

NOTICE OF PUBLIC HEARING

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
April 22nd ,2025
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

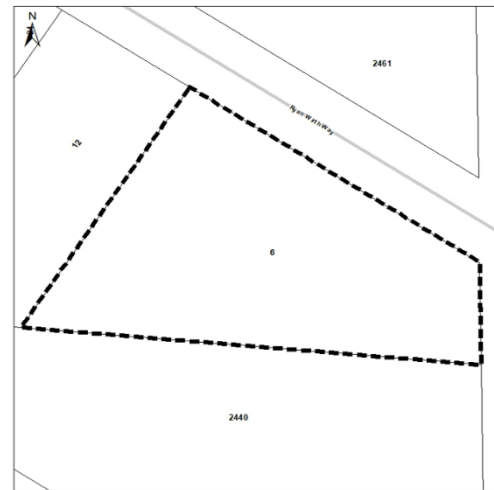
Application File: S24/3091

Applicant: Gilliane Delaquis

Property Location: 6 Ryan Wirth Way, RM of East St. Paul
 Roll #: 100615
 Legal: Lot: 2 Plan: 66564

Application Purpose:

The applicant proposes to subdivide 3.12 acres lot on title CT3180354/1 to create one (1) additional 1.43 acres lot and the residual 1.69 acres lot in the “CH” Highway Commercial zone.



SUPPORTIVE MAPPING
 Subdivision Application S24-3091
 6 Ryan Wirth Way, RM of East St. Paul
 Designation: "GD" General Development
 Zoning: "CH" Commercial Highway

- Subject Property
- Highway Control Zones
- Roads
- Parcel Outline

RED RIVER PLANNING DISTRICT

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

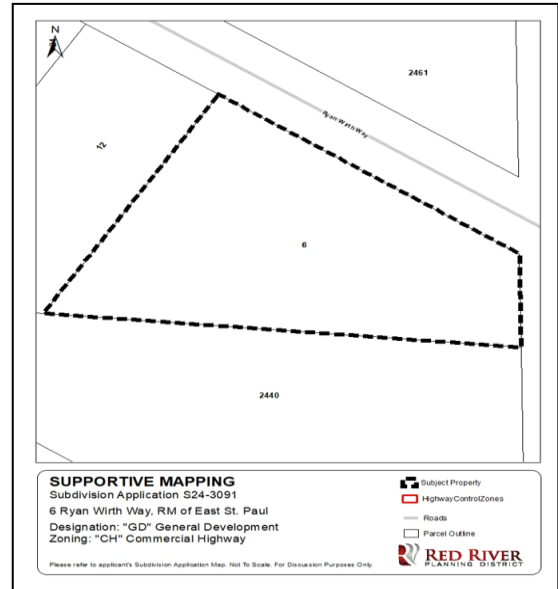
Zoning By-law Requirement	Proposed by Applicant
<p>“CH” Highway Commercial zone Site area: N/A Site width: 100 ft (Section 18.4)</p>	<p>Proposed Lot 1: Site area: 1.143 ac, 145 ft width Proposed Lot 2: Site area: 1.69 ac, 251.65 ft width</p>

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 S24-3091

Date Prepared: March 10th, 2025

Address:	6 Ryan Wirth Way, East St. Paul, MB
Legal Description:	CT 3180354/1 Lot 2, Plan 66564
Roll Number(s):	100615
Zoning:	“CH” Highway Commercial
Development Plan:	“GD” General Development
Report Prepared by:	Valentina Esman, Community Planner



PUBLIC HEARING REQUIRED

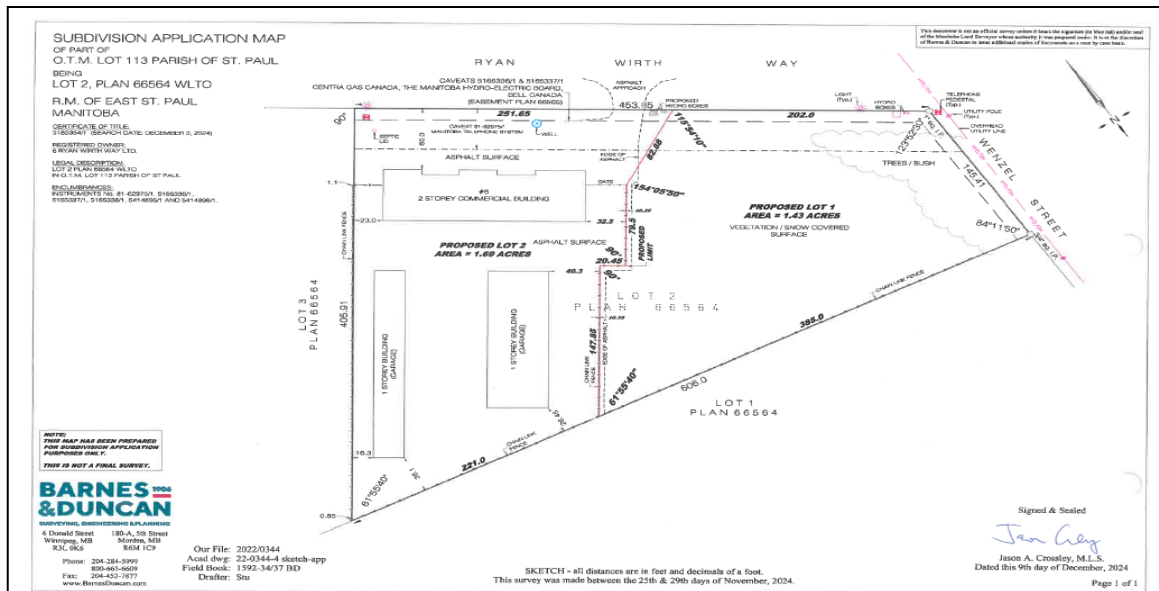
EXECUTIVE SUMMARY:

