

NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

RM of West St. Paul

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

**Thursday
September 11, 2025
6:00pm**

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: S23-3019

Applicant: Waterside Development

Property Location: Parkview Pointe Drive
RM of West St. Paul
Roll # 37100
Blk 15 Plan 71499

Application Purpose:

The applicant proposes to create an additional phase of the Parkview Pointe residential neighbourhood, consisting of new public roads, public reserves, and 175 residential lots in the "RS" Serviced Residential zone.

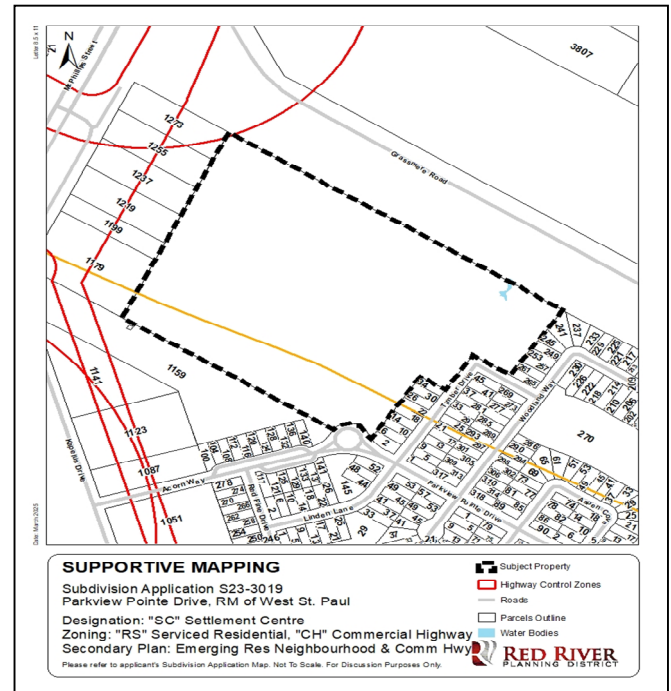


A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East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

Subdivision S23-3019

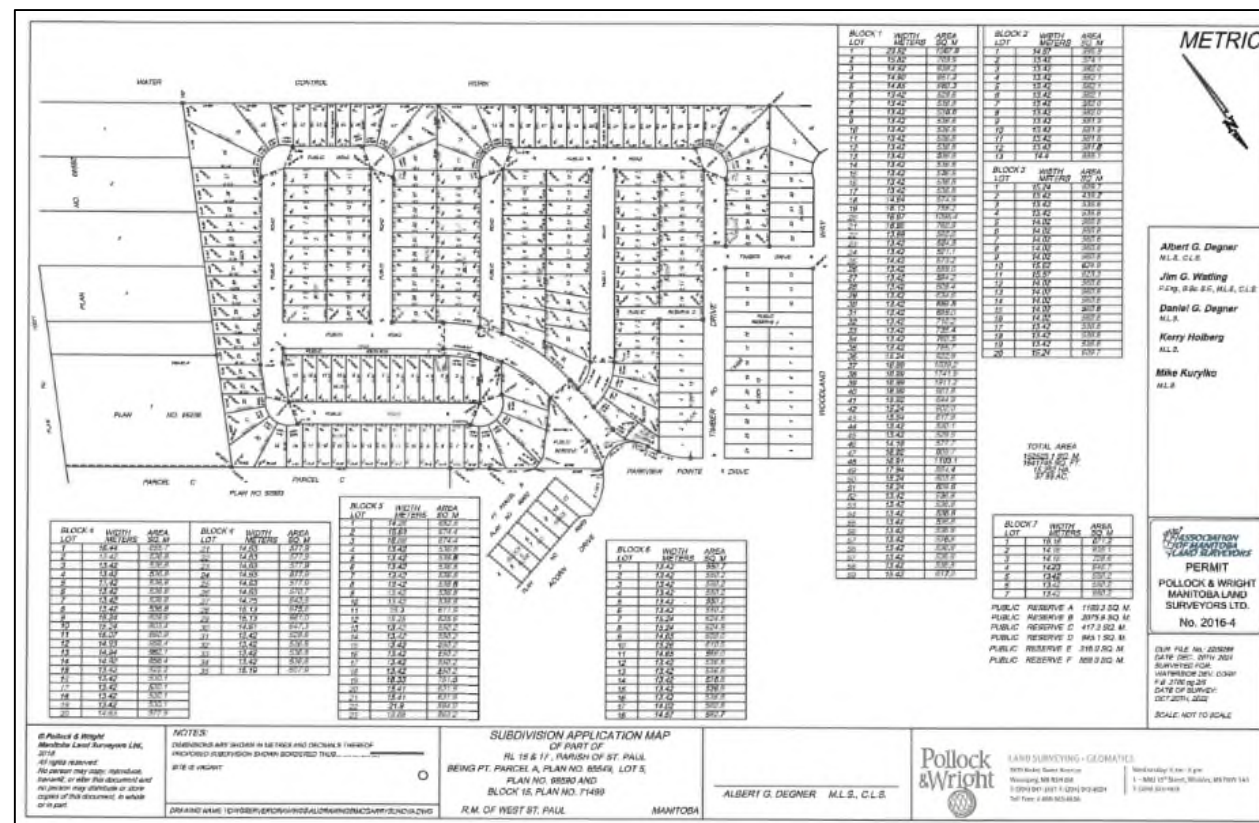
Date Prepared: April 8, 2025
(Report Amended – Additional Government Comments Included)

Address:	Parkview Pointe Drive
Legal Description:	Blk 15 Plan 71499
Roll Number(s):	37100
Report Prepared By:	Derek Eno, MCIP, RPP (RRPD Manager of Planning Services)



EXECUTIVE SUMMARY

This subdivision application is to create an additional phase of the Parkview Pointe residential neighbourhood, consisting of new public roads, public reserves, and 175 residential lots in the "RS" Serviced Residential zone. The application is generally consistent with the Development Plan and the Zoning By-law, but not with the Middlechurch Secondary Plan. **RECOMMENDATION: NOT BE APPROVED**



The applicant is seeking to subdivide the subject lands into 175 lots intended for single-family residential use, as well as establish new public roads and new public reserves.

2.0 SITE CONTEXT AND BACKGROUND

The subject lands are generally located within the area bordered by Grassmere Road to the north, Kapelus Drive to the south and west, and phases of the Parkview Pointe subdivision to the east. As per the RRPD's GIS mapping, the total area of the subdivision is 38 acres (+/-).

The area encompassing the proposed lots is zoned “RS” Serviced Residential and is designated *Settlement Centre* in the Development Plan and as an *Emerging Residential Neighbourhood Policy Area* in the Middlechurch Secondary Plan.

