the internal roads and other common infrastructure should remain privately owned and maintained, with long-term maintenance responsibilities assigned to the condominium corporation and clearly established through the Development Agreement.

Fire Department: As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training



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

CONDITIONAL USE APPLICATION

REQUIRED DOCUMENTATION: 1. Letter of Intent 2. Site Plan 3. Current copy of title (within 30 days)

SUBJECT PROPERTY AND APPLICATION INFORMATION

Roll No.(s) 57400 & 54203 Civic Address(es) none
Legal Description(s) pCL a,b& c, pl. 9590; rl 90&91 Pl 13069 Municipality ESP
Related Planning Application File No.(s) ZBA BL 2026 04; S26 3137
Proposed Use(s) on Property PUD and Recreation Service building for RT lots

APPLICANT/OWNER INFORMATION

Applicant's Name waterside development corp. Phone 2045050225
Complete Mailing Address unit D 236 Osborne St Wpg r2l3w3
Email Address info@watersidedevelopment.ca
Owner's Name fahr's farm ltd Phone 2042952366
Complete Mailing Address 30th flr 360 Main St Wpg R3C 4G1
Email Address pkeating@mltaikins.com

OWNER'S SIGNATURE

Application form must be signed by all owners listed on the title

CANADIAN ANTI-SPAM LEGISLATION

WE WILL ONLY SEND YOU EMAIL AND OTHER ELECTRONIC MESSAGES WITH YOUR EXPRESS CONSENT. YOU MAY WITHDRAW AT ANY TIME BY CONTACTING OUR OFFICE AT INFO@RRPD.CA OR 1-800-876-5831.

☒ YES

☐ NO

BY SELECTING THE YES BOX NEXT TO THIS CLAUSE, I PROVIDE MY EXPRESS CONSENT, INCLUDING BY EMAIL AND BY OTHER ELECTRONIC COMMUNICATIONS, BY THE RED RIVER PLANNING DISTRICT, AND THIRD PARTIES, FOR THE PURPOSES RELATED TO THIS APPLICATION ABOUT SERVICES, PERFORMANCE AND MARKETING OF THE RED RIVER PLANNING DISTRICT.



June 10, 2026

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

Attention: Santan Singh - Manager of Planning Services

Dear Santan:

Re: Conditional Use Application for Bare Land Condominium Planned Unit
Development on Fahr Lands
Block 1, Lot 2, Deposit No. 1234567 - 66 Bare Land Condominium Units and 1
Clubhouse
Block 2, Lot 2, Deposit No. 9876543 - 70 Bare Land Condominium Units

This conditional use application is being made for a planned unit development on two lots within the conditionally approved subdivision file S26-3127. This subdivision has been approved by East St Paul and Red River Planning District subject to rezoning to RT: Two Housing Dwelling Zone. The applicable rezoning by-law amendment application file ZBA BL 2026-4 has been given second reading and may be appealed to the Municipal Board.

Further to this we are applying for the approval of a conditional use within this zone for a Community Recreation Service use on one site. This is for the creation and construction of an amenity clubhouse within Block 1, Lot 2. This clubhouse will be a main amenity offering indoor and outdoor meeting spaces and recreational activities.

This conditional use application should be reviewed and approved subject to the above applicable subdivision and rezoning being approved and processed accordingly. These approvals can be processed and registered in series with the goal of completing necessary administrative steps while Waterside awaits a decision by the Municipal Board on our rezoning application.

The following files are attached:

- Exterior rendering of proposed streetscape and unit elevations.
- Subdivision Application Map (SAM) for Planned Unit Development (Bare Land Condominium)
- Overall landscape and site-specific plan for Block 2, Lot 2
- Overall landscape and site-specific plan for Block 1, Lot 2
- Unit specific floor plans for each of the proposed unit types
- Clubhouse amenity concept for joint use by both condominium corporations (TBD)
- Realtor market data for similar product of attached bungalow units in Birds Hill
- 2021 data summary for population of the RM of East St Paul

Please note that this application for Planned Unit Development meets the spirit and intent for the RT Zone for the permitted use Two Housing Dwelling as it conforms to the following provisions for Site Requirements for permitted and conditional uses, subject to an administrative variance of 15% which can be approved internally at RRPD:

1.) Site area:	10,000 sf	5,000 sf or greater	5,000 sf or greater
2.) Site width:	100 ft	15% variance = 85 ft	Proposed: 84 ft
3.) Front yard:	30 ft	15% variance = 25.5 ft	Proposed: 24 ft
4.) Rear yard:	25 ft	15% variance = 21.25 ft	Proposed: 20 ft
5.) Side yard:	10 ft	15% variance = 8.5 ft	Proposed: 8 ft
6.) Corner side yard:	15 ft	15% variance = 12.75 ft	Proposed: 12 ft
7.) Site Coverage:	Per Section 12.6(2)		Unit 40% / Site 35%
8.) Building Height:	35 ft (2.5 storeys)	same	
9.) Dwelling Unit Area:	800 sf	800 sf or greater	
10.) Dwelling Unit Width:	20 ft	28 ft wide or greater	

Please note that this application for Planned Unit Development meets the spirit and intent for the RT Zone for the permitted use Two Housing Dwelling as it conforms to the following provisions for Site Requirements for accessory uses and buildings:

1.) Site area:	N/A
2.) Site width	N/A
3.) Front yard:	30 ft
4.) Rear yard:	5 ft
5.) Side yard:	5 ft
6.) Corner side yard:	12 ft
7.) Building area:	Per Section 12.6(2)
8.) Building height:	16 ft (1.0 storey)
9.) Building width:	N/A

In accordance with Section 74 - Planned Unit Developments we outline the following demonstrating our adherence to this part of the RT Two Housing Dwelling zone:

- 1.) This plan produces a stable and desirable character and incorporates the equivalent standards within this by-law.
 - This plan is designed to majorly conform to the zoning by law. The only deviations from this are the private road right of way in lieu of the public road right of way. In doing this boulevard space was preserved and used for the development of a compact, low maintenance community with the goal of providing an age-in-place option for residents within the catchment area. This also enabled the creation of private greenspace and walking trails in the community.
 - As demonstrated above, the project was designed using the administrative variance for the 100 ft width to 85 ft width (15% variance) with the remaining design intentions for permitted uses (Two Housing Dwelling) and accessory uses and buildings being applied in the design of the Planned Unit Development. Our set backs follow previously approved project set backs in the area of Bird's Hill and will enable the development of a variety of home models ranging in square footage.
 - Due to site shape and configuration, we need to pay attention where deviations will exist to ensure the site irregularities are factored into the layouts for all lots and all home plans.
 - As such, we reduced the lot sizes to 84 ft to work in even numbers on measurements, and are requesting site set back dimensions that will result in no further returns to seek variances, new Conditional Use approvals, etc. The bulk table provided leaves ample room for all site and plan measurements, set backs, deviations and placements.
 - Additionally, we have taken measures to enhance the internal greenspace with active transportation trails for residents to move throughout the community, connect to the broader community active transportation network, and gain access to the amenity clubhouse that has been designed for the residents to collectively enjoy. Each site also includes a small pet park area for owners to enjoy a fenced area with their pets.
 - We have completed a typical unit layout plan for each of our current floor plans to demonstrate how they will lay out on the site and show front, side and rear yard set backs. You will note that we have room to increase plan square footage which will enable us to meet market demand for a variety of housing models.
 - As well, we have provided for onsite overflow parking to ensure that during peak periods of visitation, such as holidays and weekends. The streets are designed to the municipal standard for a local road and will accommodate on street parking

in front of homes. The driveways will also permit visitor parking, as well. On top of this parking, we have 24 additional parking spaces on Block 1, Lot 2, and 26 additional parking spaces on Block 2, Lot 2.

- Lastly, community mailboxes have been placed centrally alongside overflow parking areas adjacent to internal pathways for ease of access and accessibility.

2.) As part of our submission for this development we have undertaken a review of market data for similar product on Birds Hill Road and Oak Bridge Way. It is evident that there is strong demand for this product mix in the community and with an aging population this demand will continue to grow. We have attached extensive Comparative Market Analysis for this product mix as an attachment to this submission.