The applicant is seeking to subdivide the subject land of 3.12 acres on title CT 3180354/1 into one (1) additional lot (**Proposed Lot 1**): 1.43 ac and the residual lot (**Proposed Lot 2**): 1.69 ac.

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

RECOMMENDATION – APPROVE WITH CONDITONS

1.0 PROPOSAL:



The applicant is seeking to subdivide the subject land of 3.12 acres on title CT 3180354/1 into one (1) additional lot (**Proposed Lot 1**): 1.43 ac and the residual lot (**Proposed Lot 2**): 1.69 ac. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The applicant is seeking to subdivide the subject land of 3.12 acres on title CT 3180354/1 into one (1) additional lot (**Proposed Lot 1**): 1.43 ac and the residual lot (**Proposed Lot 2**): 1.69 ac.

The subject land is designated *Rural Residential* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is as follows:

- To the North – Ryana Wirth Road and 49 acres lot zoned “DR” Development Reserve
- To the South – 2.11 - 5.23 acres lots zoned “CH” Highway Commercial
- To the East – Wenzel St and 143 acres lot zoned “DR” Development Reserve
- To the West – 5.58 acres lots zoned “CH” Highway Commercial

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

Land Use Designation: General Development

The “GD” General Development designation is intended for areas where significant residential development exists or is planned, and where the extension of centralized wastewater services are planned. Neighborhood 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.

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

4.6.1 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.

.....

4.6.7 Small scale commercial uses may be appropriate in the General Development areas if they service the local population, are not reliant on municipal piped services and no suitable urban location exist within convenient proximity to the area. In reviewing proposals for a commercial use in a General Development area, the following shall be considered:

4.6.7.1 The size and type of operation.

4.6.7.2 Compatibility with the surrounding land uses and activities.

4.6.7.3 The requirement for provision of municipal services.

4.6.7.4 The potential for adverse effect on surface and groundwater, airquality, noise levels, and other characteristics important to the region.

4.6.8 Commercial uses which cater to highway traffic (e.g. motels, gas stations etc.), and those which require large sites, shall be grouped and located on sites zoned for highway commercial areas which may be adjacent to provincial highways. Highway commercial areas shall be designed to least interfere with the flow of traffic which may require service roads, and shall have a high quality of design.

.....

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 proposed subdivision is located within a “CH” Highway Commercial zone, as per the R.M of East St. Paul Zoning by-law. The Highway Commercial Zone has no requirement for a site area (N/A) and a minimum site width requirement of 100 ft.

Zone: “CH” Highway Commercial			
Site Area	Required	Proposed	Note
Proposed Lot 1	N/A	1.43 acres	In Compliance
Proposed Lot 2	N/A	1.69 acres	In Compliance
Site Area	Required	Proposed	Note
Proposed Lot 1	100 ft	145.4 ft	In Compliance
Proposed Lot 2	100 ft	251.65 ft	In Compliance

5.0 SERVICES AND INFRASTRUCTURE:

<p>Wastewater Services</p> <ul style="list-style-type: none"> - Proposed: Holding tank - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards
<p>Drinking Water</p> <ul style="list-style-type: none"> - Proposed: Individual Well - Required: As per municipal / Province of Manitoba standards
<p>Road Standards</p> <ul style="list-style-type: none"> - Proposed: Existing - Required: Municipality / Province is authority responsible for roadway
<p>Drainage</p> <ul style="list-style-type: none"> - Proposed: Diches - Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

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

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	<p>CAO: I have reviewed the application and have no comments or concerns.</p> <p>Operations Manager: N/A</p> <p>Planning: I have reviewed the subdivision application and have no concerns.</p> <p>Project Manager: A separate grading plan is required for the new lot and drainage easement may be needed to accommodate the existing lot's grading design.</p> <p>Fire Department: The fire department has no concerns as there is no impact on delivery of emergency services.</p>
Manitoba Agriculture and Resource Development	<p>The proposed subdivision resides within a designated General Development Policy Area and does not appear to have negative impacts to agriculture, therefore we have no comments.</p>
Manitoba Infrastructure - Highway Planning and Design Branch	<p>No concerns. (see full comment in appendix C attached)</p>
Manitoba Environment, Climate and Parks: Water Stewardship Division	<p>No concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision.(see full comment in appendix C attached)</p>
Winnipeg Land Titles Office (Teranet Manitoba)	<p>A Plan of Subdivision as proposed is required.</p>
Manitoba Conservation and Climate – Environmental Compliance and Enforcement	<p>No concerns at this time</p>
Manitoba Sport, Culture and Heritage – Historic Resources Branch	<p>No concerns at this time (see full comment in appendix C attached)</p>
Manitoba Transportation and Infrastructure – Water Management	<p>The applicant proposes to create a new 1.43-acre lot and a 1.69 acre lot. The property is close to the Red River Floodway and drainage from the property may impact the Red River Floodway. The Red River Floodway is a designated provincial water infrastructure which extends to Wenzel Street. Designated provincial water infrastructure are subject to section 15.2(1) of the Water Resources Administration Act which states:</p>