The area around the subject lands is as follows:

To the North

The Grassmere Creek Drain, followed by Grassmere Road

To the South

Parkview Pointe Drive, followed by lots zoned “RS” Serviced Residential and intended for single-family residential use, and, lots with frontage on Kapelus Drive zoned “CH” Commercial Highway;

To the East	Phases of the Parkview Pointe residential neighbourhood, including public roads and lots developed or intended to be developed with residential uses;
To the West	Lots with frontage on Kapelus Drive zoned either “CH” Commercial Highway or “M1” Rural Industrial

3.0 POLICY

3.1 DEVELOPMENT PLAN (272/19)

Land Use Designation: *Settlement Centre*

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

Policy 2.1.12 outlines that existing and future development in the Red River Corridor, where the subject lands are located, is to be serviced by centralized municipal wastewater services. Policy 2.2.2 is to promote liveable and inclusive communities that allow access to various amenities, including recreation services. Transportation-related policies can be found in Section 3.2. Some of these include direction to support a wide range of transportation options, as well as link new roadways to the existing network and facilitate future expansion (Policies 3.2.2, 3.2.3). A traffic impact study can be required as per Policy 3.2.4. Subdivisions that may adversely impact the operations of established roadways are only permitted if mitigate measures acceptable to the road authority are incorporated (Policy 3.4.6).

Policy 3.3.4 specifies that “permanent structures shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 60 metres (200 feet) whichever is greater unless detailed analysis of the specific site, prepared by a qualified geotechnical engineer demonstrates that these limits may be reduced”. A 30-metre wide buffer strip should be established adjacent to all water bodies in order to restrict development, protect or re-establish functioning riparian areas, help stabilize banks, provide aquatic and wildlife habitat, and protect water quality (Policy 3.5.3). The primary intent of these two policies is to add a degree of protection for development from flooding hazards, and, to protect natural habitat from development. Being that the Grassmere Creek Drain at this location is an improved / engineered drain and not natural habitat, applying these policies in this circumstance may not be appropriate.

Policies directly relating to Municipal and Site Services can be found in Section 3.4. These encourage densification of *Settlement Centres* (Policy 3.4.1), improving drainage systems and constructing retention lakes in new development areas (Policies 3.4.4, 3.4.5, & 3.4.7), and extending municipal water and wastewater services (Policies 3.4.8 & 3.4.9).

Policies specific to areas designated *Settlement Centre* are outlined in Section 4.5. New development is encouraged adjacent to built-up areas, where services can be efficiently extended (Policies 4.5.1 & 4.5.2). Land uses shall be located so as to be compatible with existing uses (Policy 4.5.4). Policy 4.5.12 requires

high quality public spaces for community service, recreation, and alternative transportation facilities in residential areas.

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

3.2 MIDDLECHURCH SECONDARY PLAN (2011-07)

Land Use Designation: *Emerging Residential Neighbourhood Policy Area*

The area encompassing the proposed lots is designated as an *Emerging Residential Neighbourhood Policy Area* in the Middlechurch Secondary Plan.

The 'Liveable Community Objectives' and 'Neighbourhood Planning Policies' of the Secondary Plan advocate for interconnected residential neighbourhoods, a range of housing styles and options, connectivity of streets and pathways, and accessible open spaces.

Policies specific to the *Emerging Residential Neighbourhood* designation are outlined in Section 2.3.1. These policies emphasize the importance of connecting new neighbourhoods to existing development, circulation systems and open spaces. The policies promote compact neighbourhood design, high quality parks and open spaces, and compatibility with existing uses.

Additional relevant policy specific to the Grassmere Creek Neighbourhood can be found in Section 4.4. Developers are encouraged to provide a variety of lot sizes and housing options, though lands west of the railway will be predominantly single family residential. Streets are to connect to adjoining neighbourhoods (Section 4.4.1). The timing of development is dependent on the extension of municipal wastewater services and the extension of the collector street, now known as Parkview Pointe Drive, to extend north across Grassemere Creek and onto McPhillips Street / Grassmere intersection (Section 4.4.5).

Green Space policies are outlined in Section 2.6. These advocate for protecting and improving the natural ecosystem by paying particular attention to areas adjacent to the Grassmere Creek, as well as including on-site facilities to manage storm water, rain and snow fall where feasible (Section 2.6.1, Policies 1 & 2). New parks and amenities, as well as the development of open space linkages and the extension of the community trail system, should be considered in growth areas. Improvement of public spaces and views of the water adjacent to Grassmere Creek are encouraged (Section 2.6.2, Policy 4). Open space land to be conveyed to the municipality should be sufficiently visible and accessible from adjacent public streets and linked with existing green space where possible (Section 2.6.2. Policy 8). Residents should be within a 5 to 10 minute walk of a high quality green space (Section 2.6.2, Policy 25).

The Open Space Concept Plan shows greenway connections and bike / walking connections through the subject lands. The greenway network is "designed to inter-connect all neighbourhoods within Middlechurch while providing community-wide access to high quality green spaces, preserving the community's open space character and providing sustainable solutions for sustainable storm water management" (p. 24). Relevant policies are found in Section 2.6.3 'Greenway Network Policies'. Where feasible, the greenway network should link residents with different land uses including commercial, institutional, and recreation areas.

The Open Space Concept Plan identifies the Grassmere Creek as an ecological corridor. Policies throughout the Secondary Plan reference the importance of this feature, protecting its riparian zone, and recognizing its recreational value. As per Section 2.7 'Rivers and Streams Conservation Policies', a green space buffer and interpretive trail system should be established adjacent to the Creek, with pedestrian access across the Creek provided at strategic locations.

Policies specific to street design can be found throughout the Secondary Plan. Streets should be designed to balance the spatial needs of pedestrians, people with mobility aids, transit, bicycles, automobiles, utilities, and landscaping. Sidewalks and boulevards along major streets are to provide safe, attractive, interesting and comfortable spaces for pedestrians (Section 2.6.2). Traffic-calming design approaches are encouraged for neighbourhood streets (Section 2.8.2). Bicycle and pedestrian routes should be considered to serve both recreational and transportation needs, and consideration should be given to all types of travel modes (Sections 2.8.3 & 2.8.4).

Additional 'Transportation' policies can be found in Section 2.8. These encourage collaborating with Manitoba Infrastructure and Transportation, developing a collector street from Main Street to McPhillips Street as generally shown on the Transportation Concept Plan, and discouraging development that may have a detrimental impact on the safe operation of the provincial highway system (Section 2.8.1).

The Secondary Plan's Transportation Concept Plan shows an east-west collector road, part of which has already been approved as Parkview Pointe Drive, that turns north to cross Grassmere Creek and connects to the existing signalized intersection of Grassmere Road and McPhillips Street (PTH 8). This collector street is also shown as a bike / walking corridor on the Open Space Concept Plan. Council should note that the Concept Plans are to be used as a guide only, and the location of proposed roads and other features can be adjusted as part of the development approval process (Policy 5.4.4). That being said, the applicants proposed subdivision layout does not include accommodation for a collector road to connect to McPhillips Street (PTH 8) via a crossing over Grassmere Creek. Further, previous approved subdivision phases of this neighbourhood also did not provide accommodation for a collector road crossing over Grassmere Creek. Plus, the subject subdivision layout / application represents the last phase of the neighbourhood. Considering that, the proposed subdivision application does not adhere to the Secondary Plan.