- Review of sales in the last 365 days of the market for 1-to-3-bedroom units between \$499,000 and \$874,900:
 - Average Days on Market (DOM) = 6.86
 - Average Price = \$666,663
 - Average SF = 1,548 sf
- Country Villas provides the following statistics:
 - Priced between \$419,000 and \$600,000
 - Selling price between \$450,000 and \$682,000
 - Range of unit sizes is 1,196 sf 1,694 sf
 - Average Days on Market (DOM) is 10 days
- 3102 Birds Hill Road Attached Bungalows
 - Priced between \$514,900 and \$589,900
 - Selling price between \$521,000 and \$626,500
 - Range of unit sizes is 1,196 sf 1,694 sf
 - Average Days on Market (DOM) is 30 Days
- Pritchard Farm Bungalow Condos
 - Priced between \$549,900 and \$999,900
 - Selling price between \$620,000 and \$990,000
 - Range of unit sizes is 1,320 sf 2,001 sf
 - Average Days on Market (DOM) is 19 days
- Gateway Point Attached Bungalows
 - Priced between \$603,645 and \$820,000
 - Selling price between \$603,645 and \$840,000
 - Range of unit sizes is 1,488 sf and 1,730 sf
 - Average Days on Market (DOM) is 25 days

The above data shows a strong demand for this product mix and price point. Our vision for this project will serve to enhance the product offering but differentiate via site landscaping features, the amenity clubhouse, walking trails and park space, pet park, and gated feel we are

proposing. It is our belief that this project will prove to be one of the most desirable places for empty nesters to reside in the Birds Hill area.

There are numerous supportive development plan policies that would promote the approval of a project of this nature. A few of these policies are noted below:

- 4.5.8 Multiple-family residential development shall be permitted in appropriate locations in the Settlement Centre areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:
- 4.5.8.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.
- 4.5.12 Residential areas shall be developed and maintained with a view to creating a high quality of life for residents and a safe and pleasant living environment with high quality public spaces for community service, recreation and alternative transportation facilities such as school sites, parks, playgrounds and the like.
- 2.2.1 The RRPD Board shall promote a variety of housing options that encourage affordability, universal design, and visit ability.

The following can be addressed:

- a.) Economic, social and environmental benefits to the community:
 - Keeping seniors in the community while they downsize ensures that well-established residents continue to contribute to the local economy.
 - A housing project such as this will create meaningful jobs within the community during the build out of the planned unit development. Afterwards, there will be opportunities for job creation via landscaping and site maintenance requirements.
 - The residents who seek to downsize and remain in the community create a social benefit to the greater area as they can maintain their roots, stay close to family and friends, while remaining active members in the local recreational activities in the broader area.
 - The bare land condominium will add walking trails, green space and trees, while also adding a valuable community recreation hub with the new clubhouse that will be incorporated into the design. This will give residents a meeting place to enjoy their day-to-day life while remaining connected to the community.

- We have attached population data for East St Paul that shows an aging population by median age, a strong cohort of married persons, and a high number of two person households, alongside a high household income. This means that the population within East St Paul is likely ready to downsize, or nearing that stage, and can afford the product mix we are proposing.
 - b.) A gated community will enhance the overall appeal of the RM East St Paul as it will provide a safe place for like-minded residents to call home. More importantly, by offering a lock & leave option to residents ensures snowbirds, cottagers and travelers have a reliable option in the RM while away from their homes.
 - c.) The subdivision will be designed to meet all the required provincial requirements for drainage and will not cause erosion.
 - d.) The subdivision will be designed with piped sewer and piped water. The street system will be connected from the internal private roads (designed using the municipal standards for a local street) to the attached collector road network.
 - e.) Detailed design drawings for the floor plans, elevations, renderings and subdivision conceptual planning have been incorporated into this submission to ensure Council understands the overall vision for the project.
- 3.) Both sites exceed the minimum site area of 4.05 ha (10 acres).
- a. Block 1, Lot 2 – 10.61 acres
 - b. Block 2, Lot 2 – 11.24 acres
 - c. See attached plans
- 4.) The density meets the intended vision for the density within the RT zone.
- a. Block 1, Lot 2 – 6.22 units per acre (66 units on 10.61 acres)
 - b. Block 2, Lot 2 – 6.22 units per acre (70 units on 11.24 acres)
 - c. See attached plans
- 5.) We are requesting a development agreement as a condition of this Conditional Use Application approval.
- 6.) See attached landscaping plans and site plans for the project. See attached fence plans.
- 7.) There are no public park areas to dedicate to the Municipality. The internal greenspace and walking trails are for residents that reside within the gated community. See the attached conceptual clubhouse plan for the project.

This application follows the above-noted subdivision and rezoning files and adheres to the product mix, vision and project scope our company presented to residents in multiple public open houses, one-on-one meetings, and in each of our presentations at RRPD and Council for the redevelopment of these Fahr Lands.

We trust the above application letter of intent, along with the attachments, meets the intended goals of the RRPD Development Plan and Zoning By-law.

Sincerely,

WATERSIDE DEVELOPMENT CORPORATION