	<p>Unless the minister has issued a permit for the activity, a person must not do any of the following:</p> <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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. <p>A Provincial Water Infrastructure Permit must be obtained prior to the commencement of any construction or activity along provincial water infrastructure. Additionally, if the work is not taking place within the right-of-way of the provincial water infrastructure, but will cause increased flow into the provincial water infrastructure, MTI permission would be required as part of the drainage licensing process.</p> <p>A Provincial Water Infrastructure Permit can be applied for at: https://forms.gov.mb.ca/pww/</p>
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UTILITIES

MB Hydro and Centra Gas	No new easements required
BellMTS	No comments received as of date of this report
Rogers Communications	Rogers has no objection and no easement requirements for this proposal.

OTHER AGENCIES

School Division	No comments received as of date of this report
Canada Post	Canada Post requests only that the addressing for the sub-division be sent to this email as soon as possible. Harms, Tina , Tina.Harms@gov.mb.ca

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:

The applicant is seeking to subdivide the subject land of 3.12 acres on title CT 3180354/1 into one (1) additional lot (**Proposed Lot 1**): 1.43 ac and 145.4 ft width, the residual lot (**Proposed Lot 2**): 1.69 ac and 251.65 ft width.

The proposed subdivision is located within a "CH" Highway Commercial zone, as per the R.M of East St. Paul Zoning by-law. The Highway Commercial Zone has no requirement for a site area (N/A) and a minimum site width requirement of 100 ft.

After circulation to the agencies, **Manitoba Transportation and Infrastructure – Water Management** requires restrictions mentioned in the comments sections, no other agencies raised any concerns.

Proposed subdivision application appears to meet **both** R.M. Zoning By-Law of East St. Paul and Development Plan policies.

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

9.0 RECOMMENDED CONDITONS:

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

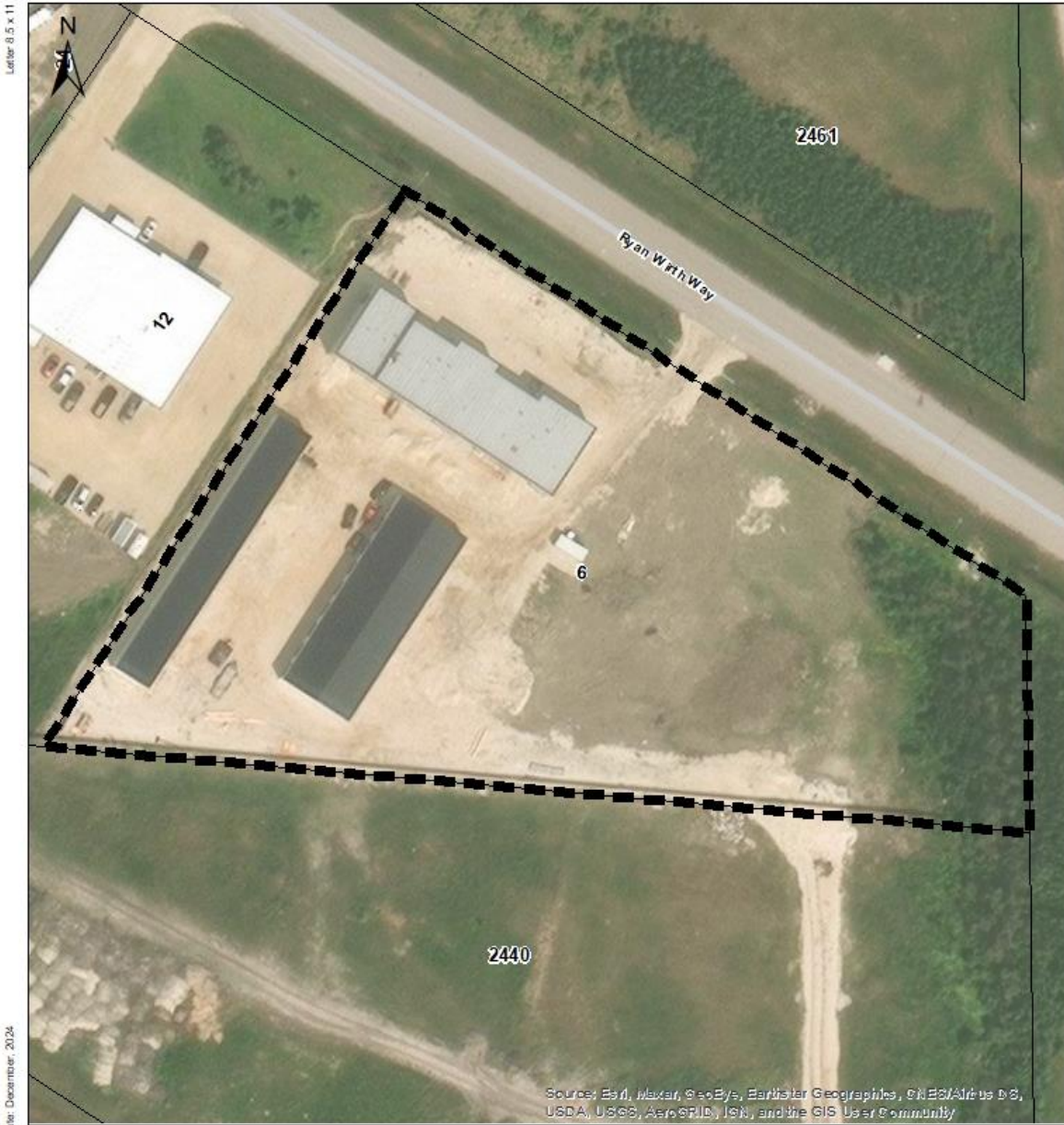
1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:
 - a. taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - b. payment of any applicable development levies have been paid;
 - c. development agreement with the municipality has been entered into to address items including, but not necessarily limited to:
 - i. the use of land and any existing or proposed building;
 - ii. Lot grading;
 - iii. Sewer and water;
 - iv. Waste removal;
 - v. Drainage;
 - vi. fencing and landscaping;
 - vii. Any other standard the Municipality deems necessary.
2. The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer, Rob Crang at 1-204-781- 4470 or Rob.Crang@gov.mb.ca to allow him to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office 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 that an engineered drainage plan/ Provincial Water Infrastructure Permit has been approved by Manitoba Water Stewardship and Biodiversity Division.