Policy 7 of Section 3.1 states that "all new development within Middlechurch must be connected to the municipal waste water collection and treatment system". Additional policies related to 'Infrastructure Servicing' and 'Municipal Wastewater Servicing' can be found in Part 3. Generally, service provision is to be regulated through development agreements.

While conditions of approval can be included to ensure continued compliance with the policy related to municipal services and street finishes (e.g. sidewalks, traffic calming features, etc.), the proposed subdivision application does not meet the general intent of the Secondary Plan, as already noted above.

3.3 RM OF WEST ST. PAUL ZONING BYLAW (2/99 P)

Section 6.0

Zone: "RS" Serviced Residential

The “RS” Serviced Residential zone provides for single family housing that is fully serviced with municipal water and wastewater. The intent of the zone is to create vibrant and inclusive neighbourhoods with a variety of housing options for all life stages, within close proximity to community services and parks

LOTS (refer to attached SAM for individual lot areas and widths)	SITE AREA “RS” – 408.8 m² (4,400.0 ft²) min. required	SITE WIDTH “RS” – 13.41 m (44.0 ft.) min. required
Block 1, Lots 1-59	In Compliance	In Compliance
Block 2, Lot 1-13	In Compliance	In Compliance
Block 3, Lots 1-20	In Compliance	In Compliance
Block 4, Lots 1-35	In Compliance	In Compliance
Block 5, Lots 1-23	In Compliance	In Compliance
Block 6, Lots 1-18	In Compliance	In Compliance
Block 7, Lots 1-7	In Compliance	In Compliance
Public Reserve Land		
Public Reserve A	1,100.3 sq. m	
Public Reserve B	2,075.9 sq. m	
Public Reserve C	417.3 sq. m	
Public Reserve D	945.1 sq. m	
Public Reserve E	316.0 sq. m	
Public Reserve F	869.0 sq. m	

NOTE: Zoning lot size & width requirements are not applicable to public reserve land

4.0 CIRCULATION AND COMMENTS

Government Departments and Agencies

NOTE: Some comments below are paraphrased. Complete copies of comments are provided in the appendix.

Government Departments and Agencies	
MB Agriculture	No comments.

MB Infrastructure – Highways Planning and Design	Objects - as the proposed subdivision does not include a public road connection onto Grassmere Road.
MB Transportation and Infrastructure – Water Management, Planning and Standards	Permanent structures are confined to lands which are a minimum of 1.5m (5ft) above ordinary high-water level of any nearby waterbody and setback a distance of 30.5m (100ft) from present high-water level. The proposal does not include a bridge across Grassmere Creek Drain or any works on the drain, therefore no conditions are required.
MB Conservation & Climate – Office of Drinking Water	No comments received as of the date of this report.
MB Environment & Climate – Drainage and Water Rights Licensing Branch	Requires a License to Construct Water Control Works, prior to any development taking place. Engineered drainage plan is required.
MB Environment & Climate – Environmental Compliance and Enforcement	Require the following conditions for the developer to undertake: • Confirm there is capacity for municipal sewer services; • Amendment current Environmental Act License; • Obtain certificate of approval for the wastewater collection expansion.
MB Sport, Culture Heritage and Tourism – Heritage Resources Branch	No concerns at this time
Winnipeg Land Titles Office	A plan of subdivision as proposed is required.
RM of West St. Paul	Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that: a. taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made; b. payment of any applicable development levies have been paid; c. a drainage / lot grading plan to be prepared by a qualified engineer to the satisfaction of the municipality, and to ensure that the proposed properties do not drain into, or impede drainage from neighbouring properties; d. a Development Agreement has been entered into to address the following, but not limited to: i. Development fees;

	ii. Connection to municipal services (e.g. water, wastewater and land drainage); iii. Infrastructure standards and phasing (roadways, street lighting, etc.); iv. Landscape plans (including but not limited to, trail design, green space design, trees, fencing, buffering between land uses, etc.); v. Dedication of Public Reserve land to the municipality, without compensation, or fees in lieu of; vi. Traffic signage at cost of developer; vii. Vehicular and pedestrian access to Grassmere Road. viii. Vehicular access to 1159 Kapelus Drive
Utilities	
MB Hydro and Centra Gas	Easements required for both Hydro and Centra Gas
BellMTS	3.5m blanket easements required for BellMTS
Shaw	No comments received as of the date of this report.
Other Agencies	
Canada Post	No comments received as of the date of this report.
Seven Oaks School Division	No comments received as of the date of this report.
City of Winnipeg	- City requires a copy of any Transportation Impact Study, if one is prepared. - North End Sewage Treatment Plan is limited. A lack of treatment capacity may constrain full development of the subject lands until an upgraded treatment system is available.

5.0 ANALYSIS AND RECOMMENDATION

The applicant is seeking to subdivide the subject lands into 175 lots intended for single-family residential use, as well as establish new public roads and new public reserves. The land is zoned “RS” Serviced Residential and all of the proposed lots meet or exceed the minimum requirements for lot width and area. Lot areas range from 521.1m² to 1,911.2m² (5,609 to 20,571 square feet) and lot widths from 13.42m to 21.8m (44 to 71.5 feet).

Policies in both the Development Plan and Secondary Plan require compatibility with existing land uses. The developed lots directly adjacent to the proposed subdivision are single-family lots created as part of earlier phases of Parkview Pointe, and commercial lots with frontage along Kapelus Drive.

The proposed new lots would be accessed from new public roads created as part of this subdivision, as well as the extension of Parkview Pointe Drive approved as part of previous subdivision files. Under this application the new roadways all rely on Parkview Pointe Drive for access, which extends east to Main Street, and south west to Kapelus Drive via Acorn Way.

As previously noted, the Middlechurch Secondary Plan's Transportation Concept Plan Map illustrates a collector road extending to the existing signalized intersection of Grassmere Road and McPhillips Street, requiring a roadway / bridge to be constructed over the Grassmere Creek, and, the Secondary Plan includes policy that encourage collaborating with Manitoba Infrastructure and Transportation to integrate the municipal and provincial transportation system. The applicants proposed subdivision layout does not include accommodation for a collector road to connect to McPhillips Street (PTH 8) via a crossing over Grassmere Creek. Further, previous approved subdivision phases of this neighbourhood also did not provided accommodation for a collector road crossing over Grassmere Creek. Plus, the subject subdivision layout / application represents the last phase of the neighbourhood. Considering that, the proposed subdivision application does not adhere to the Secondary Plan. Similarly, MB Transportation and Infrastructure (Highway Design Branch) objects to the propped subdivision layout as it does not include a public roadway connection to Grassmere Road.