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, WLTO, R.M of East St. Paul, MTI

APPENDIX A – RRPD LOCATION MAPS



Date: December, 2024

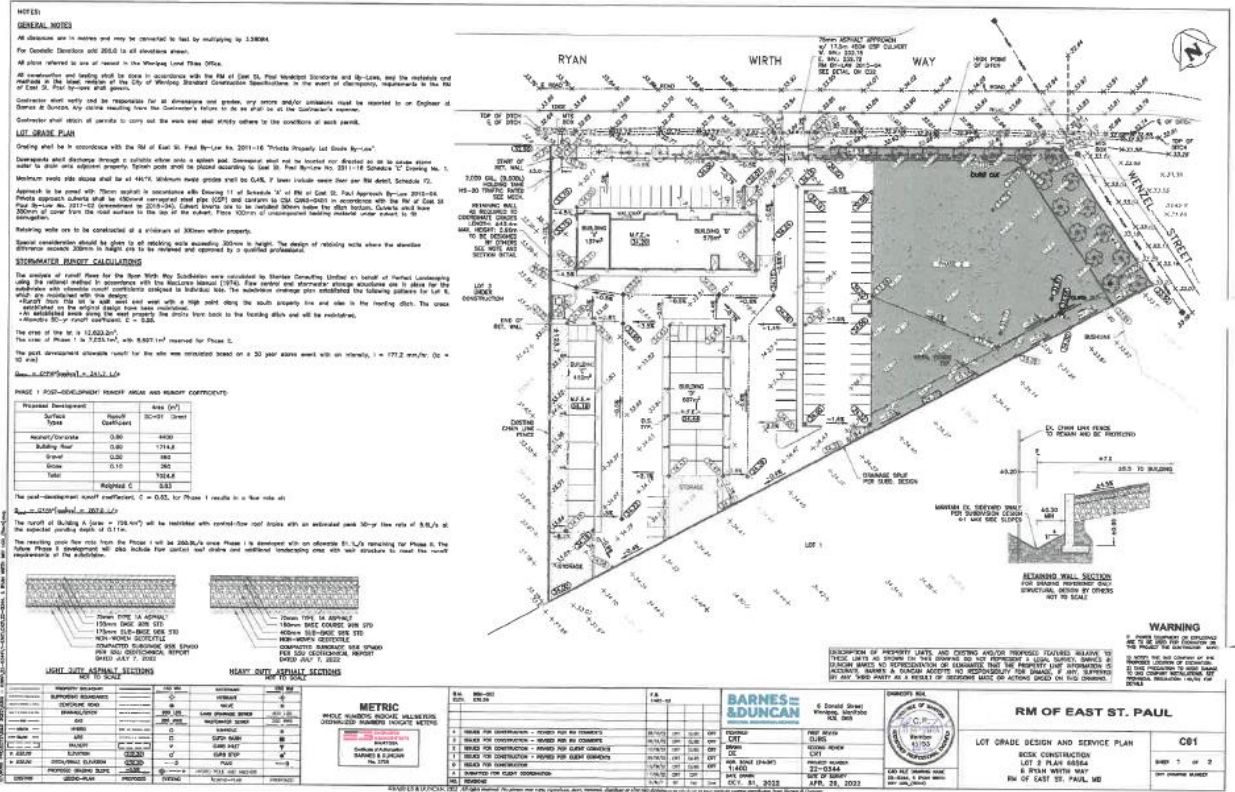
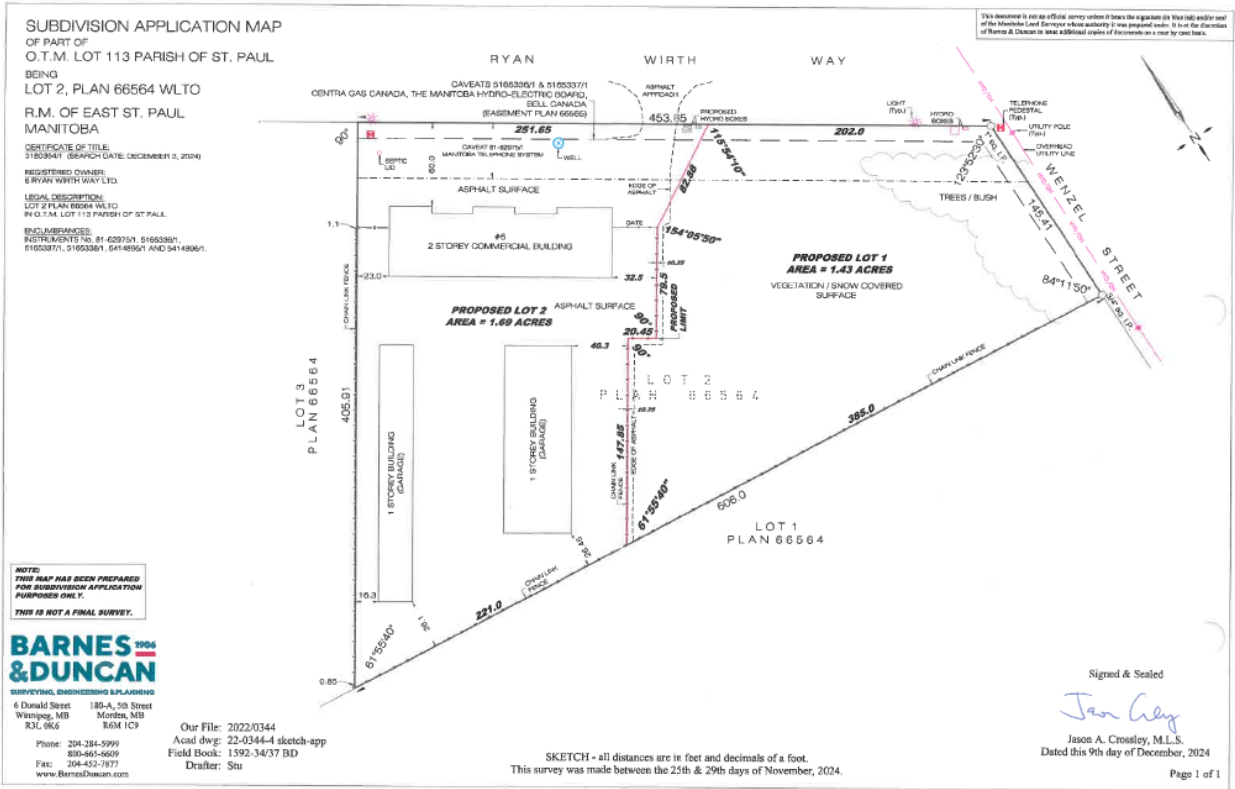
SUPPORTIVE MAPPING
Subdivision Application S24-3091
6 Ryan Wirth Way, RM of East St. Paul
Designation: "GD" General Development
Zoning: "CH" Commercial Highway