In terms of the proposed new lot layout the RRPD notes the following. Lots 1, 2, 3, 19, 20, 21 and 22 of Block 5 have side lot lines that are not perpendicular to the roadway. From a practical construction viewpoint, this could lead to confusion for future property owners on how to orient a house on a property, and/or, bring the need for variance. Plus, as per the MB Subdivision Regulation (MR 137/2006), the "...side lot lines must be at approximately right angles or radial to the street centerline". With that in mind Council may want to require, as a condition of approval, that the applicant re-orient the side lot lines.

The subdivision would result in 5 new public reserves with a combined area of 5,723.6m² (1.41 acres). These public reserve areas appears to have been designed to accommodate pathway connection to existing areas, potential park areas, and areas to avoid dual-frontage for residential lots. Compliance with the Green Space policies of the Secondary Plan, including the design and development of the public reserves, can be addressed in a Development Agreement.

The application is generally consistent with the Development Plan and Zoning By-law, but not with the Middlechurch Secondary Plan. Based on this information available and the related analysis, our office recommends that the application **NOT BE APPROVED**.

However, should Council wish to approve the application, conditions of approval are noted below.

6.0 DECISION MAKING CRITERIA

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

- (a) Is the land suitable for the subdivision and the intended use?
- (b) Does the proposed subdivision conform to the Development Plan, Zoning By-law and Secondary Plan?
- (c) Does the proposed subdivision meet the regulations listed in Section 146 of the *Planning Act*?

7.0 DECISION MAKING OPTIONS

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 Recommended Conditions

Should Council wish to approve the application, our office recommends the following conditions be placed:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:
 - a. Taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. Payment of any applicable development levies have been paid;
 - c. A drainage / lot grading plan to be prepared by a qualified engineer to the satisfaction of the municipality, and to ensure that the proposed properties do not drain into, or impede drainage from neighbouring properties;
 - d. A Development Agreement has been entered into to address the following, but not limited to:
 - i. Development fees;
 - ii. Connection to municipal services (e.g. water, wastewater and land drainage);
 - iii. Infrastructure standards and phasing (roadways, street lighting, etc.);
 - iv. Landscape plans (including but not limited to, trail design, green space design, trees, fencing, buffering between land uses, etc.);
 - v. Dedication of Public Reserve land to the municipality, without compensation, or fees in lieu of;
 - vi. Traffic signage at cost of developer;
 - vii. Vehicular and pedestrian access to Grassmere Road.
 - viii. Vehicular access to 1159 Kapelus Drive
2. Applicant / owner submits written confirmation from Manitoba Hydro and Centra Gas Manitoba Inc. that an Easement Agreement(s) has been entered into with Manitoba Hydro and Centra Gas Manitoba Inc. with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been

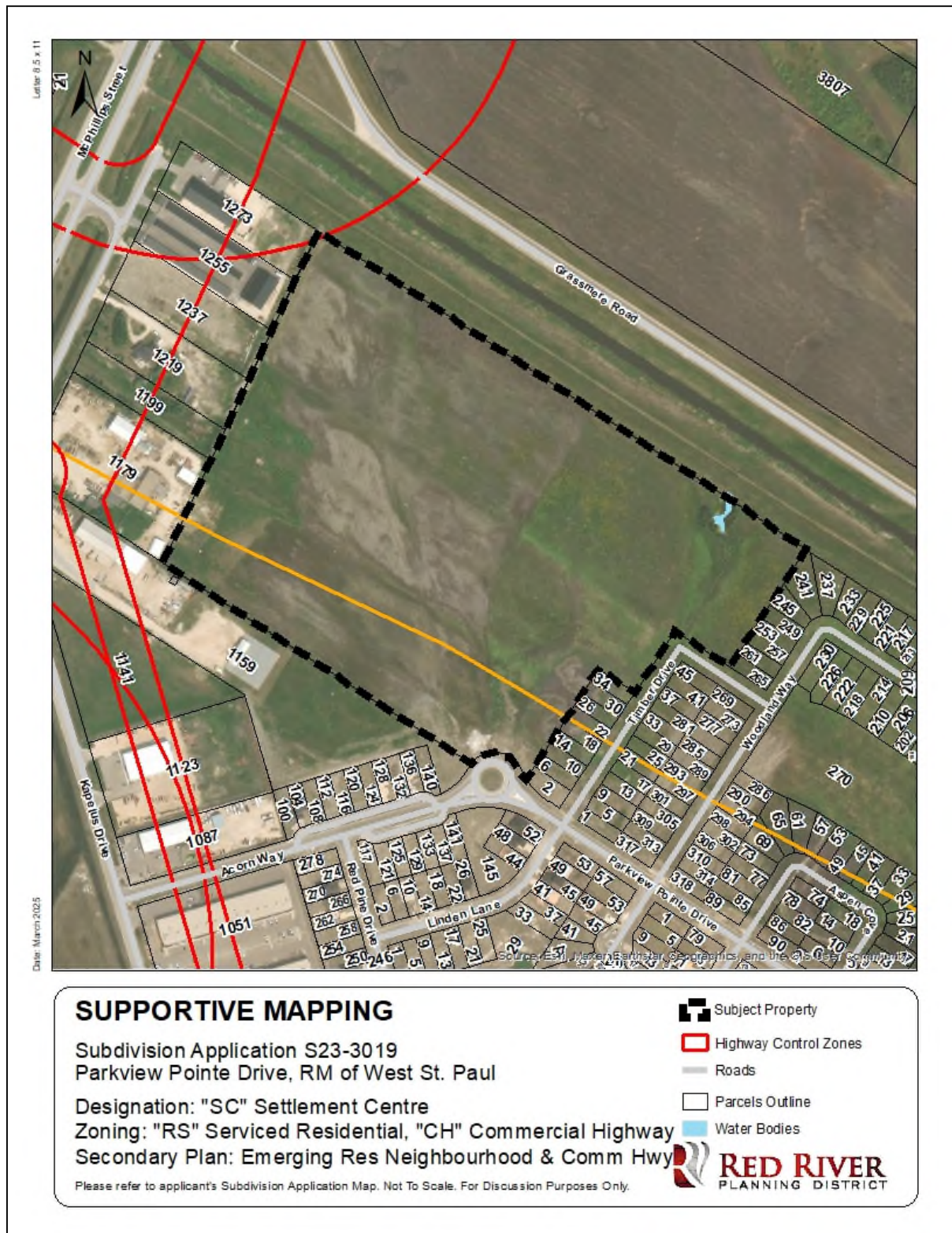
provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact Manitoba Hydro at HCSC@hydro.mb.ca;

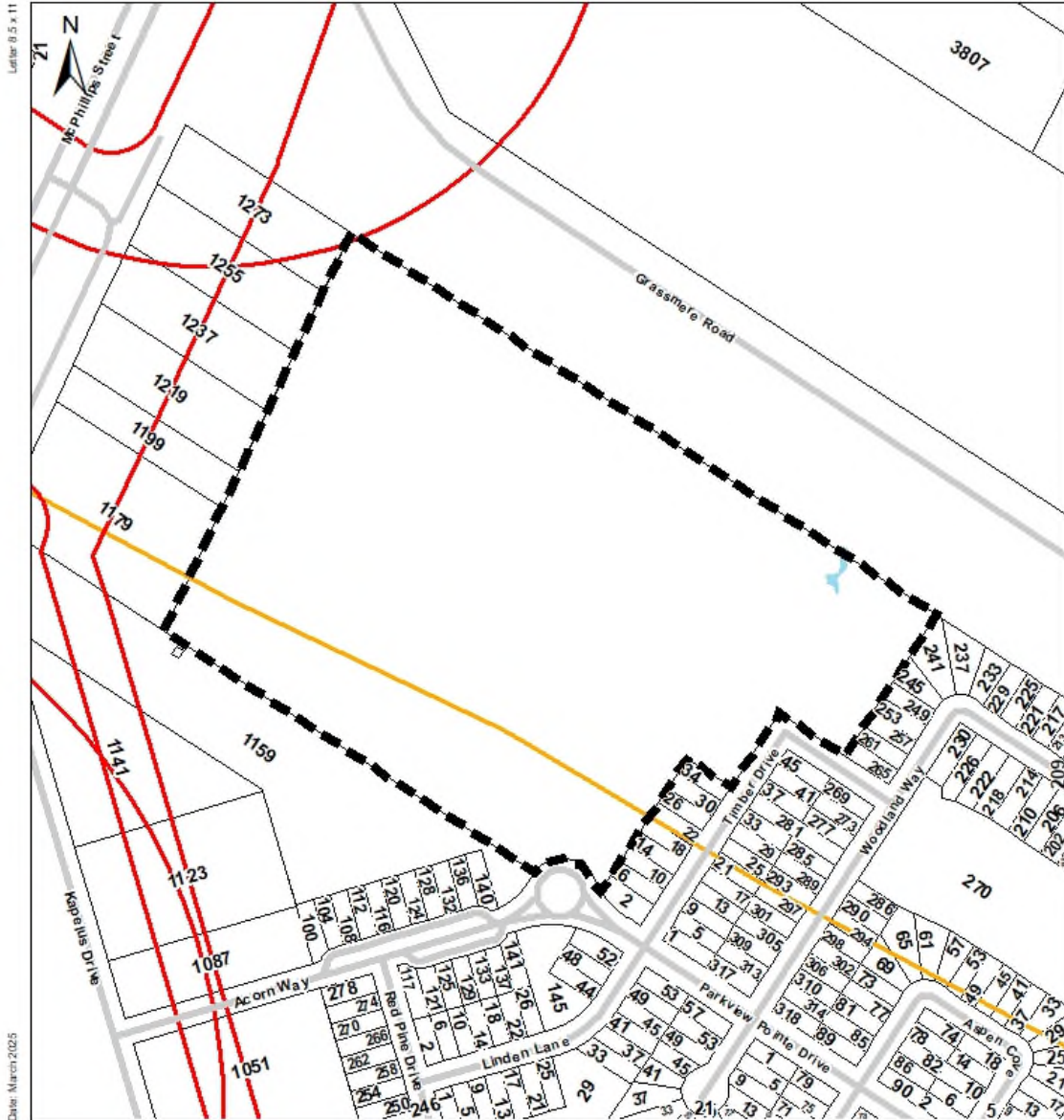
3. Applicant / owner submits written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Garry Dyck, Survey Coordinator, at (204) 958-1768, P.O. Box 6666, BW100P, Winnipeg, MB R3C 3V6.
4. Applicant / owner submits confirmation from the Drainage and Water Rights Licensing Branch of Manitoba Environment and Climate that the applicant has obtained a License to Construct Water Control Works for this subdivision. For more information, please contact drainage@gov.mb.ca or call 1-800-214-6497.
5. Applicant / owner submits confirmation from Environmental Compliance & Enforcement Branch of Manitoba Environment and Climate Change that the applicant has (1) confirmed there is capacity for municipal sewer services; (2) amended their current Environment Act License related to wastewater collection system; and (3) obtained a certificate for approval for wastewater collection expansion. For more information, please contact Katie Martin (Environment Officer) of Environmental Compliance & Enforcement Branch at katie.martin@gov.mb.ca or call 204 485-6797.
6. Applicant / owner revise the lot layout as follows. Adjust the side lot lines to be perpendicular to the roadway for proposed Lots 1, 2, 3, 19, 20, 21 and 22 of Block 5.
7. Applicant / owner submits confirmation from the City of Winnipeg that a copy of any Transportation Impact Study has been provided to the City of Winnipeg, if required.

Note: The following Requirements will be added and are not part of Council's Resolution should the application be conditionally approved by the Red River Planning District Board, being:

- A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed. 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 provides 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.

APPENDIX A (RRPD Maps)