■ Subject Property
□ Highway Control Zones
— Roads
□ Parcel Outline

RED RIVER
PLANNING DISTRICT

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

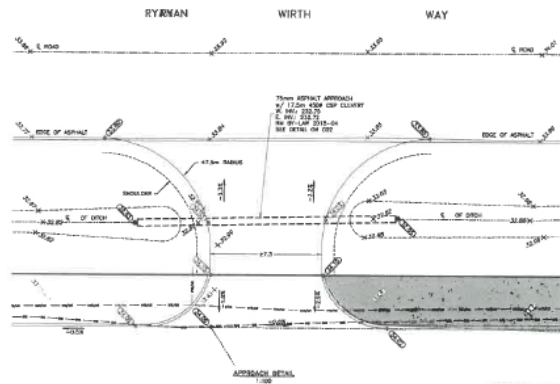
APPENDIX B – SUBDIVISION APPLICATION MAP



NOTES:

GENERAL NOTES

All dimensions shall be in meters and shall be converted to feet by multiplying by 3.28084.
For Concrete Reinforcement use 200.0 to all rebar sizes shown.
All areas referred to are of record in the Winthrop Land Title Office.
All construction and building shall be done in accordance with the RM of East St. Paul Municipal Standards and By-Laws, and the materials and methods in the latest edition of the City of Winthrop Standard Construction Specifications for the City of East St. Paul By-Law shall govern.
Contractor shall verify and be responsible for all dimensions and grades. Any errors and/or omissions shall be reported to an Engineer or Surveyor in writing. Any errors resulting from the Contractor's failure to do so shall be the Contractor's expense.
Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.
LET SOURCE PLAN
Grading shall be in accordance with the RM of East St. Paul By-Law No. 2011-18 "Vehicle Property Lot Grading By-Law".
Approach to be paved with 150mm asphalt in accordance with Item 11 of Schedule 'A' of RM of East St. Paul Approach By-Law 2010-04.
Please refer to the City of Winthrop website for the latest version of the City of Winthrop Standard Construction Specifications for the City of East St. Paul By-Law No. 2011-02 Compliance to 2015-05 Standard Details for the proposed Street based on the latest edition. Changes shall have effect from the date of the City of Winthrop website for the latest version of the Standard Details for the proposed Street based on the latest edition.



WARNING

DESIGNER OF PROPERTY LINES AND EXISTING AND/OR PROPOSED FEATURES SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR DAMAGE, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF INFORMATION HEREON BASED ON THIS DRAWING.

PROPERTY NUMBER	AREA	REMARKS	LOT NO.
...

NO.	REVISION	DATE
1.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/21/2023
2.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
3.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
4.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
5.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
6.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
7.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
8.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
9.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
10.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024

NO.	REVISION	DATE
1.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/21/2023
2.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
3.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
4.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
5.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
6.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
7.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
8.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024
9.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	11/15/2024
10.	ISSUE FOR CONSTRUCTION - PERMITTED BY THE ENGINEER	06/15/2024

BARNES & DUNCAN
15000 104th Ave SW, Edmonton, Alberta T5A 0A9
Tel: (780) 443-1111
Fax: (780) 443-1112
www.barnesandduncan.ca

6. South Street
Winthrop, Alberta
T8C 0G6

RM OF EAST ST. PAUL	
APPROACH DETAIL	CD2
BOOK CONSTRUCTION LOT 2, PLAN R0384 8 WIRTH WIRTH WAY RM OF EAST ST. PAUL, AB	SHEET 2 OF 2

APPENDIX C – CIRCULATION COMMENTS:

Archived: March 31, 2025 11:49:09 AM
From: [Teranet Manitoba - Surveys Planning](#)
Sent: Wed, 18 Dec 2024 17:29:20
To: [Ingrid Zarichney](#)
Subject: RE: S24-3091
Importance: Normal
Sensitivity: None

Good Morning,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.


Thank you,

Stacey Tummillo | Plan Registration | Teranet Manitoba



If you do not wish to receive future marketing emails, please email us at clientservice@teranet.ca and indicate your request to be removed from our marketing email list. Please note that even if you unsubscribe you may still receive certain emails as permitted by law. Contact Teranet Manitoba at 500-200 Graham Avenue, Winnipeg MB R3C 4L5 or teranetmanitoba.ca

From: Ingrid Zarichney <ingrid@rrpd.ca>
Sent: December 15, 2024 11:03 AM
To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; Local Government <selkirkcrp@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; EnvCEWinnipeg@gov.mb.ca; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; vmariani@retsd.mb.ca; drainage@gov.mb.ca; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S24-3091

 **? EXTERNAL EMAIL:** Email was sent from outside the organization. Please exercise caution BEFORE engaging with links or attachments contained in this email.

Copy of a subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>
Sent: December 15, 2024 10:18 AM
To: Ingrid Zarichney <ingrid@rrpd.ca>
Subject: Message from KM_C558

.....
DATE: January 15, 2025

TO: Ingrid Zarichney
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd.
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: Proposed Subdivision
Lot 2, Plan 66564
6 Ryan Wirth Way
R.M. of East St. Paul
S24-3091 – Gillane Delaquis

The applicant proposes to create a new 1.43-acre lot and a 1.69 acre lot. The property is close to the Red River Floodway and drainage from the property may impact the Red River Floodway. The Red River Floodway is a designated provincial water infrastructure which extends to Wenzel Street. Designated provincial water infrastructure are 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 prior to the commencement of any construction or activity along provincial water infrastructure. Additionally, if the work is not taking place within the right-of-way of the provincial water infrastructure, but will cause increased flow into the provincial water infrastructure, MTI permission would be required as part of the drainage licensing process.

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

ORIGINAL SIGNED BY
Angela Howells

S24-3091 – 101-6 Ryan Wirth Way

CAO: I have reviewed the application and have no comments or concerns.

Operations Manager: N/A

Planning: I have reviewed the subdivision application and have no concerns.

Project Manager: A separate grading plan is required for the new lot and drainage easement may be needed to accommodate the existing lot's grading design.

Fire Department: The fire department has no concerns as there is no impact on delivery of emergency services.

Archived: March 31, 2025 11:49:16 AM

From: [Wei Lu](#)

Sent: Thu, 2 Jan 2025 19:18:37

To: [Ingrid Zarichney](#)

Subject: RE: S24-3091

Importance: Normal

Sensitivity: None

You don't often get email from wei.lu@rci.rogers.com. [Learn why this is important](#)

Hi Ingrid,

Rogers has no objection and no easement requirements for this proposal.

Thanks,

Wesley Lu

Network Planner, Planning SK, MB

e wei.lu@rci.rogers.com

o 306-665-3757



Please note my email address has change. Update your address book with wei.lu@rci.rogers.com

From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: Sunday, December 15, 2024 9:03 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; Local Government <selkirkcrp@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; EnvCEWinnipeg@gov.mb.ca; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; vmariani@retsd.mb.ca; drainage@gov.mb.ca; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca

Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: S24-3091

Copy of a subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>

Sent: December 15, 2024 10:18 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

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Archived: March 31, 2025 11:49:18 AM

From: [Harms, Tina](#)

Sent: December 31, 2024 12:23:51 PM

To: [Ingrid Zarichney Red River Planning District +WPG112 - AGRLandUse](#)

Subject: RE: S24-3091

Importance: Normal

Sensitivity: None

Good afternoon,

The proposed subdivision resides within a designated General Development Policy Area and does not appear to have negative impacts to agriculture, 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: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: December 15, 2024 11:03 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; vmariani@retsd.mb.ca; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>

Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: S24-3091

Copy of a subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>

Sent: December 15, 2024 10:18 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

Archived: March 31, 2025 11:49:19 AM

From: [SHYMKO, Paul](#)

Sent: Wed, 18 Dec 2024 18:54:13

To: [Ingrid Zarichney](#)

Subject: RE: S24-3091

Importance: Normal

Sensitivity: None

Canada Post requests only that the addressing for the sub-division be sent to this email as soon as possible.