SUPPORTIVE MAPPING

Subdivision Application S23-3019
Parkview Pointe Drive, RM of West St. Paul

Designation: "SC" Settlement Centre

Zoning: "RS" Serviced Residential, "CH" Commercial Highway

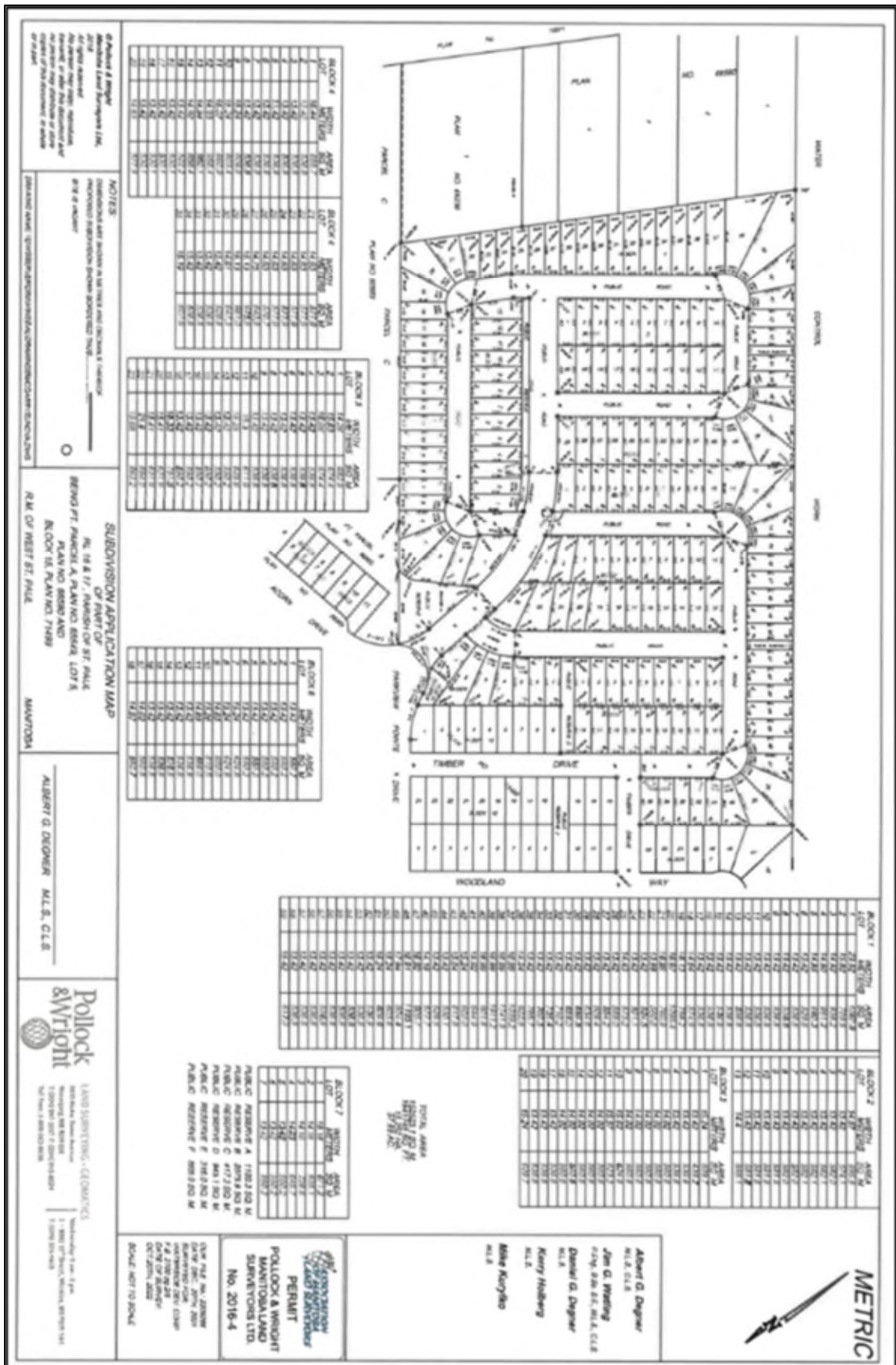
Secondary Plan: Emerging Res Neighbourhood & Comm Hwy

Please refer to applicant's Subdivision Application Map. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcels Outline
-  Water Bodies

 **RED RIVER**
PLANNING DISTRICT

(Subdivision Application Map)



APPENDIX C

(Applicant Provided Information)

LETTER OF INTENT

TO: RM of West St. Paul and RRPD

Jan.2, 2025

RE: title 3242260; Roll 37100

The undersigned intends to subdivide as per attached SAM and create 173 serviced lots zoned RS. The lands are designated SC under the RRPD Development Plan and Emerging under the Middlechurch Secondary Plan. A road across PR B to the RM yard will be constructed.



Waterside Development Corp.

Appendix D
(Provincial Comments)



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

April 7, 2025

PD 190.10 Ex

Derek Eno, Manager of Planning Services
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
E-mail: deno@rrpd.ca

Dear Derek:

Re: Proposed Subdivision - REVISED
File No: S23-3019
RL 14-17 Parish of St. Paul
RM of West St. Paul
Owner: Waterside Development Corp

In response to your e-mail dated February 20, 2025, we have reviewed the second revision to the above noted proposal to subdivide. The second revision does not include a public road connection onto Grassmere Road at the western end of the subdivision (commercial/industrial portion of Parkview 4).

Based on the second revision, we object to this subdivision as proposed. Please be advised that future highway improvements include the closure of the Kapelus Drive connection to PTH 8. MTI had previously proposed a **temporary connection** of Kapelus Drive to Grassmere Road by extending existing Kapelus Road with an Acrow bridge across Grassmere Drain. This Drain crossing and connection to Grassmere Road will accommodate traffic when the Kapelus Road connection to PTH 8 is closed. The proposed temporary connection to Grassmere Road is expected to have operational issues in the longer term and is not compatible with longer term plans for roadway realignment in the area.

A new public road and permanent public road connection onto Grassmere Road should be identified as part of the subdivision application located within the commercial/industrial portion of the development (western end) to avoid commercial and industrial traffic through the residential section. This public road connection to Grassmere Road should be located further to the east of the previously mentioned temporary connection.

Manitoba Transportation and Infrastructure will be undertaking discussions with the municipality and planning district regarding the temporary crossing and the location of the permanent crossing and access connection to Grassmere Road.

Therefore, we are requesting that the subdivision plan be revised to include the location of the proposed public road and public road crossing of Grassmere Drain and connection to Grassmere Road. Please submit the revised plan to our office for review and approval. Once approved, we will remove our objection. Approval would then be subject to a drainage plan and Traffic Impact Study completed by a qualified professional at the cost of the developer. A subsequent development agreement may be required for the infrastructure.

Please note the following statutory requirements affecting PTH 8 and PTH 101.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within **38.1m** (125ft) controlled area from the edge of the highway right-of-way's within the **457.2 metre** (1,500 foot) radius control circle centred on the PTH 8 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 right-of-way of this highway

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

Thank You,

Original signed and e-mailed April 7, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Capital Region

JD/rc/ms/db

Memorandum

DATE: 2025-02-06

TO: Calvin So
Community Planning Assistant
Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba
R2E 1J5

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

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

SUBJECT: File No.: S23-3019 (Amendment)
AAS File: AAS-24-23067
Proposed Subdivision of land located 1199 Kapelus Drive R.M. of West 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

.....
DATE: February 24, 2025

TO: Ingrid Zarichney
Community Planning Assistant
Red River Planning District
2978 Birds Hill Road
East St. Paul MB R2E 1J5

FROM: Angela Howells
Senior Flood Protection Planning
Officer
Water Management, Planning and
Standards
Manitoba Transportation and
Infrastructure
2nd Floor - 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: (204) 915-7295
FAX NO: (204) 948-4764
E-MAIL: Angela.Howells@gov.mb.ca

SUBJECT: Proposal to Subdivide
Lot 5, Plan 68590, Blk. 15, Plan 71499
1199 Kapelus Drive
RM of West. St. Paul
S23-3019 Waterside Development Corp.

The applicant proposes to subdivide the present holdings into 173 residential lots. Grassmere Creek Drain passes along the northeast boundary of the property.

The minimum criteria which Water Management, Planning and Standards is now utilizing in assessing the flood hazard is the 200-year flood or flood of record level, whichever is greater. The 200-year flood protection level at this location is not known.

We recommend that all new permanent structures are confined to lands which are a minimum of 1.5 metres (5 feet) above the ordinary high-water level of any nearby waterbody and set back a minimum distance of 30.5 metres (100 feet) from the present high-water level of any nearby waterbody as general precautionary measures against flooding and erosion.