Paul Shymko
Delivery Planning Officer
Canada Post Corp.
Winnipeg Mb.
204-228-3740



From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: Sunday, December 15, 2024 11:03 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; Local Government <selkirkcrp@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; HRB (HRB.archaeology@gov.mb.ca) <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; EnvCEWinnipeg@gov.mb.ca; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; vmariani@retsd.mb.ca; drainage@gov.mb.ca; Robert Beltont Brad Allum (MITWaterReview@gov.mb.ca) <MITWaterReview@gov.mb.ca>; drinkingwater.subdivisions@gov.mb.ca
Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>
Subject: S24-3091

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[Report Suspicious](#)

Copy of a subdivision for your review and comments.

Thank You

From: [no-reply@rrpd.ca](#) <[no-reply@rrpd.ca](#)>

Sent: December 15, 2024 10:18 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

Archived: March 31, 2025 11:49:20 AM

From: [Penner, Rachel](#)

Sent: Mon, 30 Dec 2024 15:53:43

To: [Ingrid Zarichney](#)

Subject: RE: S24-3091

Importance: Normal

Sensitivity: None

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

Good morning Ingrid,

Environmental Compliance and Enforcement branch has reviewed the information provided for the above noted proposal and has no concerns at this time.

Thank you,

Rachel Penner

Environment Officer

Environmental Compliance and Enforcement | Environment and Climate Change

14 Fultz Blvd, Winnipeg, MB, R3Y 0L6

Phone: (431) 276-1065

Rachel.penner@gov.mb.ca

From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: December 15, 2024 11:03 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; vmariani@retsd.mb.ca; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>

Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: S24-3091

Copy of a subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>

Sent: December 15, 2024 10:18 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

Archived: March 31, 2025 11:49:21 AM

From: [Osborne-Anderson, Daniel](#)

Sent: January 13, 2025 10:57:33 AM

To: [Ingrid Zarichney](#)

Subject: RE: S24-3091

Importance: Normal

Sensitivity: None

Good Morning,

On behalf of Drainage & Water Rights Licencing there are no concerns and no requirement for an authorization under the Water Rights Act as it appears there are no new water control works proposed for this subdivision. If water control works are proposed, an authorization under the Water Rights Act is required. If water control works are required to accommodate the new approach(s) (access crossing) within the Municipal Right of Way, an authorization under the Water Rights Act is required. 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.

Thank you,

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

From: Ingrid Zarichney <ingrid@rrpd.ca>

Sent: December 15, 2024 11:03 AM

To: 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Gas (subdivisioncirculares@hydro.mb.ca) <subdivisioncirculares@hydro.mb.ca>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; Harms, Tina <Tina.Harms@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; SHYMKO, Paul <paul.shymko@canadapost.postescanada.ca>; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; vmariani@retsd.mb.ca; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG569 - Drinking Water - Subdivisions <drinkingwater.subdivisions@gov.mb.ca>

Cc: Derek Eno <deno@rrpd.ca>; Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>

Subject: S24-3091

Copy of a subdivision for your review and comments.

Thank You

From: no-reply@rrpd.ca <no-reply@rrpd.ca>

Sent: December 15, 2024 10:18 AM

To: Ingrid Zarichney <ingrid@rrpd.ca>

Subject: Message from KM_C558

DATE: 2024-12-23

TO: Ingrid Zarichney
ingrid@rrpd.ca

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

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

SUBJECT: **S24-3091**
AAS File AAS-24-22882
Parish of East St. Paul, OT-113-PA

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*



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

January 7, 2025

PD 190.10 New

Calvin So, Community Planner
Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB R2E 1J5
E-mail: calvin@rrpd.ca

Dear Calvin:

Re: Proposed Subdivision
File No: S24-3091
OTM Lot 113 Parish of St. Paul
RM of East St. Paul
Owner: 6 Ryan Wirth Way

In response to your e-mail dated December 15, 2024, we have reviewed the above noted subdivision application. The intent is to create one additional lot for commercial purposes. The proposed lot has frontage along Ryan Wirth Way and Wenzel Street.

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

Please include the following as a condition of approval:

- The developer provides written confirmation that sufficient information has been provided to our regional Technical Services Engineer, Rob Crang at 1-204-781-4470 or Rob.Crang@gov.mb.ca to allow him to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, our regional office 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 101.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba 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 the **38.1 m** (125 ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from the Manitoba 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.