The subdivision amendment removes reference to the proposed bridge across Grassmere Creek Drain and does not mention any proposed work on Grassmere Creek Drain. Since there is no mention of proposed work on the drain, the following is for **information purposes only** and is **not** required as a condition of approval. Grassmere Creek Drain is designated provincial water infrastructure adjacent to the proposed subdivision. Designated provincial water infrastructure is subject to section 15.2(1) of the Water Resources Administration Act which states:

Unless the minister has issued a permit for the activity, a person must not do any of the following:

- a. construct, or otherwise place or establish, any works or structures on, over, under, through or across provincial water infrastructure;*
- b. place material on, or remove material from, provincial water infrastructure;*
- c. perform any activity on or near provincial water infrastructure, or use the provincial water infrastructure in a manner, that*
 - i. affects or has the potential to affect its structural integrity,*

- ii. degrades or has the potential to degrade its vegetation cover or any other covering material intended to limit erosion, or*
- iii. has the potential to impair its function.*

A Provincial Water Infrastructure Permit must be obtained by Manitoba Transportation and Infrastructure prior to the commencement of any construction or activity on or near provincial water infrastructure. This includes the proposed bridge and any drainage projects outletting into the provincial water infrastructure. Additionally, through the drainage licensing process, permission from Water Management, Planning and Standards must be obtained prior to any drainage projects which would impact flow into provincial water infrastructure.

A Provincial Water Infrastructure Permit can be applied for at: <https://forms.gov.mb.ca/pww/>.

Access to any properties over provincial water infrastructure is not guaranteed. Property owners wanting access over provincial water infrastructure must apply for a Provincial Water Infrastructure Permit, and works would be carried out at their own expense. The Province would not be liable for any costs associated with providing access to newly developed properties.

ORIGINAL SIGNED BY
Angela Howells

Derek Eno

From: Harms, Tina <Tina.Harms@gov.mb.ca>
Sent: Tuesday, February 04, 2025 2:57 PM
To: Calvin So; +WPG112 - AGRLandUse; Red River Planning District
Subject: RE: S23-3019 (Amendment)

Good afternoon,

The proposed subdivision resides within a designated Settlement Centre Policy Area, therefore we have no comments.

Thanks,
Tina

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

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From: Calvin So <calvin@rrpd.ca>
Sent: January 31, 2025 3:42 PM
To: Pam Elias <edo@weststpaul.com>; neteng.control@bellmts.ca; subdivisioncirculars@hydro.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; mb.surveysplanning@teranet.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; Roberts, Dan <Dan.Roberts@gov.mb.ca>; winnipegplanning@sjrb.ca; paul.shymko@canadapost.postescanada.ca; brian.oleary@7oaks.org
Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: S23-3019 (Amendment)

You don't often get email from calvin@rrpd.ca. [Learn why this is important](#)

Hello,

Please see an amended subdivision application attached for S23-3019. The applicant has amended their SAM, hence requiring a recirculation.

Thanks,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

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

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Bell MTS, a division of Bell
Canada
PO Box 6666
3-191 Pioneer Avenue



February 19, 2025

Red River Planning District
806-A Manitoba Ave.
Selkirk MB R1A 2H4

File No.: S23-3019 (Amended)

Attention: Calvin So

**Re: Proposed Subdivision
Lot 5, Plan 68590, Blk. 15, Plan 71499
1199 Kapelus Dr.
R. M. of West St. Paul
Waterside Development Corp. — S23-3019**

BellMTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with BellMTS ("MTS") for existing and/or future telecommunications facilities in connection with the subdivision for the **3.5M & BLANKET easements as shown below**. As a result of changes to The Real Property Act (Manitoba), BellMTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, BellMTS 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 subdivision plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, BellMTS 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 Greg Sim (PROPERTYACQUISITION@bellmts.ca) BellMTS will then review the print and reply to the surveyor with the BellMTS 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 BellMTS 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. If there are any existing facilities which require removal or relocation as a result of the subdivision, the costs will be at the expense of the developer.

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

BellMTS
Property Acquisition Department
P.O. Box 6666, BW100P
Winnipeg, MB R3C 3V6

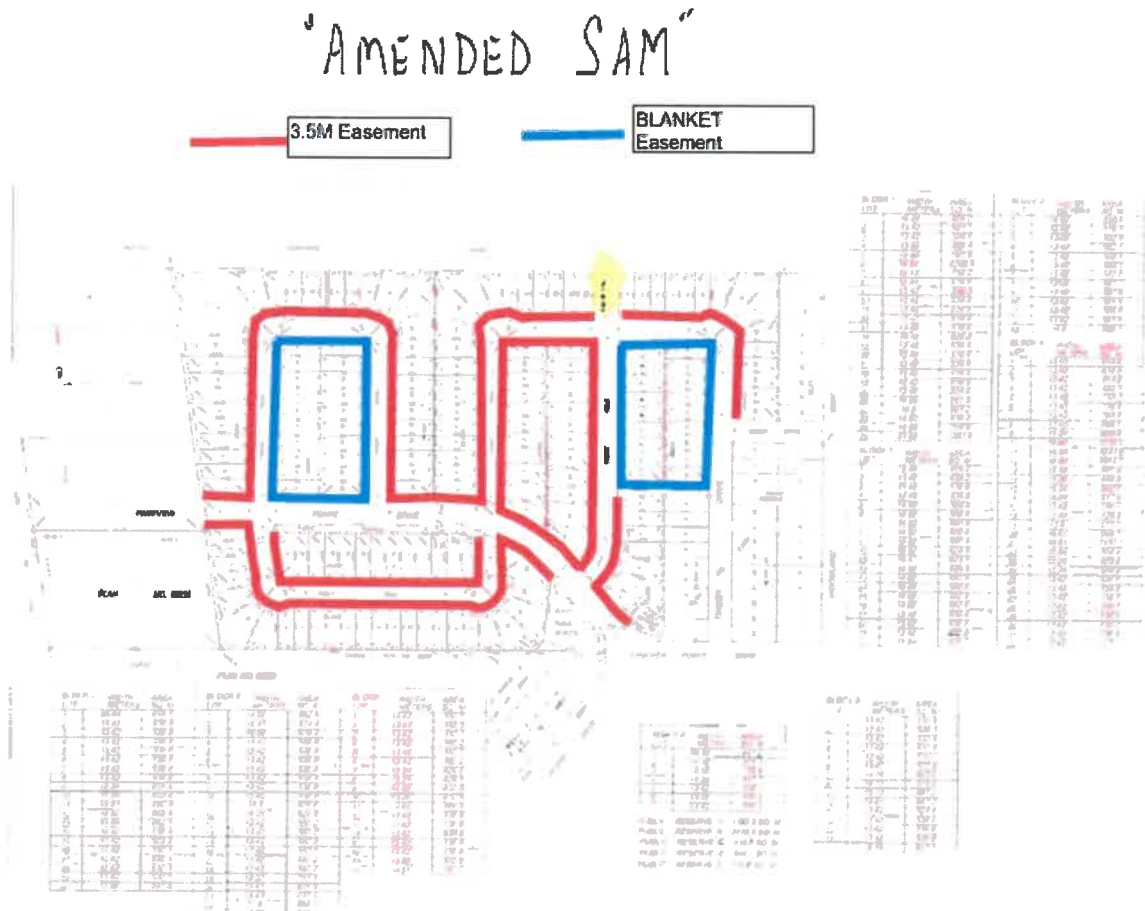
Developer responsibilities (BellMTS Pre-Service Charges, BellMTS Buried Crossings, etc.) can be made available by calling the BellMTS Network Engineering Control Centre at 204-941-4369 or 1-866-756-7642.