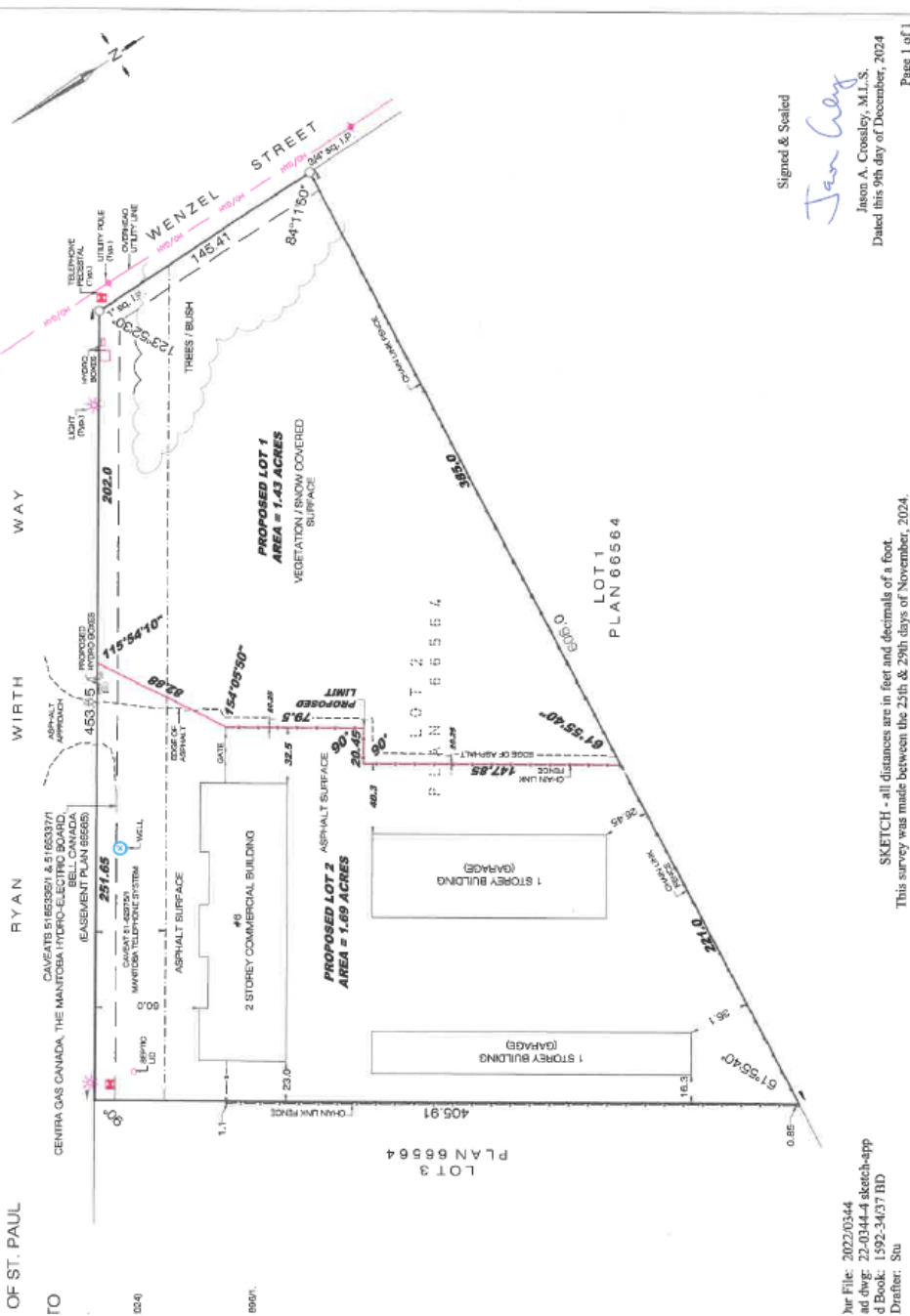
Thank You,

Original signed and e-mailed January 7, 2025

Jeff DiNella
Senior Development Review Technologist

Cc: Capital Region

This document is not an official survey unless it bears the signature of the Licensed Professional Surveyor whose authority was properly and lawfully exercised at the time of the survey and is not subject to the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, or the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, or the provisions of the Survey Act, R.S.O. 1990, Chapter S.5.



Signed & Sealed
Jason Croy
 Jason A. Croy, M.L.S.
 Dated this 9th day of December, 2024

File: 2022/0344
 dwg: 22-0344-4 sketch-app
 Book: 1592-3/37 BD
 Drafter: Su

SKETCH - all distances are in feet and decimals of a foot.
 This survey was made between the 25th & 29th days of November, 2024.

Archived: March 31, 2025 11:49:23 AM

From: [SM-Subdivision Circulars](#)

Sent: Mon, 30 Dec 2024 21:31:54

To: [Ingrid Zarichney office@boskconstruction.ca](mailto:Ingrid.Zarichney.office@boskconstruction.ca)

Cc: [PROPERTY ACQUISITION neteng.control@bellmts.ca](#) ProjectManagerManitoba@rci.rogers.com

Subject: S24-3091 - E-mail to Planning - Hydro File 2024-2424

Importance: Normal

Sensitivity: None



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

RE: Application(s) **S24-3091**

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file **S24-3091**:

1. **No new easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. have existing easements registered and therefore no new easement requirements. Should you want details about existing Hydro and/or Centra easements on your title please sent the request to the email provided below.
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. 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.

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

Thank you,

Subdivision Coordinat i on Team Property Depart men

Manitoba Hydro

12th Floor - 360 Portage Ave

Winnipeg MB

R3C 0G8 Canada

hydro.mb.ca



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