Should you require further information, please contact BellMTS Access Engineering at the numbers below.

Regards,

Sylvie Leurquin

BellMTS Access Provisioning
Tel: 204-941-7023
Email: sylvie.leurquin@bellmts.ca



Derek Eno

From: PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>
Sent: Tuesday, February 18, 2025 4:13 PM
To: Calvin So
Subject: RE: S23-3019 (Amendment)

Hi Calvin,

The City of Winnipeg's comments submitted Dec 8, 2023 stand, with some minor changes to the wording of Water and Waste's comments. The intent remains unchanged:

Public Works

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

Water and Waste

- Water and Waste (WWD) advises the applicant that wastewater capacity at the North End Sewage Treatment Plant is limited. A lack of treatment system capacity may constrain full development of the subject lands until an upgraded treatment system is available.
- WWD further advises that:
 - the response to this proposal is based on a review of capacity and servicing considerations as of the date of the review. If the subject lands develop further in the future, there is a risk that there will not be wastewater capacity for full development, as others may use remaining capacity in the intervening time.
 - capacity in the wastewater system is not reserved for the current proposal.
 - once capacity of the wastewater system is reached, proposals to discharge additional wastewater flow into the City's wastewater system will not be approved.

Please note, the following is additional information for the RM of West St. Paul.

Wastewater comments for West St. Paul:

- Discharging of wastewater to the City of Winnipeg wastewater system, subject to capacity being available, will need to comply with the Service Sharing Agreement.
- WWD has no concerns provided the total peak wastewater discharge to the Main Street wastewater connection point adheres to the allowable flow rate.

Thank you,

Anna



Regional Planning

Planning, Property and Development
City of Winnipeg

Telephone: 204-986-2636

Email: RegionalPlanning@winnipeg.ca

Website: winnipeg.ca

Address: 15-30 Fort Street, Winnipeg, MB 4X5

From: Calvin So <calvin@rrpd.ca>

Sent: Friday, January 31, 2025 3:42 PM

To: Pam Elias <edo@weststpaul.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; envcewinnipeg@gov.mb.ca; mitwaterreview@gov.mb.ca; mb.surveysplanning@teranet.ca; hrb.archaeology@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; PPD-RegionalPlanning <RegionalPlanning@winnipeg.ca>; AGRLandUse@gov.mb.ca; dan.roberts@gov.mb.ca; winnipegplanning@sjrb.ca; paul.shymko@canadapost.postescanada.ca; brian.oleary@7oaks.org

Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>

Subject: S23-3019 (Amendment)

**** EXTERNAL EMAIL - USE CAUTION ****

Hello,

Please see an amended subdivision application attached for S23-3019. The applicant has amended their SAM, hence requiring a recirculation.

Thanks,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

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

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

www.redriverplanning.com

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Derek Eno

From: Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>
Sent: Tuesday, February 04, 2025 9:25 AM
To: Calvin So
Subject: RE: S23-3019 (Amendment)
Attachments: Subdivision Development Proposals Guide.pdf

Good Morning,

On behalf of Drainage and Water Rights Licencing, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 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.

Thank you,

Daniel Osborne-Anderson
A/Senior Water Resource Officer
Manitoba Environment & Climate Change
(204) 641-3663
manitoba.ca/drainage

From: Calvin So <calvin@rrpd.ca>
Sent: February 3, 2025 8:46 AM
To: Osborne-Anderson, Daniel <Daniel.Osborne-Anderson@gov.mb.ca>
Subject: FW: S23-3019 (Amendment)

You don't often get email from calvin@rrpd.ca. [Learn why this is important](#)

Hi Daniel,

I was told to forward this to you.

Thanks,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

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From: Calvin So

Sent: Friday, January 31, 2025 3:42 PM

To: Pam Elias <edo@weststpaul.com>; neteng.control@bellmts.ca; subdivisioncirculares@hydro.mb.ca; envcewinnipeg@gov.mb.ca; mitwaterreview@gov.mb.ca; mb.surveysplanning@teranet.ca; hrb.archaeology@gov.mb.ca; drinkingwater.subdivisions@gov.mb.ca; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; regionalplanning@winnipeg.ca; AGRLandUse@gov.mb.ca; dan.roberts@gov.mb.ca; winnipegplanning@sjrb.ca; paul.shymko@canadapost.postescanada.ca; brian.oleary@7oaks.org

Cc: Valentina Esman <valentina@rrpd.ca>; Jennifer Asaim <jasaim@rrpd.ca>; Derek Eno <deno@rrpd.ca>

Subject: S23-3019 (Amendment)

Hello,

Please see an amended subdivision application attached for S23-3019. The applicant has amended their SAM, hence requiring a recirculation.

Thanks,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

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

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Derek Eno

From: Martin, Katie <Katie.Martin@gov.mb.ca>
Sent: Wednesday, February 05, 2025 12:11 PM
To: Calvin So
Subject: S23-3019

You don't often get email from katie.martin@gov.mb.ca. [Learn why this is important](#)
Hello,

Environmental Compliance and Enforcement has completed the review of the above noted subdivision.

1. The developer will need to confirm there is capacity for municipal sewer services.
2. The wastewater collection system will require an amendment to the current Environment Act Licence prior to construction, and
3. a Certificate of Approval for the wastewater collection expansion (under the Public Health Act) will be required prior to construction.

Thanks,

Katie Martin
Environment Officer, Environmental Compliance & Enforcement Branch
Environment and Climate Change
Katie.Martin@gov.mb.ca / cell: 204-485-6797

24hr Environmental Emergency Response Line: 1-204-944-4888/1-855-944-4888

Derek Eno

From: Derek Eno
Sent: Thursday, February 20, 2025 3:19 PM
To: Calvin So
Subject: FW: S23-3019 - Email to Planning - Hydro File #2023-2168

Please put in the file.



Derek Eno RPP, MCIP
Manager of Planning Services
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

From: Red River Planning District <info@rrpd.ca>
Sent: Thursday, February 20, 2025 10:35 AM
To: Derek Eno <deno@rrpd.ca>
Subject: FW: S23-3019 - Email to Planning - Hydro File #2023-2168

Hi Derek,

Please see below, thank you.

Rajveer for,



Luanne Martin
Administrative Assistant
Red River Planning District

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

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recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.

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

Sent: February 20, 2025 10:34 AM

To: Red River Planning District <info@rrpd.ca>; info@watersidedevelopment.ca

Cc: propertyacquisition@bellmts.ca; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>

Subject: S23-3019 - Email to Planning - Hydro File #2023-2168



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

RE: Application(s) **S23-3019**

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

